

# Industrial / Automotive 4,000 SF

164 Bobby Boss Dr, Loganville, GA 30052



Presented By:  
David Realty Partners



# 4,000SF: 2,800 warehouse + 1,200SF office

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## Property Details

2 spaces available:

4,000 SF warehouse which is made up of 2,800 SF warehouse and 1,200 of office PLUS an additional 950 SF of office/clean work room on a mezzanine level. \$5,200/month plus utilities.

Auto repair, truck repair and auto brokerage allowed. No used car lots, sorry. 4% annual rent increase. Heated and cooled office. Parking for 12+ cars/ light trucks outside. 3 year minimum. 1 month security deposit. NOTE: Free parking for customers and tenants parking. Also, additional outdoor storage of large amounts of materials, cars and trucks may be possible at a rental upcharge.us

**Price: \$12.60 - \$15.60 /SF/YR**

- Local, responsive property management and ownership
- Auto repair or auto brokerage allowed

View the full listing here: <https://www.loopnet.com/Listing/164-Bobby-Boss-Dr-Loganville-GA/26040460/>

Rental Rate:	\$12.60 - \$15.60 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area	10,010 SF
:	
Year Built:	2018
Rental Rate Mo:	\$1.30 /SF/MO

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Listing spaces

4,000SF	Space Available:	4,000 SF
	Rental Rate:	\$15.60 /SF/YR
	Date Available:	June 01, 2024
	Service Type:	Modified Gross
	Office Size:	1,200 SF
	Space Type:	Relet
	Space Use:	Industrial
	Lease Term:	3 - 12 Years

4,000 SF stand alone building. 2 drive in doors. 2,800SF of warehouse with 1,200 SF of office on 1st level PLUS 950 SF of additional office/work room/secure heated storage AND 1 extra, private restroom on the mezzanine level accessible via the warehouse. 4 professionally built, nicer quality offices plus shared work room for equipment/cubicles/servers/call center, etc. on first level. 3 restrooms; 1 in office, 1 in warehouse and 1 upstairs on mezzanine level. Building is 100' wide by 40' deep. Exhaust fan in place. Bright, LED lighting throughout warehouse for easy working. Excellent, move in condition. If you need significant outdoor storage of vehicles, equipment or supplies, it is allowed and available, at slight upcharge on rent. Local, responsive management. Zoned for auto repair and auto brokerage but NOT a used car lot. Tall ceilings allow for higher racking/more room for storage/goods, maximizing your space efficiency. Perfect for automotive or truck repair, internet / online business, warehouse/retail/showroom or numerous industrial uses.

**\*EXTRA SPACE:**

Space Available:	1,070 SF
Rental Rate:	\$12.60 /SF/YR
Date Available:	Now
Service Type:	Modified Gross
Office Size:	120 SF
Space Type:	Relet
Space Use:	Industrial
Lease Term:	3 - 4 Years

**\*\*ALSO AVAILABLE:** Approximately 1,070 SF garage/warehouse. This is a separate, small building, non-adjacent to the 4,000SF. Heated and cooled garage/warehouse space with 1/2 bath and one 9' x 13' work room/office/storage room. 4-sided cinder block construction building for high security. Plenty of parking. Two, 8' tall, drive in, garage doors. 15' ceiling. Uses include auto repair, warehouse/office, industrial. No auto body shops, please.

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Location



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## Property Photos



Building at left is available

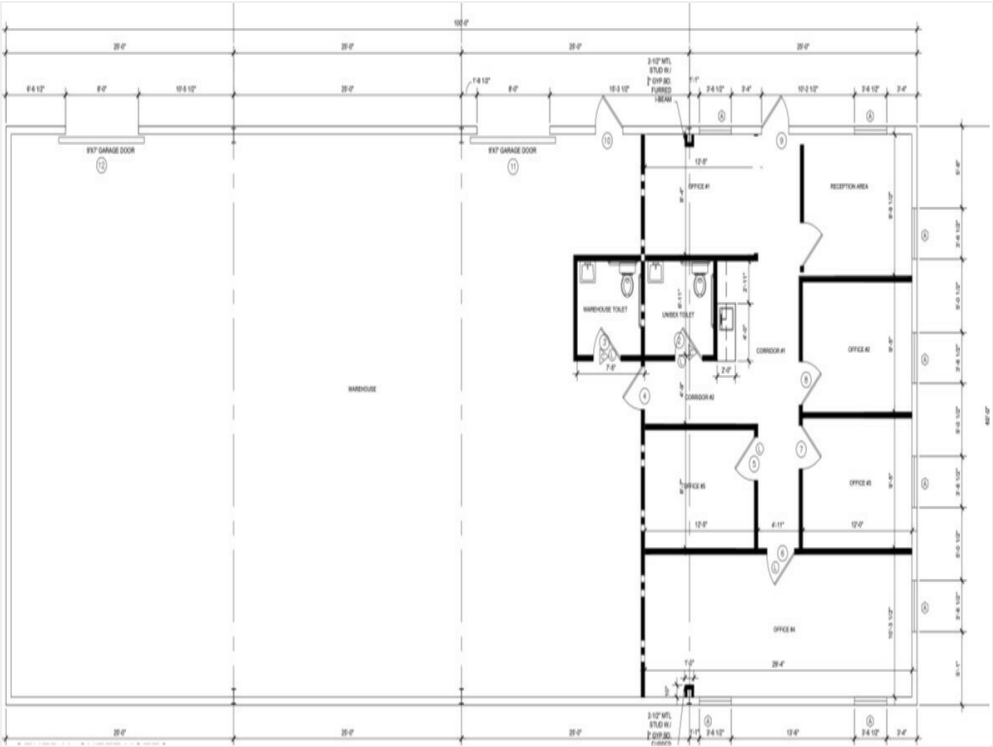


Available building



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Property Photos



4,000SF Floor plan



Racking not included

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## Property Photos



Racking not included



Warehouse as seen from the rear



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## Property Photos



Office 1



Office 2

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## Property Photos



Office 3



Office 4

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## Property Photos



Office restroom



Warehouse restroom



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## Property Photos



Reception desk



Large work room / cubicle area/ copy/equipment, etc.



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## Property Photos



kitchenette



Mezzanine level office/ work room upstairs

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## Property Photos



Private restroom for upstairs office/work room

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