

FOR SALE
\$1,425,000.00

OFFICE / WAREHOUSE

**3190 INDUSTRIAL WAY,
SNELLVILLE, GA 30039**


PREMIER
PROPERTIES
2750-200 Premiere Properties
Duluth, GA 30096
O.833 866 5263



PROPERTY OVERVIEW

Located on Industrial Way SW in Snellville, this commercial building offers a functional design suited for businesses needing a balance of office and warehouse capability.

The property is divided into three independent suites allowing flexibility for multi-tenant occupancy or seamless adaptation for a single expanding operator.

Its interior layout supports a wide range of operational needs, offering practical workspace configurations suitable for contractors, service companies, and light-industrial users. The property benefits from strong visibility and convenient access to key regional routes, enhancing both daily operations and overall business exposure.

OFFERING SUMMARY

| | |
|------------|--------------------------|
| Size | +/- 8,100 SqFt |
| Zoning | LM (Light Manufacturing) |
| City | Snellville |
| County | Gwinnett |
| Parking | 35 |
| Year Built | 1996 |
| CAP Rate | 6.5% approx. |



DE LA ROSA
GROUP



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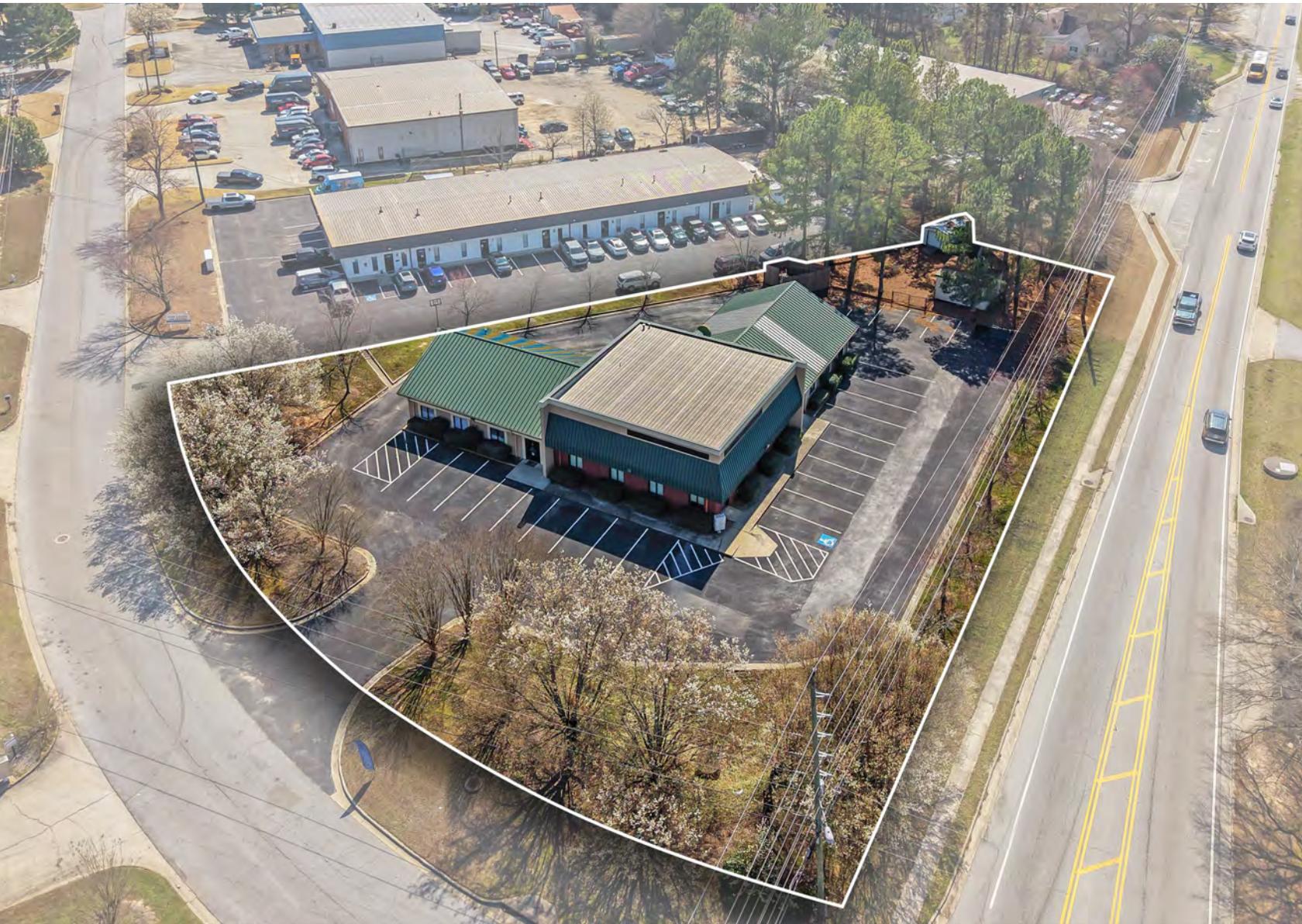
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INVESTMENT SUMMARY

