



Industrial for Lease
8,000+/- SF Available | 1206 Sylvan Road SW,
Atlanta, Georgia 30310

Brokerage Disclaimer and Conditions



Atlanta Communities Real Estate Brokerage has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review all documents independently.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Atlanta Communities Real Estate Brokerage or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession thereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Atlanta Communities Real Estate Brokerage or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

EXECUTIVE SUMMARY

This newly renovated flex space offers many benefits to a business looking for office, warehouse, and outdoor storage. The office, break room, and bathrooms have been newly renovated and one of the bathrooms includes a shower. Three drive-in doors and multiple areas for storage in the warehouse. There is a newly installed security system that is provided by the Landlord and electricity and gas will be the Tenant's responsibility. There is an expansive outdoor lot for parking machinery or vehicles.

ASKING RATE:	\$10.00/SF NNN
TERM:	3-10 years
TENANCY:	Single

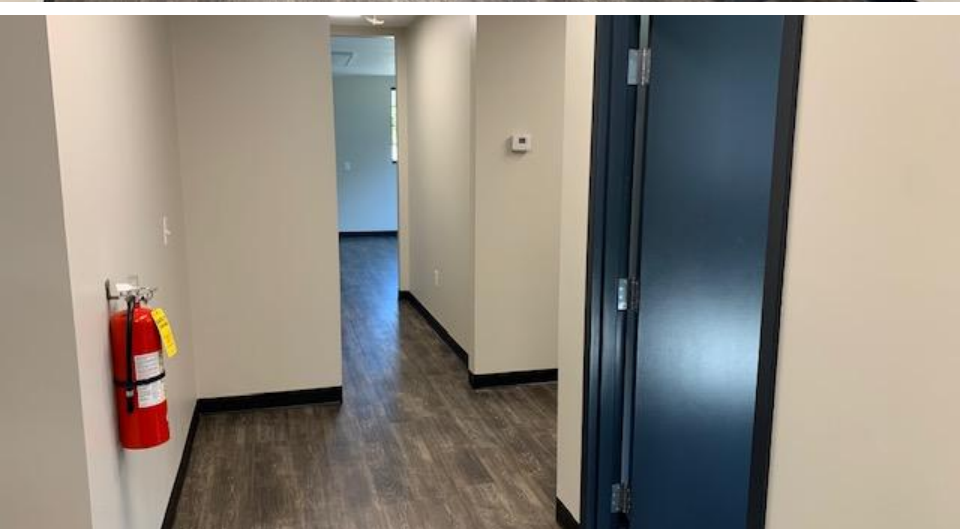




PROPERTY INFORMATION

ADDRESS	1206 Sylvan Road SW Atlanta, Georgia 30310
COUNTY	Fulton
YEAR BUILT	1946
ACRES	.56 acre lot
PARCEL ID	14-0105-0001-045-9
ZONING	Atlanta/Fulton I-1
BUILDING SIZE	+/- 8,000 sf
BUILDING TYPE	Metal
CLEAR HEIGHT	20'
# OF TENANTS	1
PARKING	Front Parking Lot
DRIVE IN DOORS	3 TOT. / 8' x 12'
DOCK DOORS	0

PHOTOS



PHOTOS



PHOTOS



DEMOGRAPHICS

POPULATION:

