



OFFERING MEMORANDUM

24,129 SF Industrial Facility with Stabilized Yard
M-1 Zoning | Buford, GA

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Exclusively listed by Bull Realty, Inc.

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Bull Realty 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 independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the Property by Bull Realty Inc. 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 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 on 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 Owner/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 Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof 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 Bull Realty, Inc. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.

EXECUTIVE SUMMARY

24,129 SF Industrial Facility with Stabilized Yard

Available for sale or for lease



THE OFFERING

Bull Realty is pleased to present a 24,129 SF industrial warehouse facility in Buford, GA featuring a large stabilized yard area permitted for outdoor storage under M-1 zoning. Located just one mile from I-985, the property offers flexible configuration for distribution, fleet operations, contractor use, or traditional logistics. The facility is located in an established industrial park in Buford, GA. This warehouse includes 4,250 SF of office space, 18 dock-high doors, 2 grade-level doors, ceiling heights of 20-24 feet and two regulation sized truck courts that allow for efficient cross-docking. It is situated on 2.71 acres and includes a large parking lot with over 40 parking spaces.

The property is currently occupied, but the tenant is willing to vacate with 90 days notice. A new owner could easily divide the building into two suites if desired, although the current owner has no plans to demise the property.

This property is conveniently located only 1 mile from Interstate 985 at the end of a cul-de-sac in a well-established industrial park. Nearby industrial/distribution centers includes FedEx, Office Depot, Theragenics, Atlanta Luxury Motors and many more. Excellent location visible to I-985 that has traffic counts of 57,600 VPD



HIGHLIGHTS

- 24,129 SF warehouse that includes: 4,250 SF of office space, 18 dock-high doors, 2-grade level doors and ceiling heights of 20-24 feet
- Large stabilized yard area permitted for outdoor storage (M-1 zoning)
- Solid masonry and metal construction with warehouse in strong condition and office area ready for cosmetic updates to suit a new user
- Flexible configuration: outdoor storage, fleet parking, equipment staging, laydown yard, or one/two truck courts
- Ideal for contractors, fleet-based businesses, contractors requiring yard storage, equipment rental or building supply companies, and traditional owner-users and Investors seeking flexible industrial assets
- Situated on 2.71 acres that includes a large parking lot with over 40 spaces

PRICE | \$4,900,000.00
LEASE RATE | \$13.50 SF

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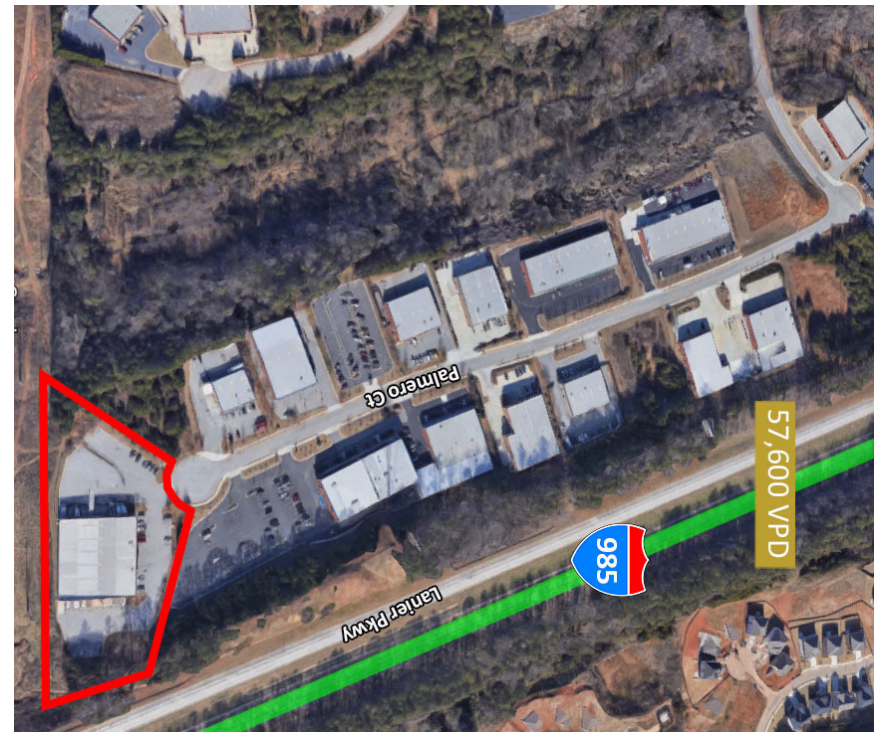
PROPERTY INFORMATION