This **fully leased** commercial property presents an appealing opportunity for both investors and owner users seeking a well positioned industrial asset within Snellville's growing commercial corridor. The building is currently occupied by stable tenants, providing immediate in place income with the advantage of minimal operational oversight. Rent roll details and lease agreements can be made available to qualified buyers upon request.

For owner-occupant purchasers, the existing tenancy structure offers flexibility, as negotiations may allow a buyer to secure control of at least 51% of the building if needed for operational use. This adaptability, paired with the property's versatile three suite configuration, enhances its long-term usability and market resilience.

With an **estimated 6.5% cap rate**, the asset offers a compelling blend of predictable cash flow and strategic location advantages. Its functional layout, steady occupancy, and proximity to major regional routes position it as a strong, reliable investment within a high-demand submarket of Gwinnett County.



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INVESTMENT HIGHLIGHTS

This ±8,100 SF office-warehouse building offers a highly adaptable multi-suite layout designed to support a wide range of commercial and light-industrial operations.

The property features a balanced combination of office and warehouse areas, full HVAC coverage throughout, a sprinkler system, four drive-in bays, and practical ceiling heights that accommodate typical contractor, service, and storage needs.

Its segmented floorplan enhances leasing flexibility and provides tenants or future owner-users with well-organized circulation, private work areas, and efficient operational flow. A small second-level office section in one suite adds a functional bonus without altering the building's overall usability.

Across all three suites, tenants benefit from:

- Full HVAC footprint (warehouse + office)
- Sprinkler system throughout
- 4 roll-up bays serving the warehouse areas
- 9 ft warehouse height
- Multiple restrooms across office and warehouse areas
- Practical circulation and independent suite access



