



North 85 Business Park

**For Sale or Lease:
12,000-SF Warehouse/
Retail in Fayetteville, GA**

CBRE



N 85th Parkway

Andrews Avenue



For Sale/Lease

Property Highlights

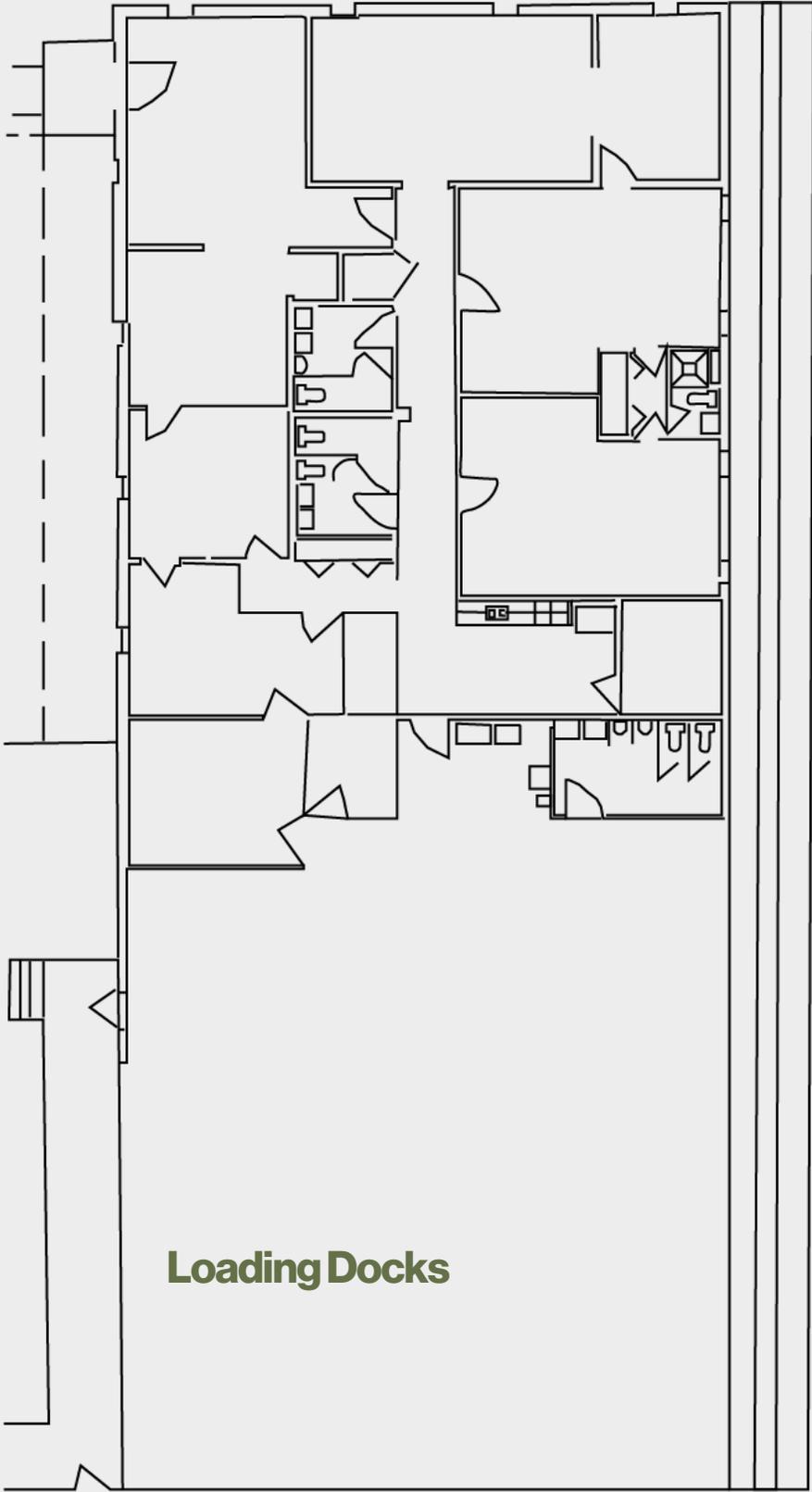
- Zoned CH (Industrial/retail use)
- ±12,000 SF building
- ±3,500 SF office
- ±1.00 AC land area
- Three (3) dock high doors
- One (1) drive-in door [8' x 10']
- 20' clear height
- Outside storage
- 15 surface parking
- 800 Amp / 3 Phase power

