

INDUSTRIAL PROPERTY FOR SALE

Manufacturing Space | +/- 4,000 sq ft Office Space

📍 5305 Webb Pkwy
Lilburn, GA 30047



+/- 42,000 SF
TOTAL BUILDING AREA
20,000 SF Air Conditioned



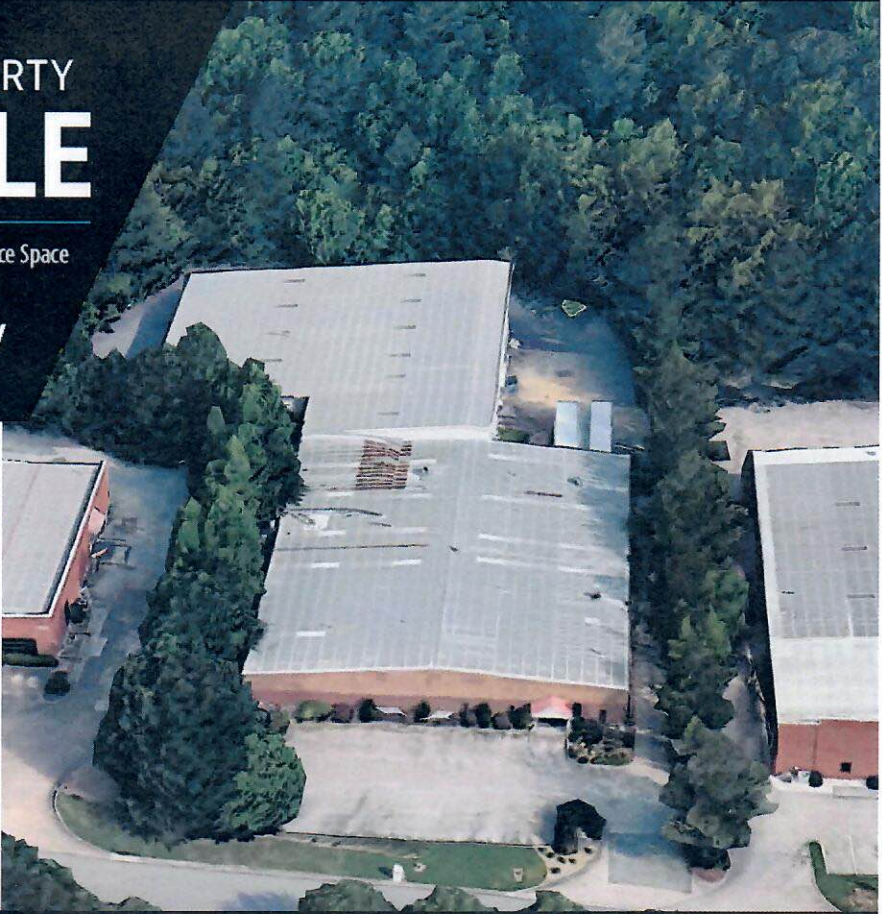
+/- 2.8 ACRES
INDUSTRIAL CAMPUS



DOCK & DRIVE-IN ACCESS
EFFICIENT OPERATIONS



STRATEGIC LOCATION
EASY ACCESS TO I-85 &
DOWNTOWN ATLANTA

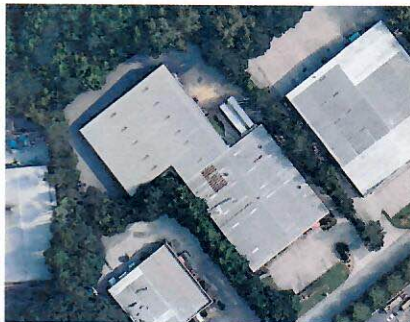


VERSATILE INDUSTRIAL CAMPUS WITH ENDLESS POTENTIAL

A well-maintained industrial building offering a mix of warehouse, distribution, office and manufacturing space. Ideal for owner-users or investors looking for quality space in a prime Gwinnett County location.

PROPERTY HIGHLIGHTS

- ✓ Multiple loading docks & drive-in doors
- ✓ Clear heights ranging from 18' to 24'
- ✓ Ample parking & truck circulation
- ✓ Zoned M-1 (Light Industrial)
- ✓ Strong investment or owner-user opportunity



IDEAL USES



WAREHOUSING &
DISTRIBUTION



MANUFACTURING
& ASSEMBLY



FLEX / LIGHT
INDUSTRIAL



INVESTMENT
OPPORTUNITY

LOCATION ADVANTAGES



10 MINUTES TO I-85



15 MINUTES TO I-285



40 MINUTES TO HARTSFIELD-JACKSON
INTERNATIONAL AIRPORT



30 MINUTES TO DOWNTOWN ATLANTA

FOR MORE INFORMATION

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