



Freestanding Warehouse Building
with Retail Exposure | ±7,500 SF

FOR SALE

6483 Peachtree Industrial Blvd | Atlanta, GA

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CONTACT

AUSTIN BULL

Commercial Real Estate Advisor
404-876-1640 x175 (Office)
404-368-2629 (Cell)

BULL REALTY, INC.

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com



Executive Summary

FREESTANDING WAREHOUSE BUILDING

±7,500 SF

Bull Realty is pleased to present a ±7,500 SF freestanding warehouse/automotive facility with strong retail exposure in the Atlanta market. Situated on approximately ±0.5 acres, the property offers a highly functional, column-free layout with a 9.6 FT clear height, two drive-in doors, and 11 marked parking spaces, making it well-suited for a variety of automotive, light industrial, or flex uses. The building is equipped with five 220V outlets and is zoned C-2 (General Business District), allowing for a broad range of commercial applications.

This property has operated as a respected German automotive shop for nearly 30 years, presenting a unique opportunity for an owner-user to acquire a location with an established reputation, or for an investor seeking a proven automotive use. Existing shop infrastructure, including lifts, air compressor, air dryer, and exhaust ventilation, may be available for purchase separately, offering a potential turnkey solution. The property represents a prime opportunity for a business operator, especially one in the automotive industry to take advantage of the previous use.

The property is a good opportunity for an investor. For example if it's rented at only \$15/SF/NNN the cap rate at list price would be over 9%.

Strategically located along Peachtree Industrial Boulevard in Norcross, the site provides excellent access to I-285 and I-85, enabling efficient connectivity throughout the metro area. This prime location supports strong visibility, accessibility, and access to a growing regional customer base, positioning the property for continued success across a variety of commercial uses.