Strategic Location

- + Hartsfield-Jackson Atlanta International Airport
±11.8 miles | ±18–22 minutes
- + Peachtree City, GA
±13.2 miles | ±20–24 minutes
- + Interstate 75 (Exit 235)
±8.7 miles | ±18 minutes

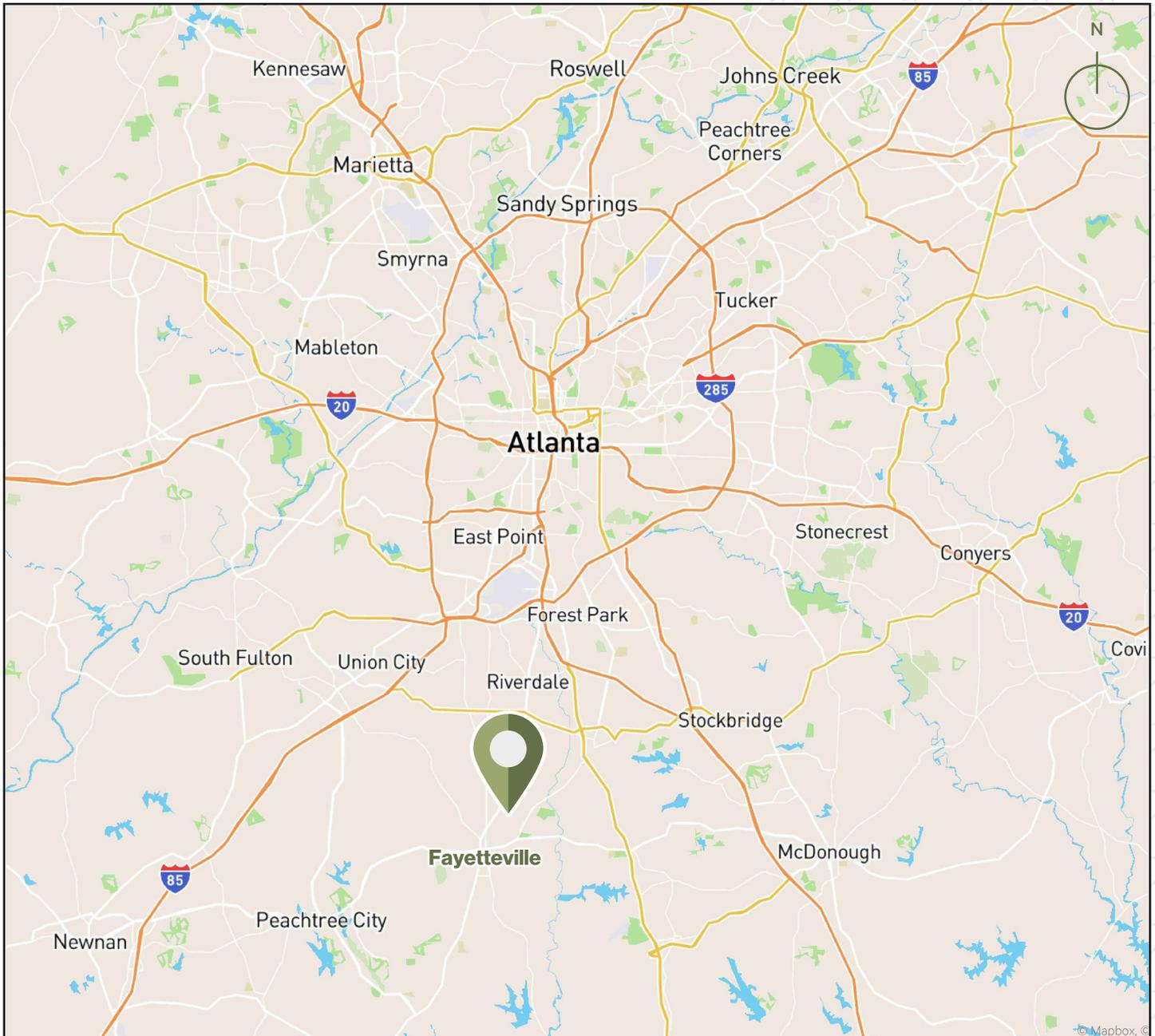
Floor Plan

±3,500 SF Office | ±12,000 SF Building



Loading Docks

Location



Contact Us

Courtney Oldenburg, SIOR

First Vice President

+1404 923 1560

courtney.oldenburg@cbre.com

Gordon Benedict, SIOR

Senior Vice President

+1404 923 1467

gordon.benedict@cbre.com

CBRE Atlanta

+1404 504 7900

3550 Lenox Road NE

Atlanta, GA 30326

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.