

*Presented By:*

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PROPERTY GROUP

**6200 ROSS ROAD,  
DORAVILLE, GA  
30340**

*Industrial Property :*

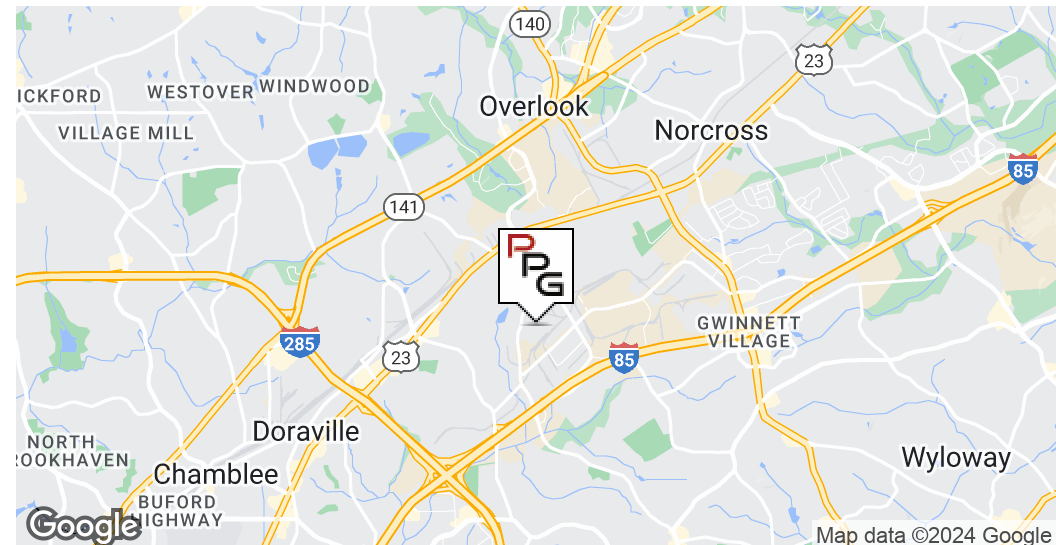
6200 ROSS ROAD NORTHWEST, DORAVILLE, GA 30340

**FOR SALE**



# 6200 ROSS ROAD, DORAVILLE, GA 30340

6200 ROSS ROAD NORTHWEST, DORAVILLE, GA 30340



## OFFERING SUMMARY

Sale Price:	\$8,078,240
Building Size:	55,712 SF
Lot Size:	2.88 Acres
Price / SF:	\$145.00
Year Built:	1968
Renovated:	2017
Zoning:	M1- Light Industrial district by Gwinnett County
Market:	North West Atlanta
Submarket:	Doraville

## PROPERTY OVERVIEW

55,712 SF free standing Industrial office/warehouse building with 11,381 SF of office space. 100% leased to a publicly traded company. SHOWINGS BY APPOINTMENT ONLY.

## PROPERTY HIGHLIGHTS

- Great location with just 1 mile to I-85 and 2.5 miles to I-285
- New roof installed in 2016 and new HVAC installed between 2020-2022
- 4 loading docks 14' by 14'; 2 drive-in doors 20' by 15'; train siding door ground 20' by 23'
- 31 ft. ceiling height down to 22 ft. at eaves; 18 ft. bays
- 47 parking spaces and additional truck parking
- Three 10,000-pound cranes and one 6,000-pound crane
- 480 V, 3-phase power
- An inactive railroad spur is adjacent to the property providing possible railroad access to the new Inland Port Facility in Gainesville