BUILDING SIZE
±7,500 SF



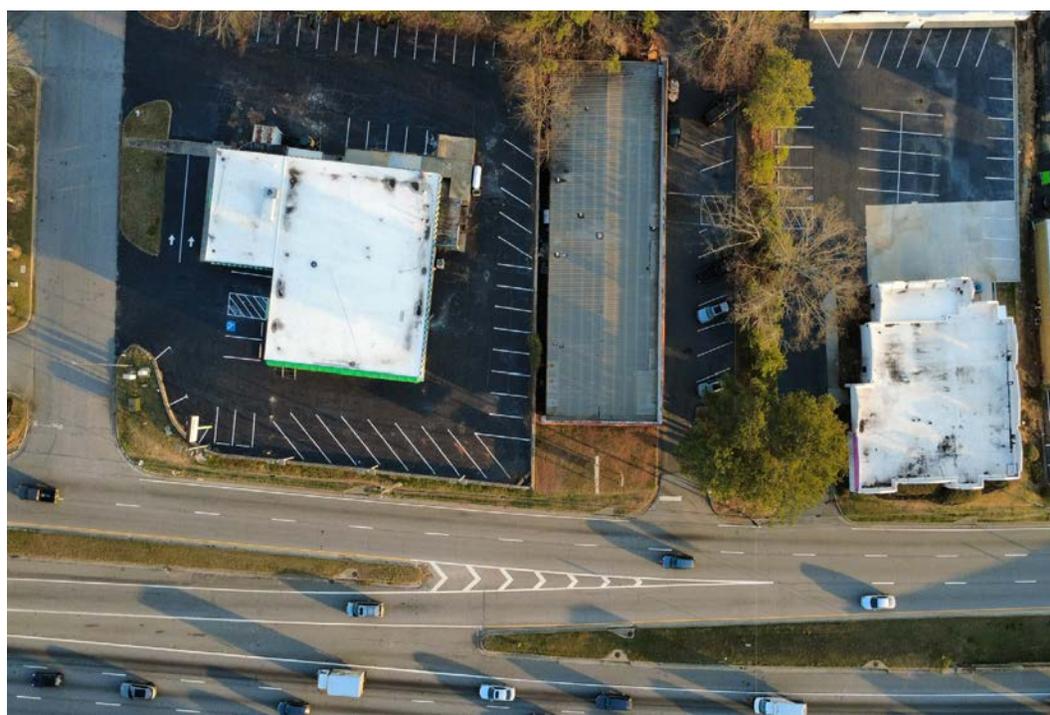
PURCHASE PRICE
\$1,200,000