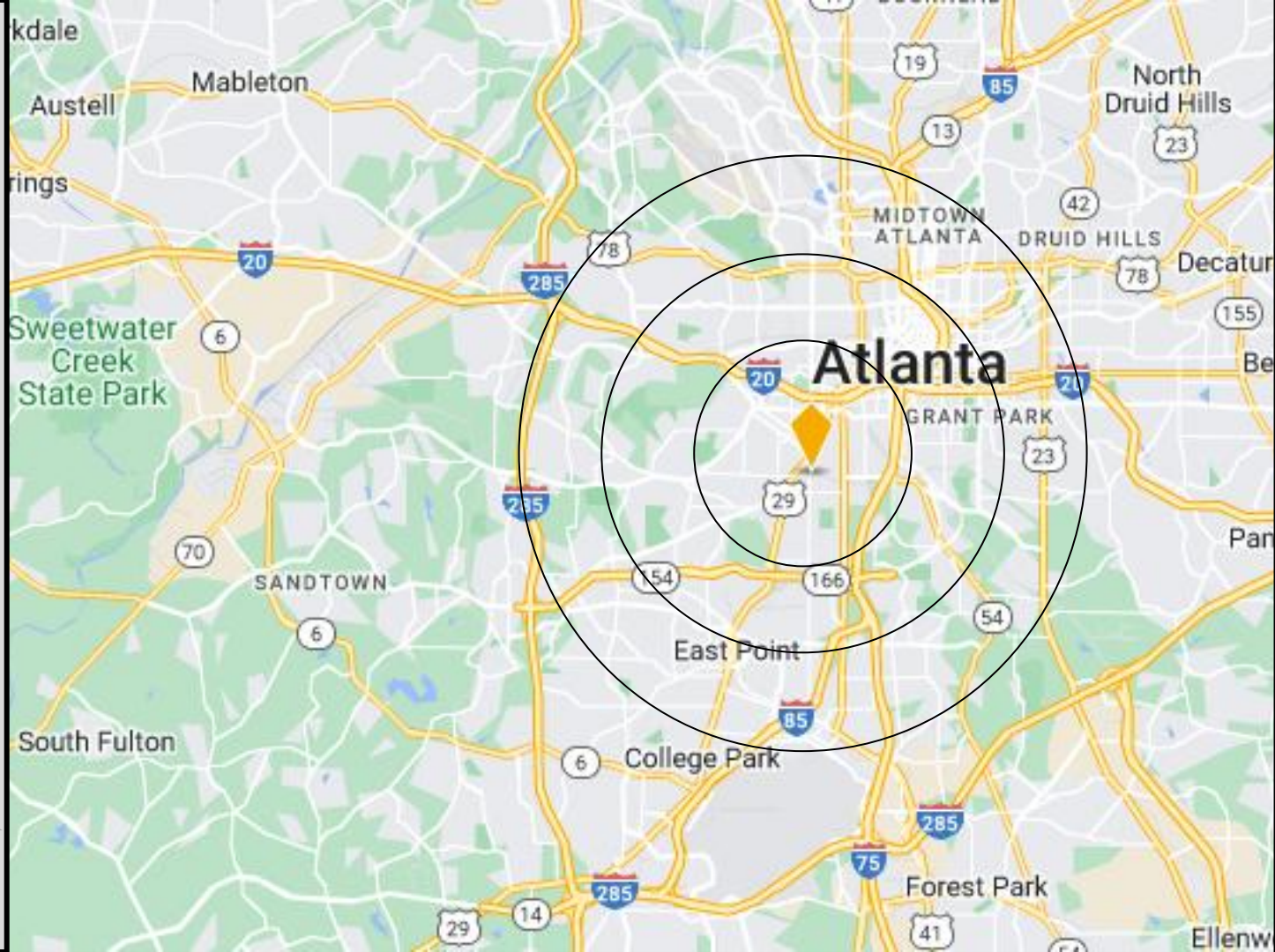
2 MILE	51,506
5 MILE	333,778
10 MILE	935,414

NUMBER OF HOUSEHOLDS:

2 MILE	21,883
5 MILE	147,590
10 MILE	409,877

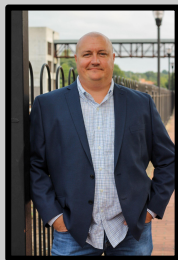
AVERAGE HH INCOME:

2 MILE	\$59,926
5 MILE	\$88,880
10 MILE	\$101,313



ATLANTA COMMUNITIES
COMMERCIAL REAL ESTATE

EXCLUSIVELY LISTED BY



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