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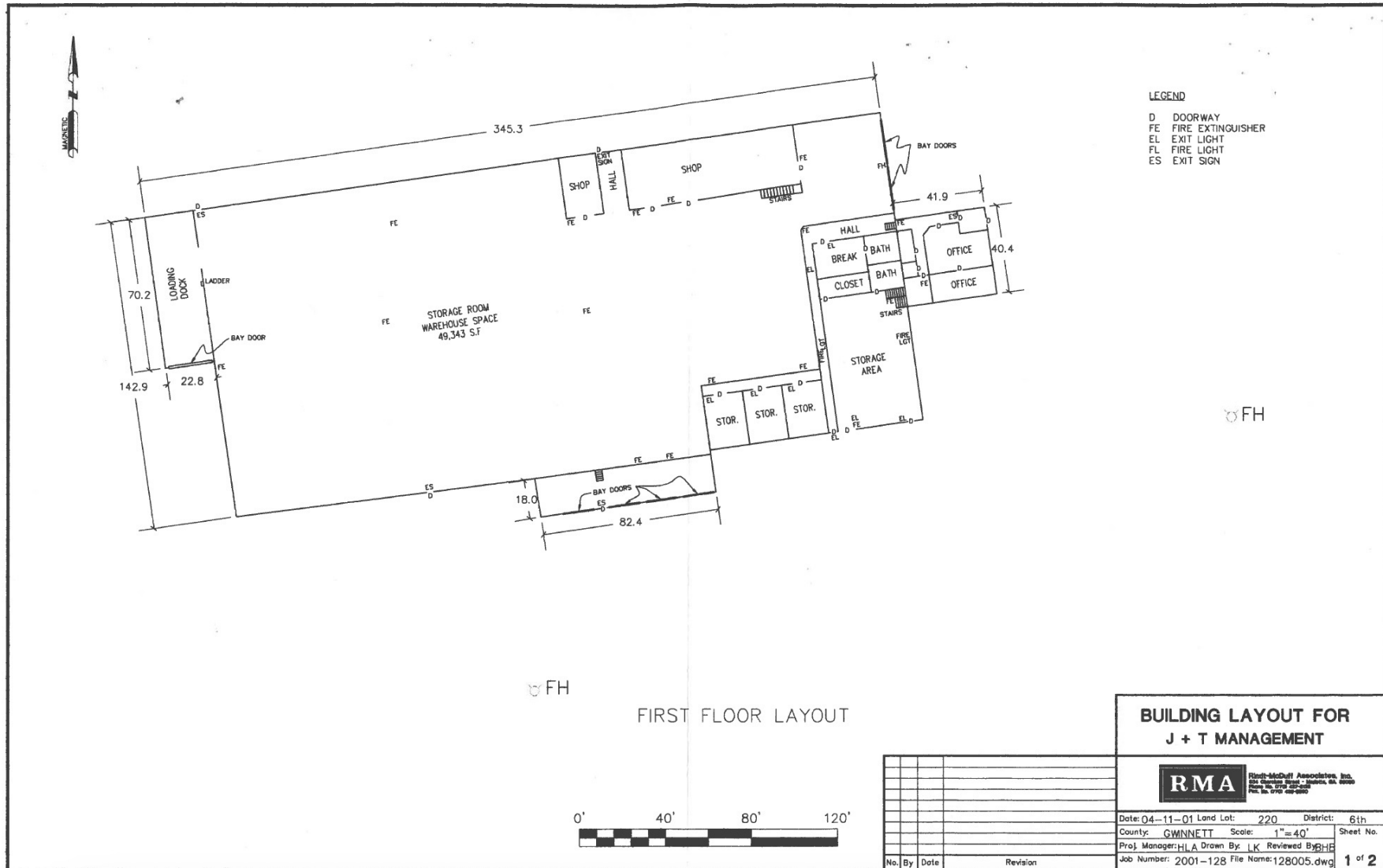
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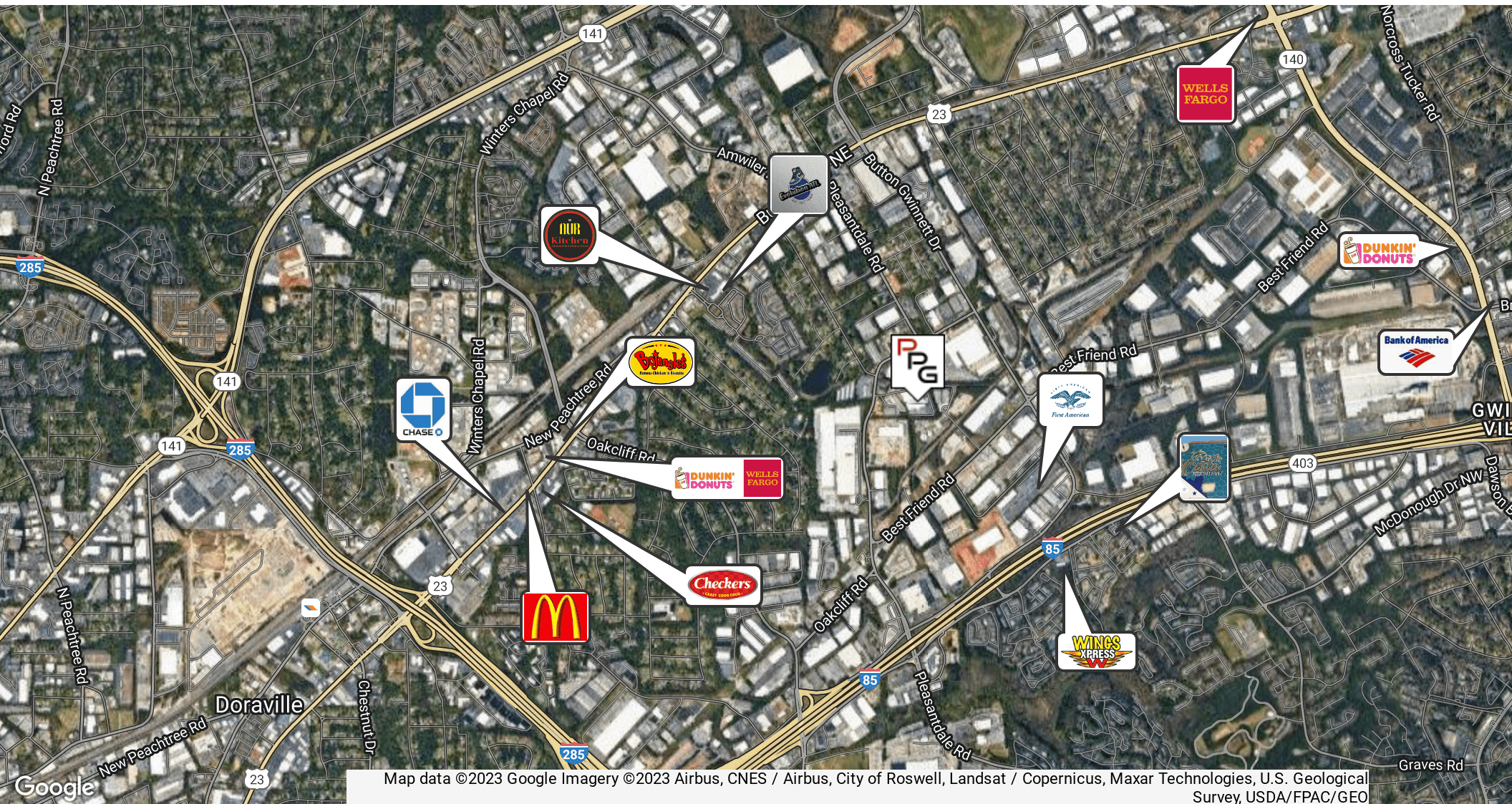
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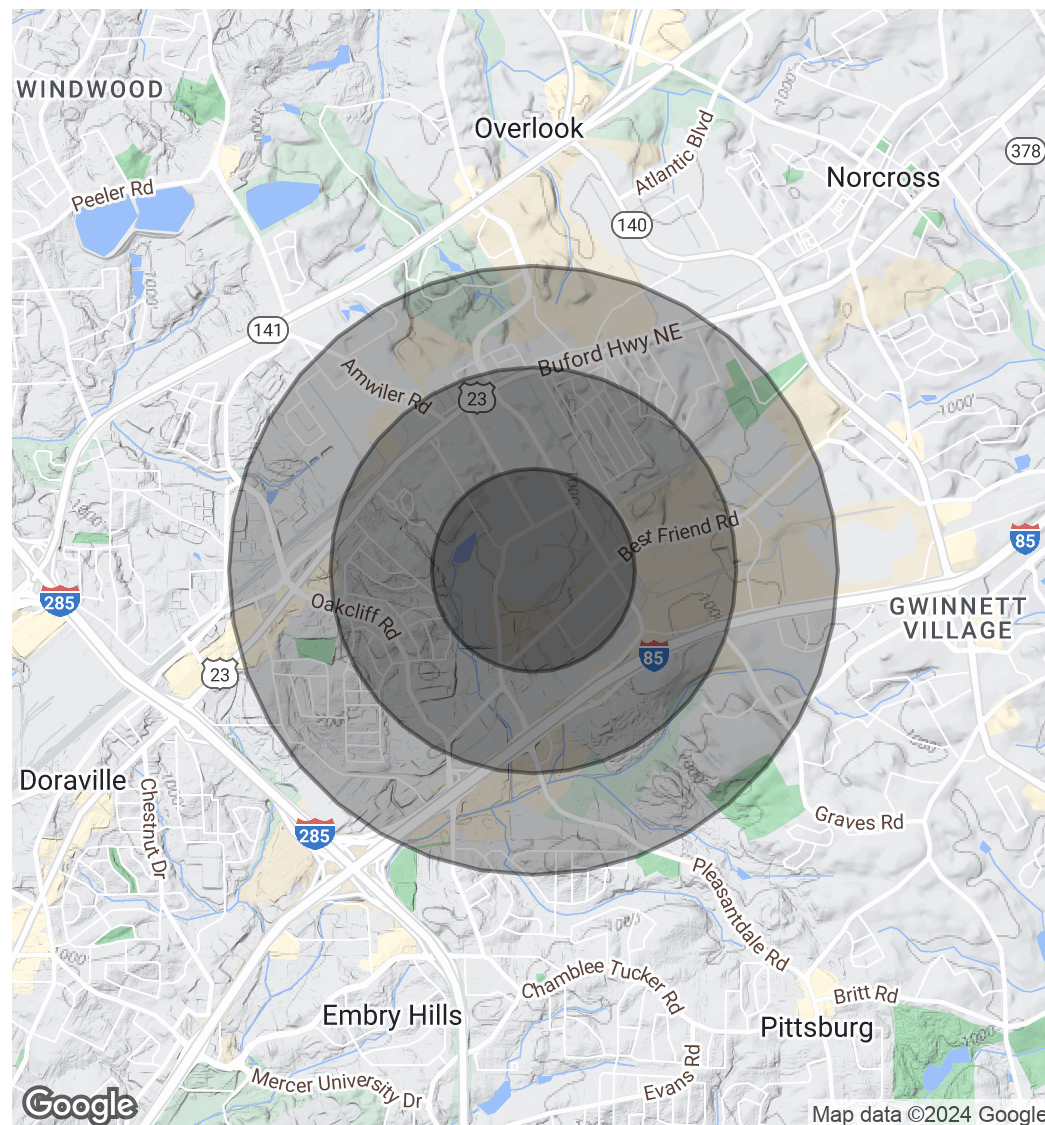
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,312	9,371	21,353
Average Age	34.0	32.1	32.5
Average Age (Male)	31.2	30.5	32.3
Average Age (Female)	34.6	32.7	32.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	559	3,993	8,866
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$56,568	\$44,862	\$48,889
Average House Value	\$218,426	\$116,942	\$119,820

2020 American Community Survey (ACS)



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