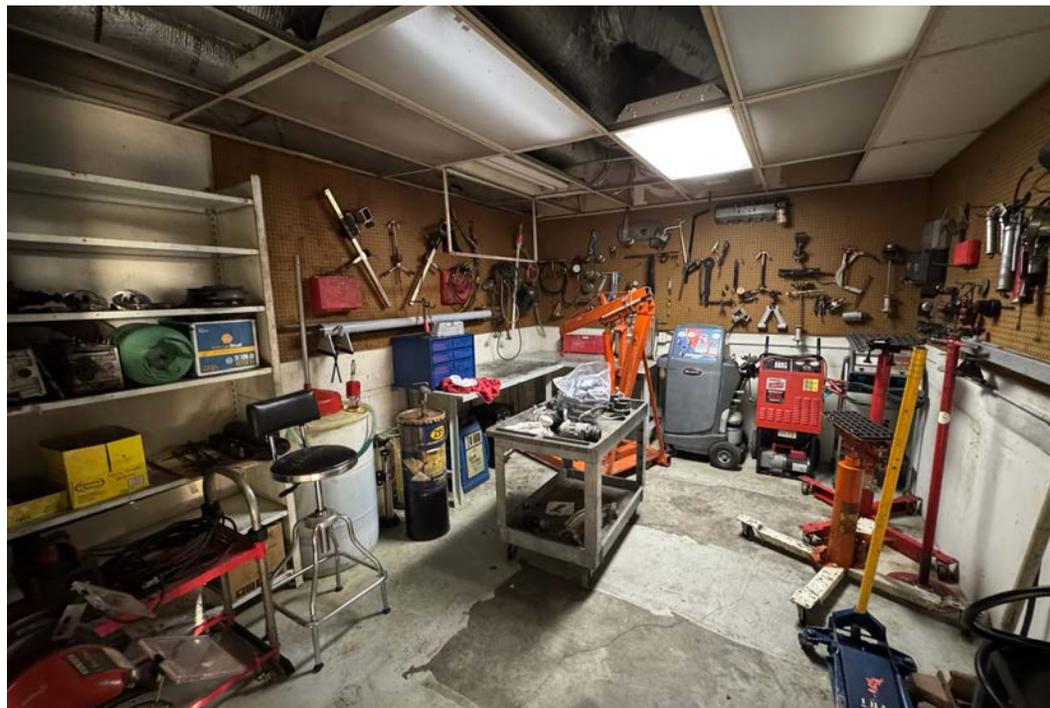
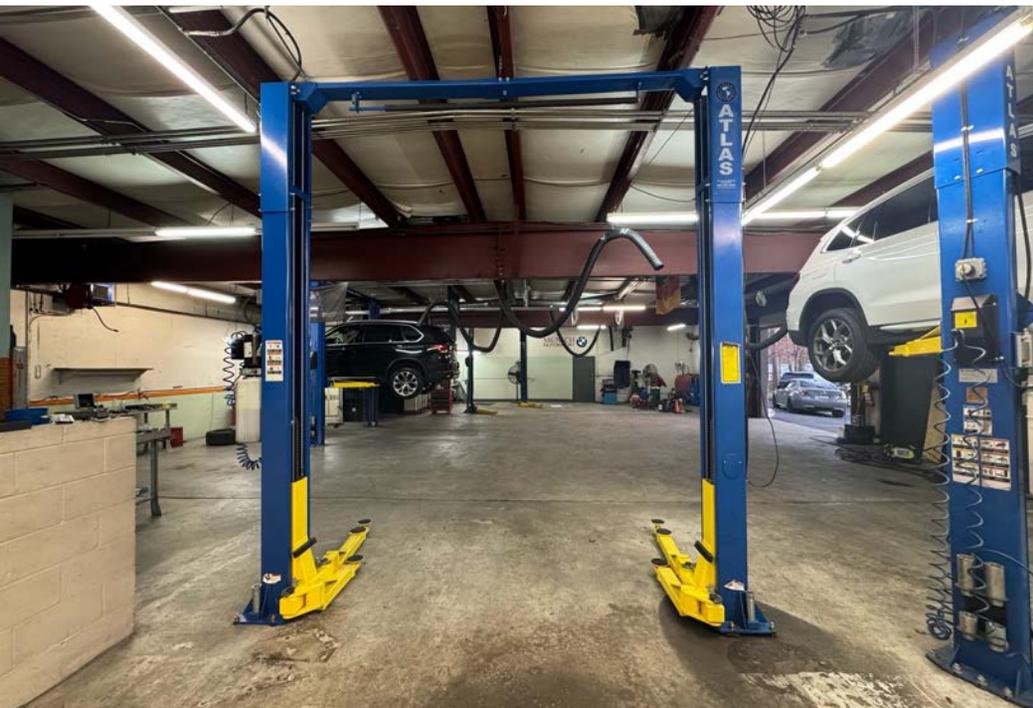