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FLOORPLAN: First floor

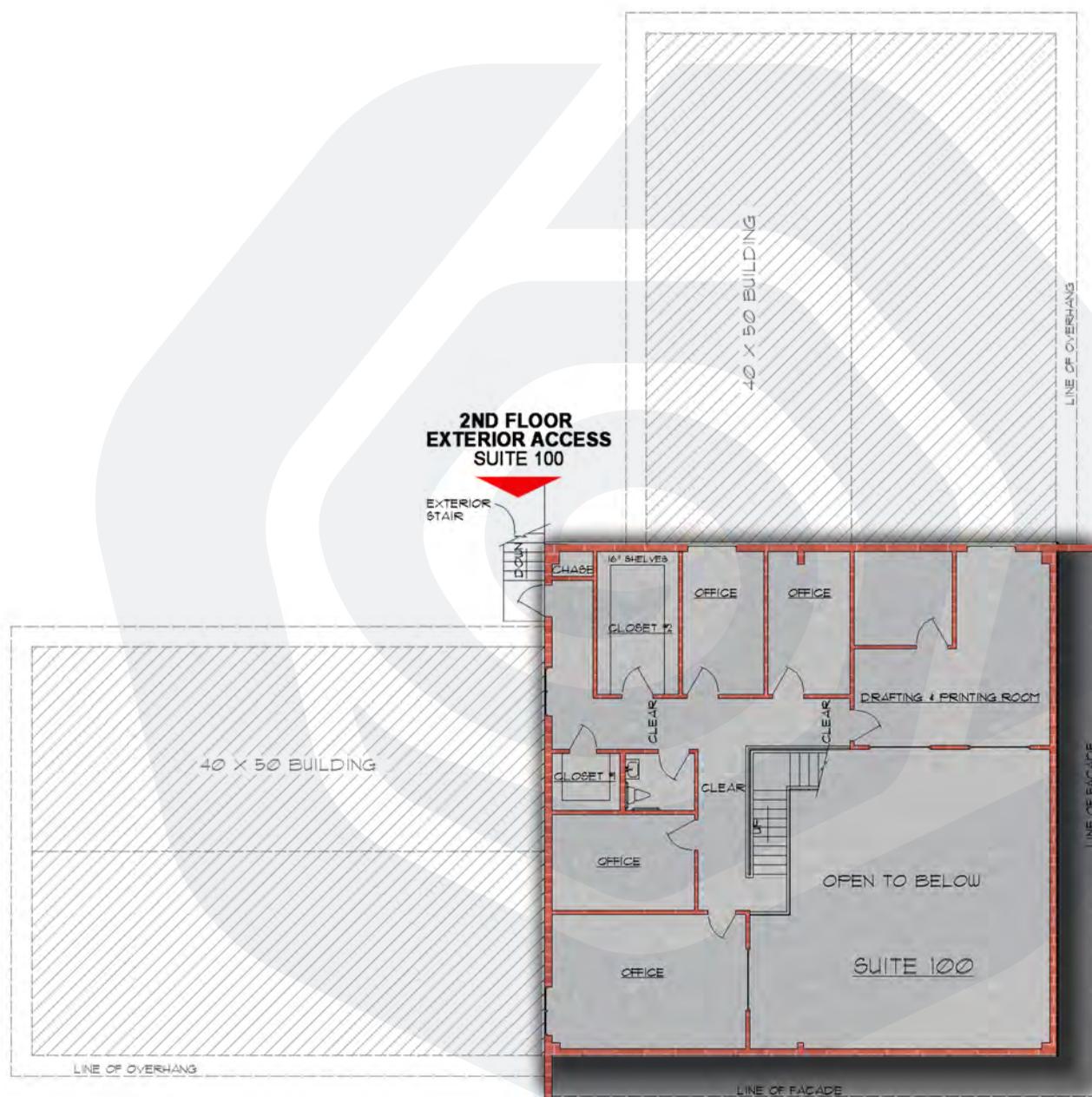


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FLOORPLAN: Second floor



2ND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



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SUITE 100

Two story Office

- 8 Private offices
- Lobby
- Break room
- Restroom
- Drafting and printing room
- Mechanic room
- 2 closet areas
- Front access
- Rear 2nd floor access



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SUITE 200

Warehouse

- 6 Private offices
- Reception
- Break room
- Restroom
- Storage area
- Main access
- 2 rear roll-up doors



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SUITE 200

Warehouse

- 1 Office with private area
- 1 Office with restroom
- Shelving area
- Candy room
- Storage area
- Main access
- 2 rear roll-up doors



