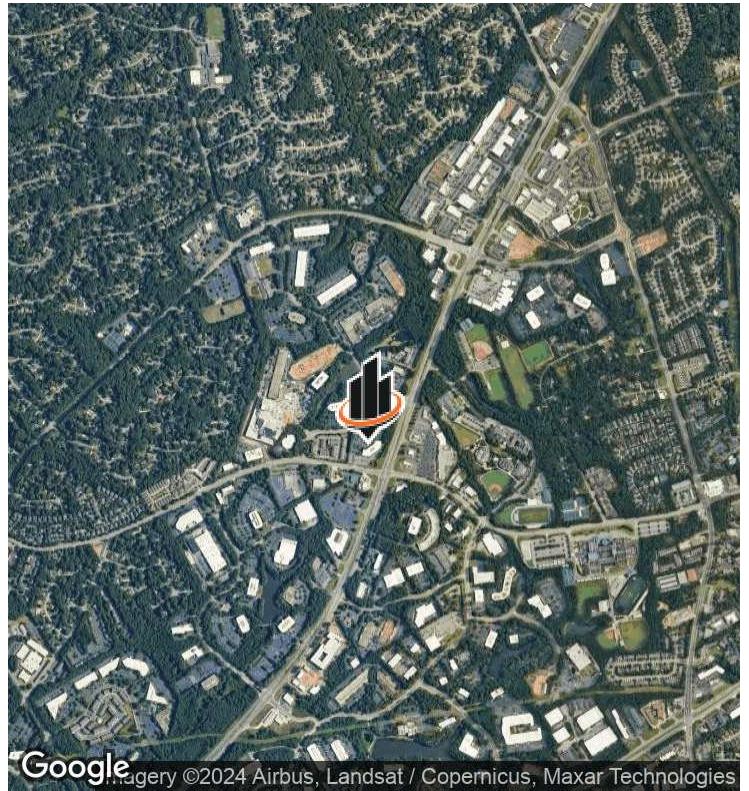


PROPERTY SUMMARY



OFFERING SUMMARY

OFFERING PRICE:	\$5,750,000
LOT SIZE:	5.24 Acres
BUILDING SIZE:	48,260 SF
PARKING:	325 spaces
LOCATION:	Peachtree Pkwy & Spalding Drive
CONFIGURATION:	2 story open floorplan
YEAR BUILT:	1985

PROPERTY DESCRIPTION

High profile 48,260 SF brick, 2-story, brick office building on a 5.24 acre site zoned M-1, light industrial. The building has high visibility and easy access from heavily traveled Peachtree Parkway and Spalding Drive. The building would make an ideal corporate headquarters, regional office, or school facility. The site offers abundant parking with approximately 325 open spaces. The high traffic counts on Peachtree Parkway and Spalding Drive, high visibility, easy access, and convenience to nearby corporate offices, shopping, dining and entertainment, along with excellent demographics, make the site ideal for owner occupants, as well as investors while offering future redevelopment opportunities for hotel, retail, office and special uses.

PROPERTY HIGHLIGHTS

- Prime Peachtree Corners Location - Peachtree Parkway at Spalding Drive
- 48,260 sf office building with open floor plan
- High visibility location with high traffic and easy access

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