TURN KEY AUTO USE



C2 ZONING
(General Business District)



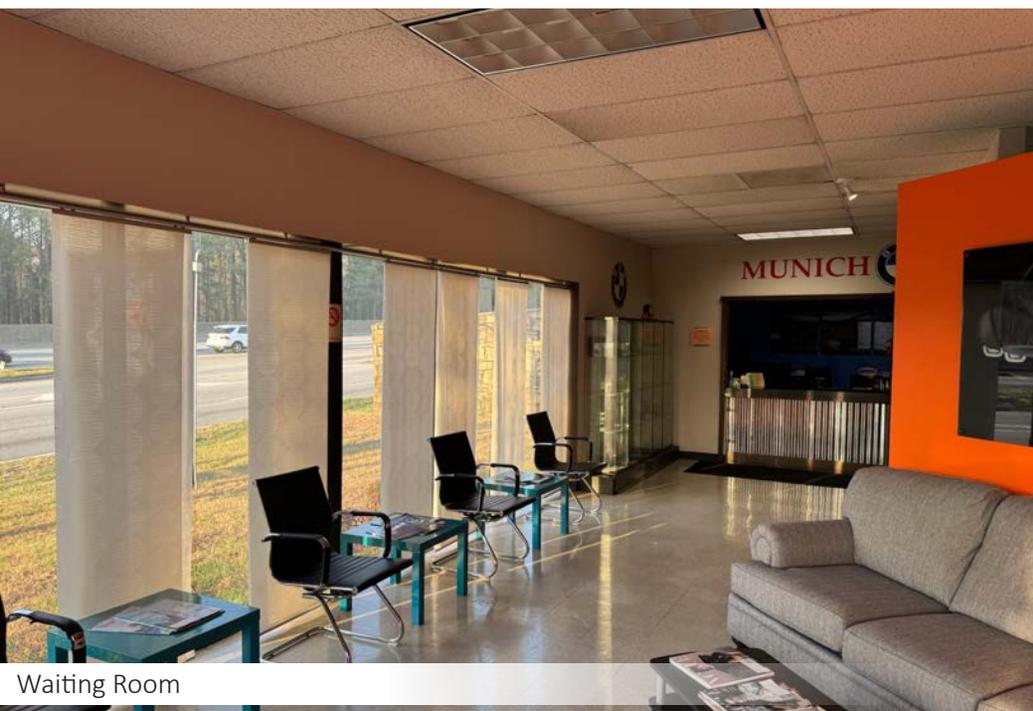




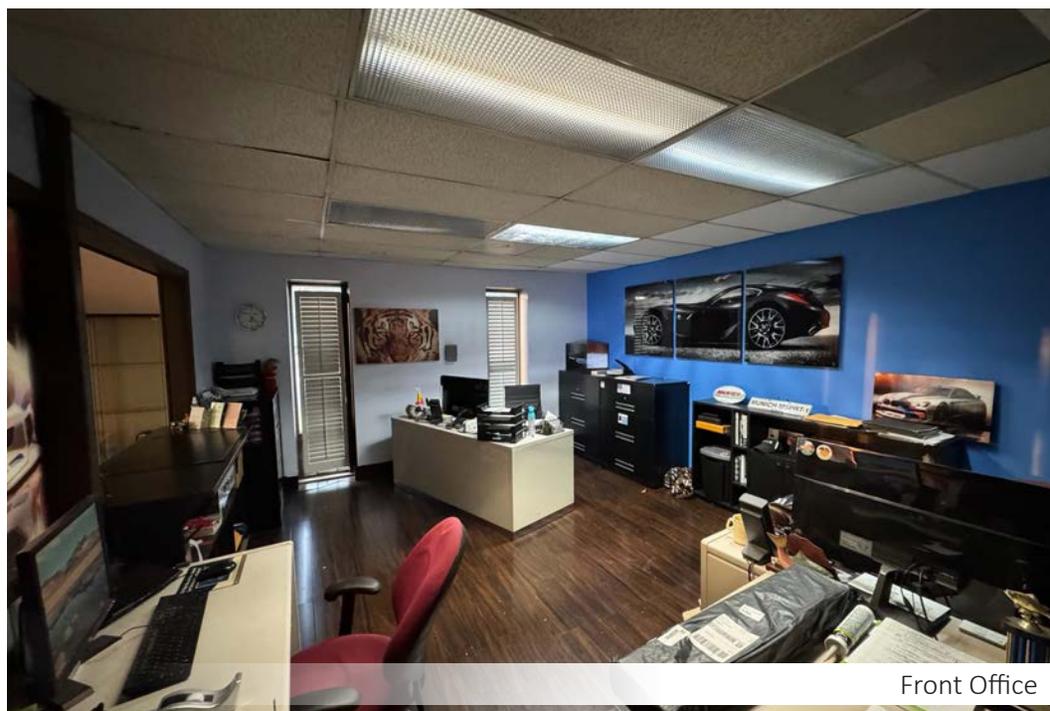
Reception Area



Parts Room

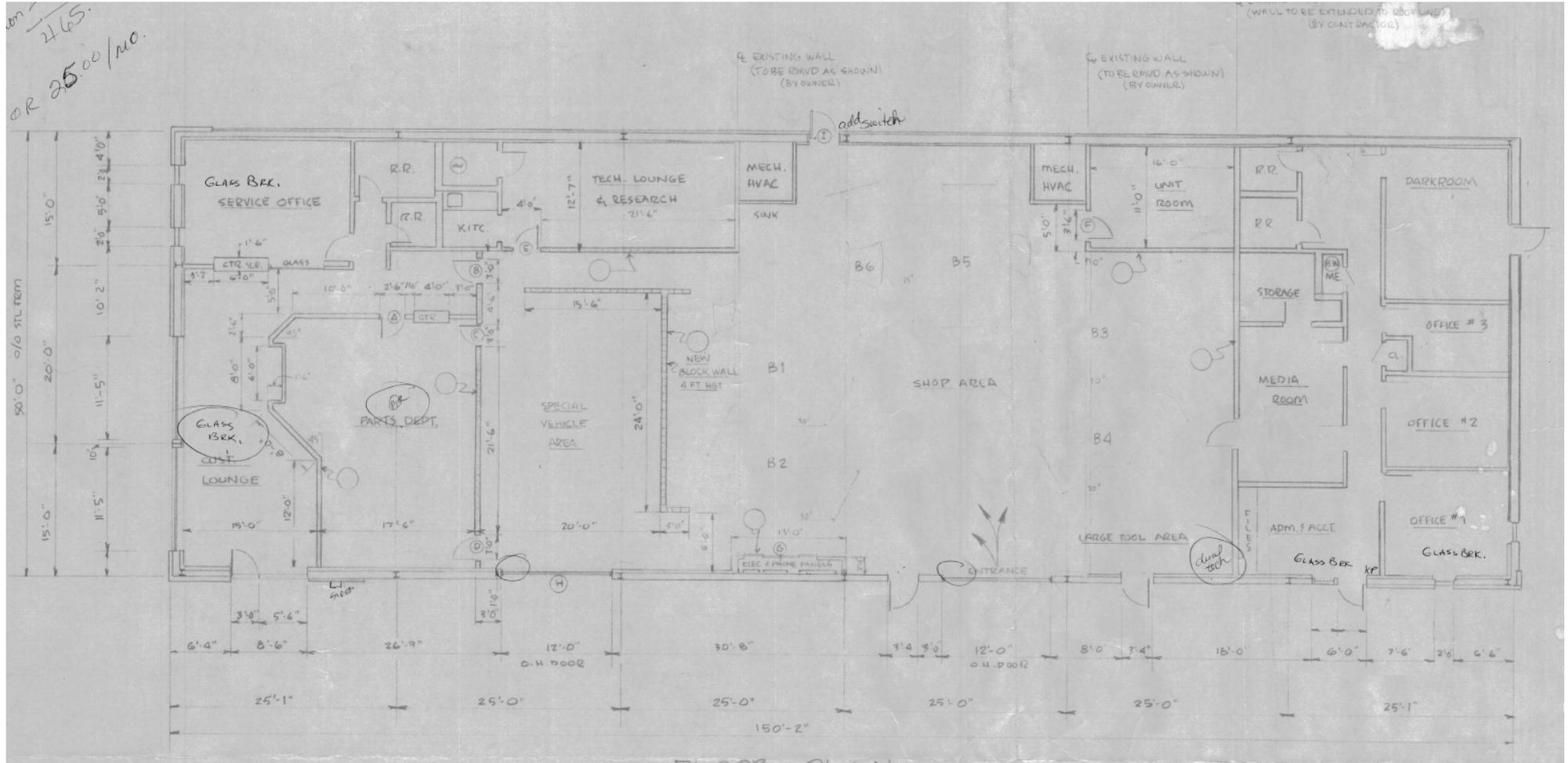


Waiting Room



Front Office

Floor Plan



Norcross, GA

Norcross, GA is a growing city located just 20 miles northeast of downtown Atlanta, offering a strategic location with access to major transportation corridors, including I-85 and State Route 141, and proximity to Hartsfield-Jackson Atlanta International Airport. The area has seen steady population and economic growth, driven by strong demographics, a business-friendly environment, and rising demand for industrial and logistics space.

Norcross benefits from a blend of suburban affordability and access to Atlanta's major distribution networks, making it attractive for warehousing, light manufacturing, and last-mile logistics operations. The city's investment in infrastructure, paired with regional growth in e-commerce and supply chain industries, positions it as a high-potential submarket for industrial development and long-term value creation.