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ADDITIONAL STORAGE

Double Shed storage available



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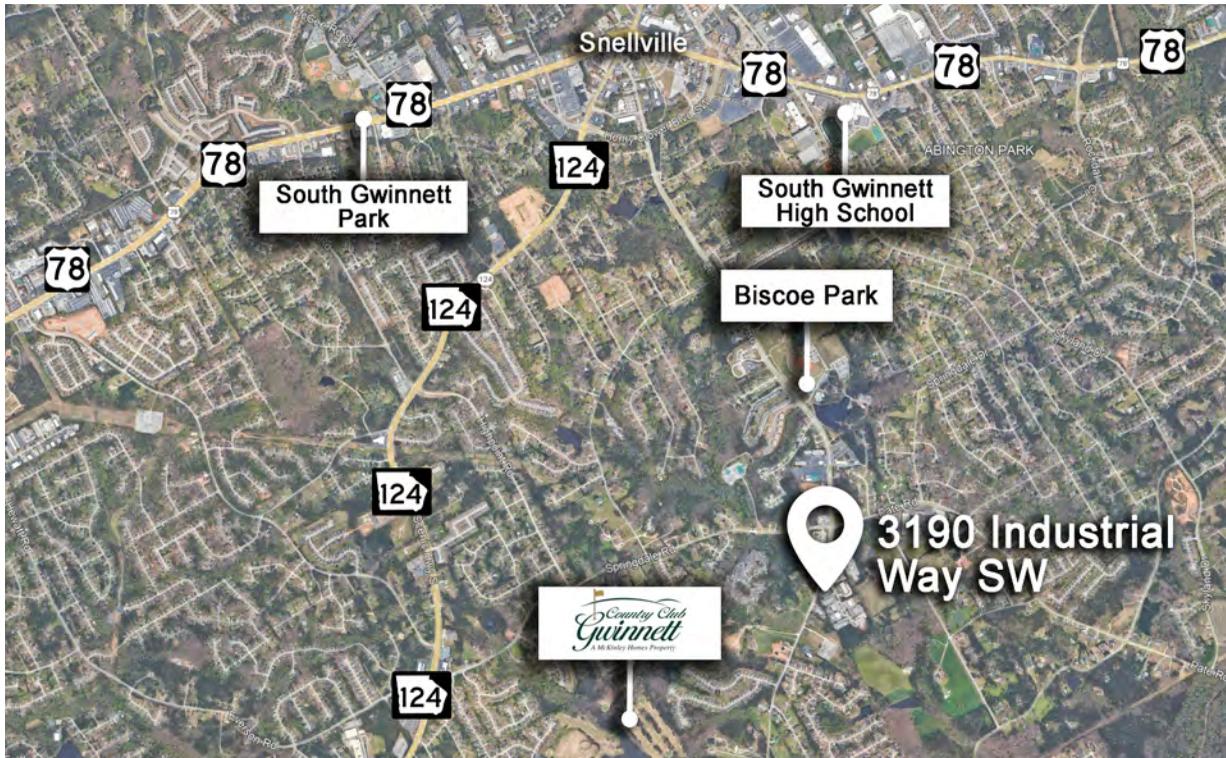
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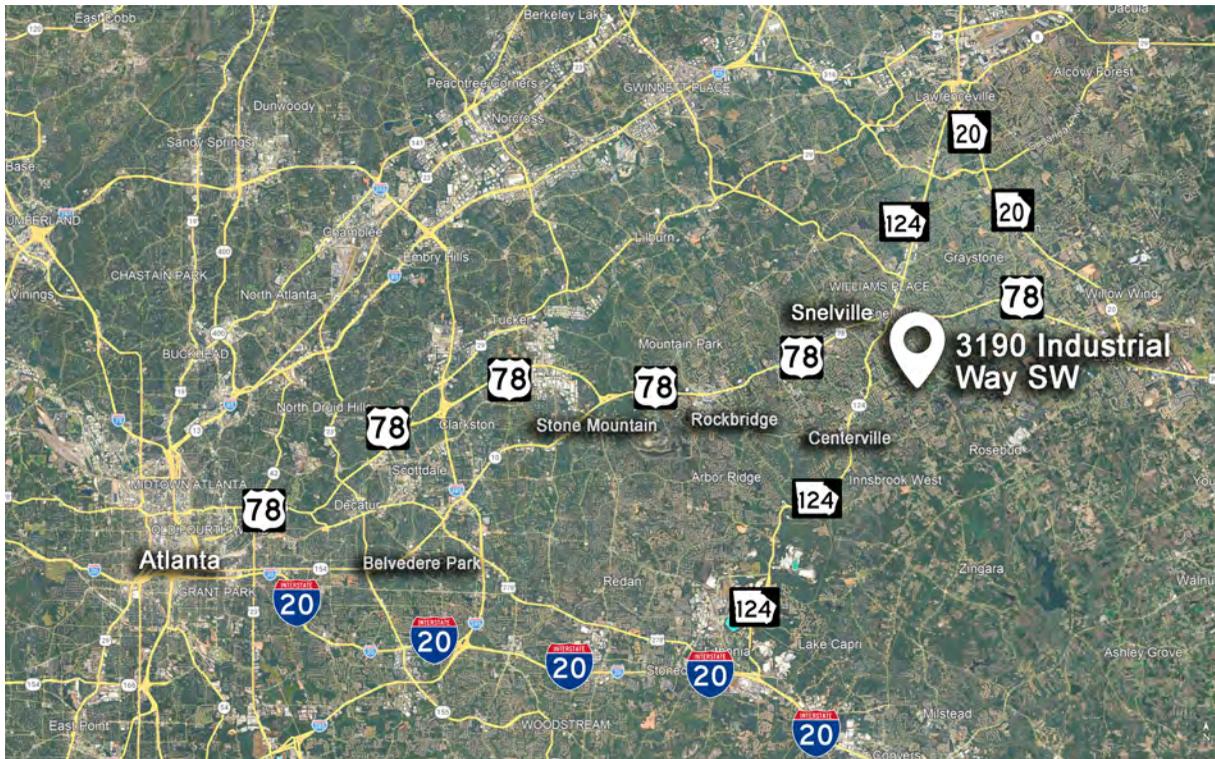
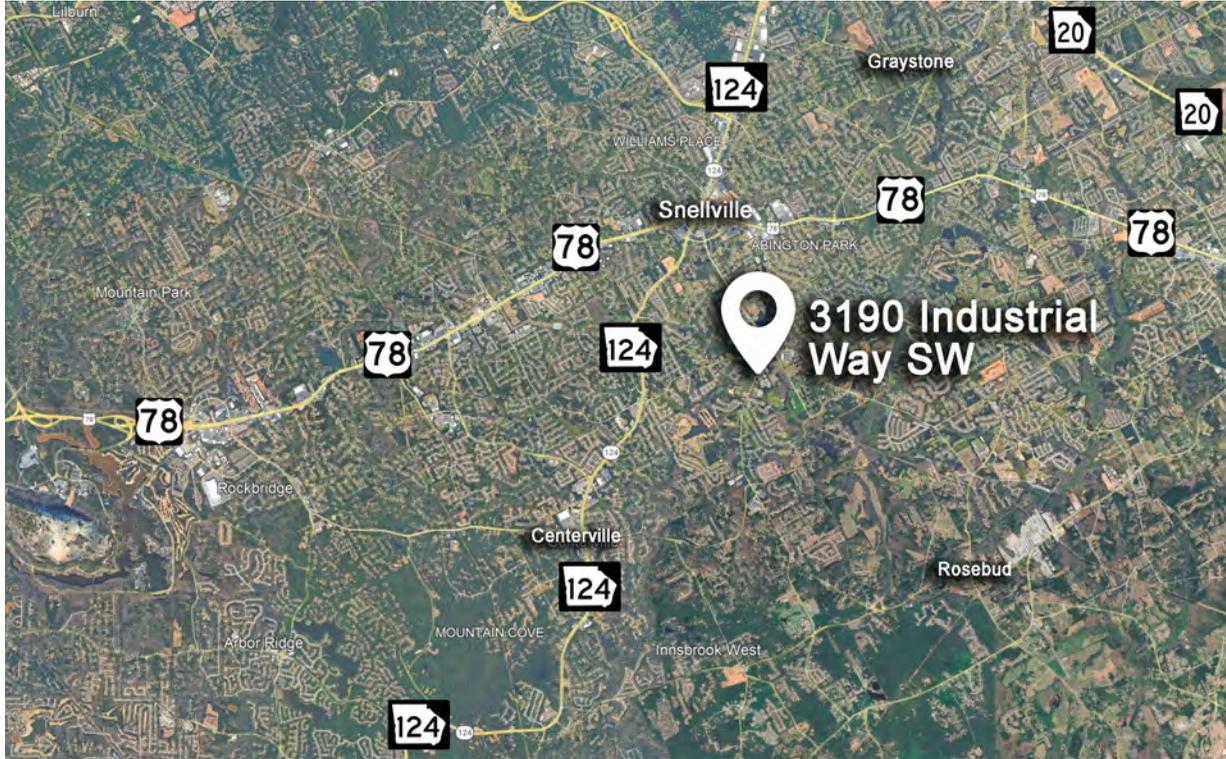


