



4303 COMMUNICATIONS DR. NORCROSS, GA, 30093

INDUSTRIAL OUTDOOR STORAGE FOR SALE



Connor Cohen

Brokerage Associate

W: 404-841-9665 X 113

M: 678-429-6098

ccohen@conecommercial.com

Cone Commercial Real Estate

2964 Hardman Court NE

Atlanta, GA 30305

T: 404-841-9665

www.conecommercial.com

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PROPERTY DETAILS

4303 COMMUNICATIONS DR. NORCROSS, GA, 30093

Rare Opportunity: IOS site hits the market in an irreplaceable location! With rents under market for the area, this property provides an exceptional opportunity for extra value to be added for next investor!

Key Features

- ✓ Approximately **20 minutes** from **Midtown Atlanta**.
- ✓ **Fenced, gated, & video surveillance** for added security.
- ✓ Leases in place can also be terminated in **30 days** if a larger tenant wants to lease on a per-acre basis.
- ✓ **7.87% Cap Rate** on in place income.

In Place NOI

\$165,168/yr

100% Occupied

Offering Summary

| | |
|----------------------|-----------------------------|
| Total Acreage | 2.13 +/- Acres |
| Average Rent | \$285/truck/mo |
| Zoning | M-1 Light Industrial |
| Truck Parking Spaces | 53 |
| Asking Price | \$2,100,000 |



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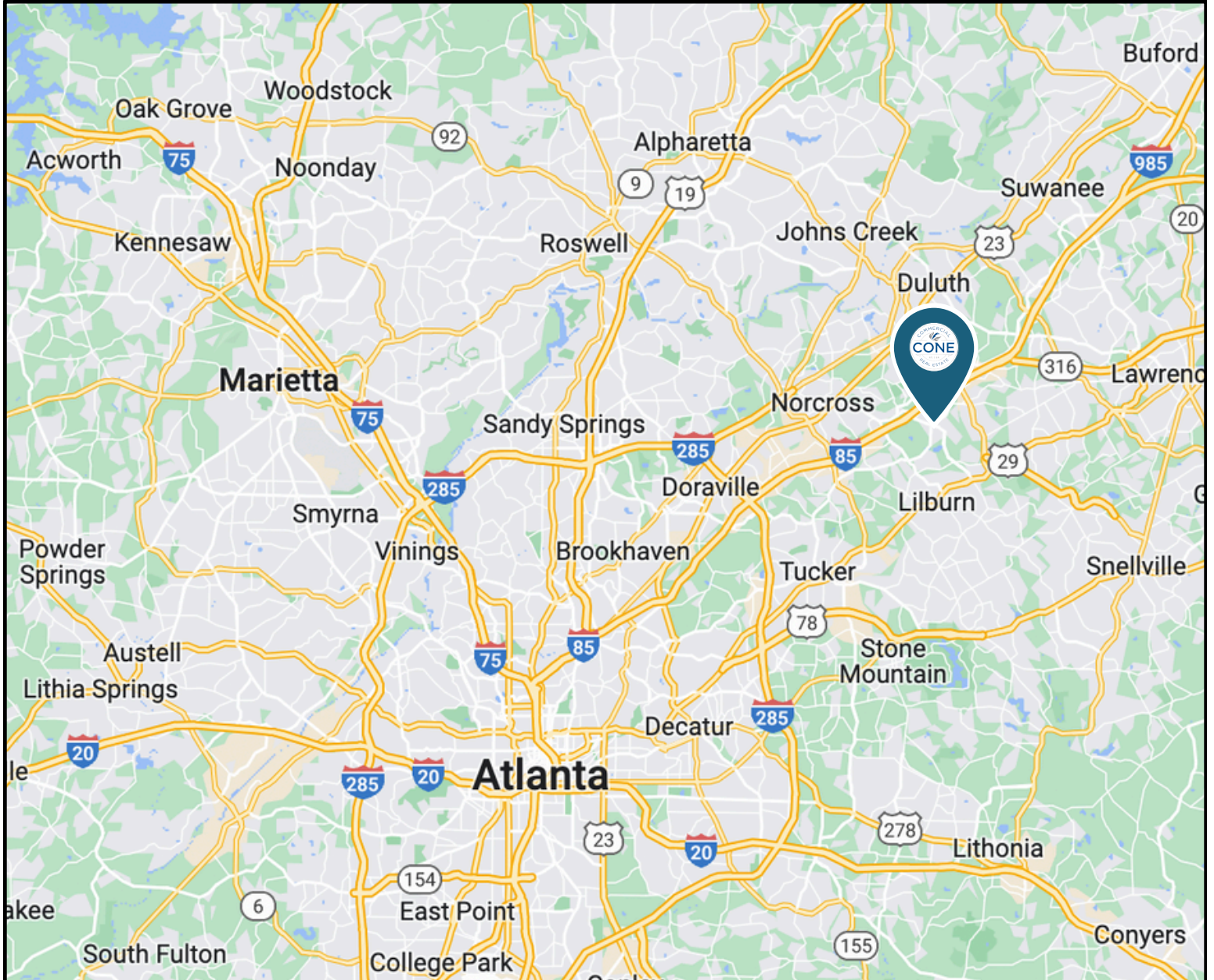
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AREA MAPS

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AREA MAPS

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| STREET | CROSS STREET | AVG. DAILY VOLUME | DISTANCE |
|----------------|------------------|-------------------|----------|
| I-59 | Beaver Run Rd SW | 305,000 | 0.32 mi |
| I-85 | Beaver Run Rd SW | 297,206 | 0.32 mi |
| Shackleford Rd | Corporate Dr NE | 9,526 | 0.19 mi |



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