Demographics

Norcross, Georgia



POPULATION

1 MILE	3 MILES	5 MILES
10,368	83,452	243,516



HOUSEHOLDS

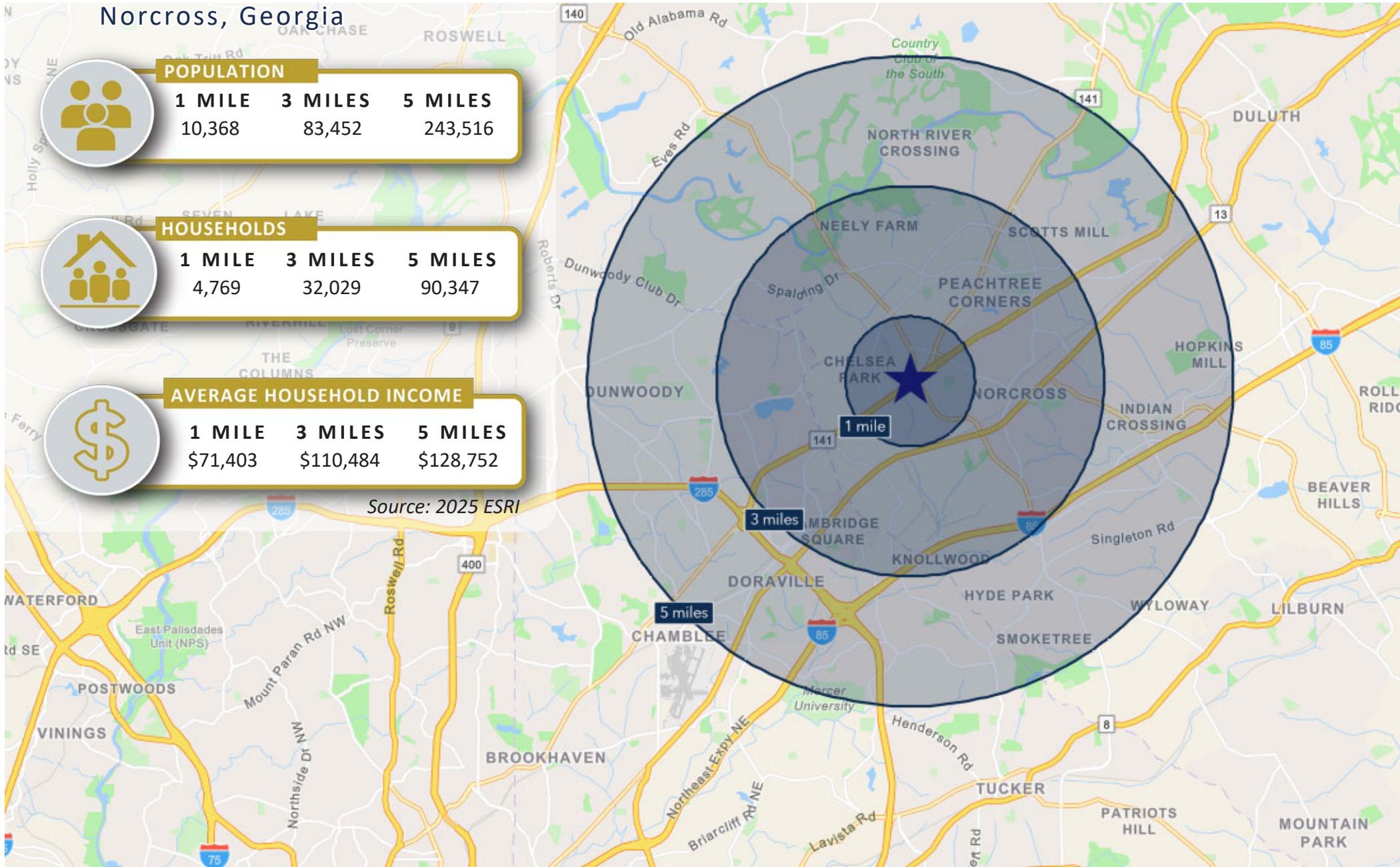
1 MILE	3 MILES	5 MILES
4,769	32,029	90,347



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$71,403	\$110,484	\$128,752

Source: 2025 ESRI



ATLANTA

AT A GLANCE

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



#1 TOP TRAVELED AIRPORT IN THE WORLD



\$270 BILLION GDP IN METRO-ATLANTA



13 FORTUNE 500 HQ IN ATLANTA



TOP U.S. METRO WITH #1 LOWEST COST OF DOING BUSINESS

TOP 10 AMONG U.S. METROS IN STUDENTS ENROLLED, RESEARCH SPENDING AND DEGREES EARNED.”

- DISCOVER ATLANTA



#8 LARGEST METRO AREA IN THE U.S. 2020

- U.S. CENSUS BUREAU POPULATION DIVISION

HOME TO 13 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

8TH
LARGEST U.S. METRO
2020 U.S. Census

1.18%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2023

#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#4
FASTEST GROWING
U.S. METRO (2010-2019)
Freddie Mac 2021

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius of Downtown- ESRI 2023)

MAJOR EMPLOYERS



Broker Profile



AUSTIN BULL

Commercial Real Estate Advisor
404-876-1640 x175 (O)
404-368-2629 (D)
Austin@BullRealty.com

Austin Bull specializes in the acquisition and disposition of commercial properties in the Southeast U.S. He helps clients maximize value through strategic sales and targeted marketing, leveraging a deep understanding of market trends and buyer behavior. Austin utilizes Bull Realty's cutting-edge marketing platforms, extensive national buyer databases, and research-driven strategies to deliver exceptional results.

He works alongside Michael Bull, CCIM—an industry veteran with over \$8 billion in transactions and 35 years of experience—providing clients with unmatched insight, execution, and offering credibility. Austin holds a degree in Business Administration from the University of North Georgia. Outside of work, he enjoys motorcycles and road course racing.



ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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<https://www.bullrealty.com/>



28

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