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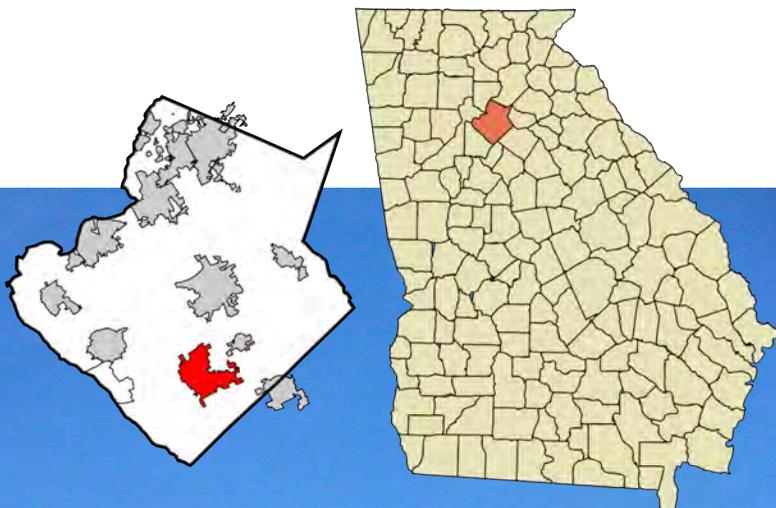
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ABOUT SNELLVILLE

Snellville is a rapidly growing city within Gwinnett County, one of the most economically dynamic counties in Georgia, known for its strong business base and sustained population expansion. Gwinnett surpassed 980,000 residents and remains one of the fastest-growing counties in the state.

Snellville benefits from direct access to major regional corridors, including Highway 78 and State Route 124, connecting businesses quickly to Lawrenceville, Stone Mountain, and the broader Metro Atlanta market of over 6 million people. The area offers a stable labor pool, high consumer spending levels, and proximity to key logistics infrastructure, making it a strategic location for industrial, service, and commercial operators seeking both visibility and operational efficiency.



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