24,129 SF Industrial Facility with Stabilized Yard

Property Address:	5355-5356 Palmero Ct, Buford, GA 30518
County:	Gwinnett
Building Size:	24,129 SF
Office Size:	4,250 SF
Site Size:	2.71 Acres
Zoning:	M1
Year Built:	2007
Occupancy:	Occupied
Number Of Stories:	1
No. Of Grade-level Doors:	2
No. Of Dock-High Doors:	18
Power:	400 AMP
Phase:	3 PH
Amps:	400
Ceiling Height:	20-24 FT
Construction Type:	Masonry / Metal
Parking Spaces:	42
Traffic Counts:	57,600 VPD on Lanier Parkway
Sale Price:	\$4,900,000
Lease Rate:	\$13.50/SF

Ideal For:

- Distribution / cross-dock users
- Contractors requiring yard storage
- Fleet-based businesses
- Equipment rental or building supply companies
- Owner-users
- Investors seeking flexible industrial asset



EXTERIOR PHOTOS

24,129 SF Industrial Facility with Stabilized Yard



INTERIOR PHOTOS

24,129 SF Industrial Facility with Stabilized Yard



Warehouse



Warehouse



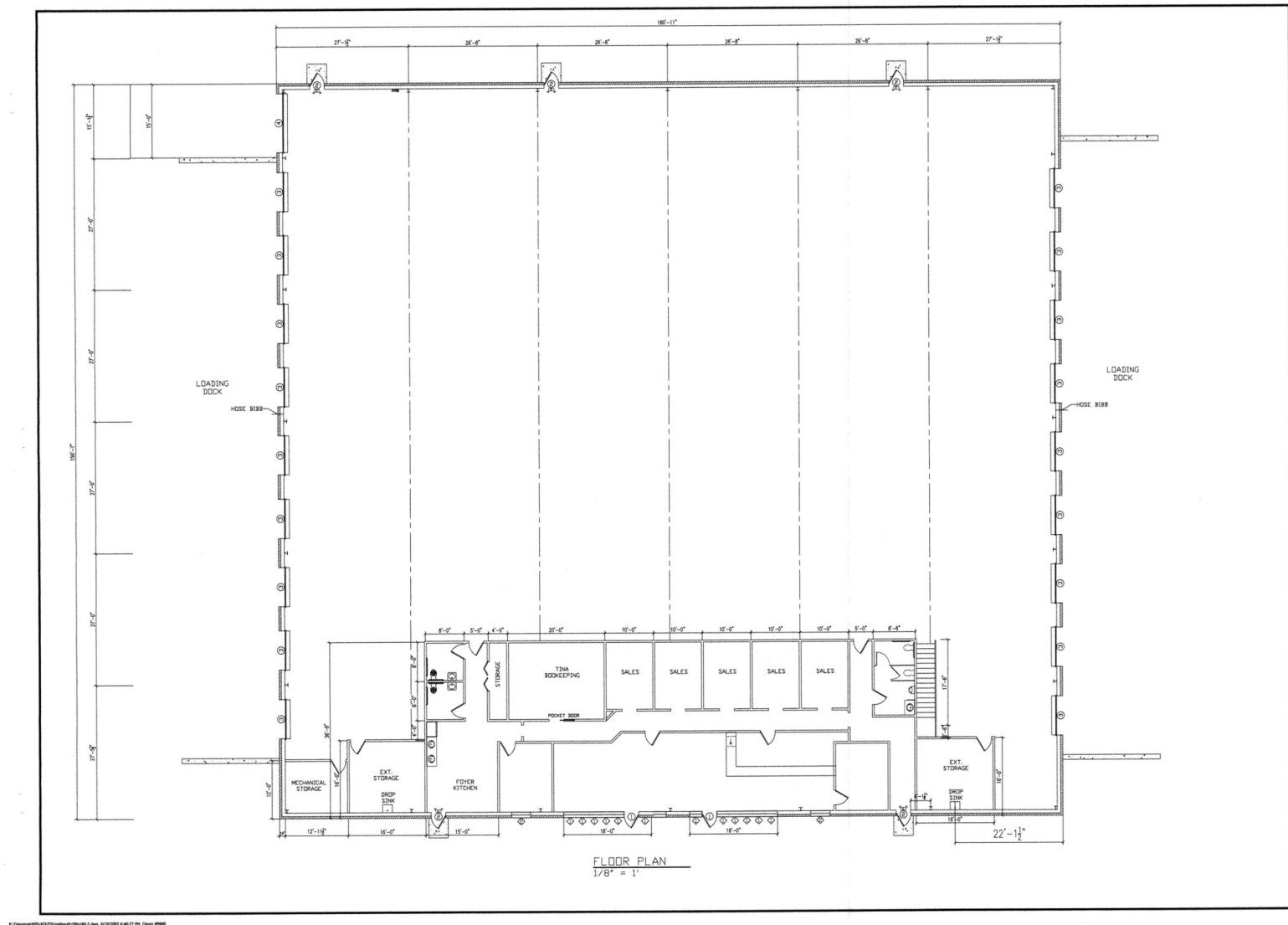
Office



Office

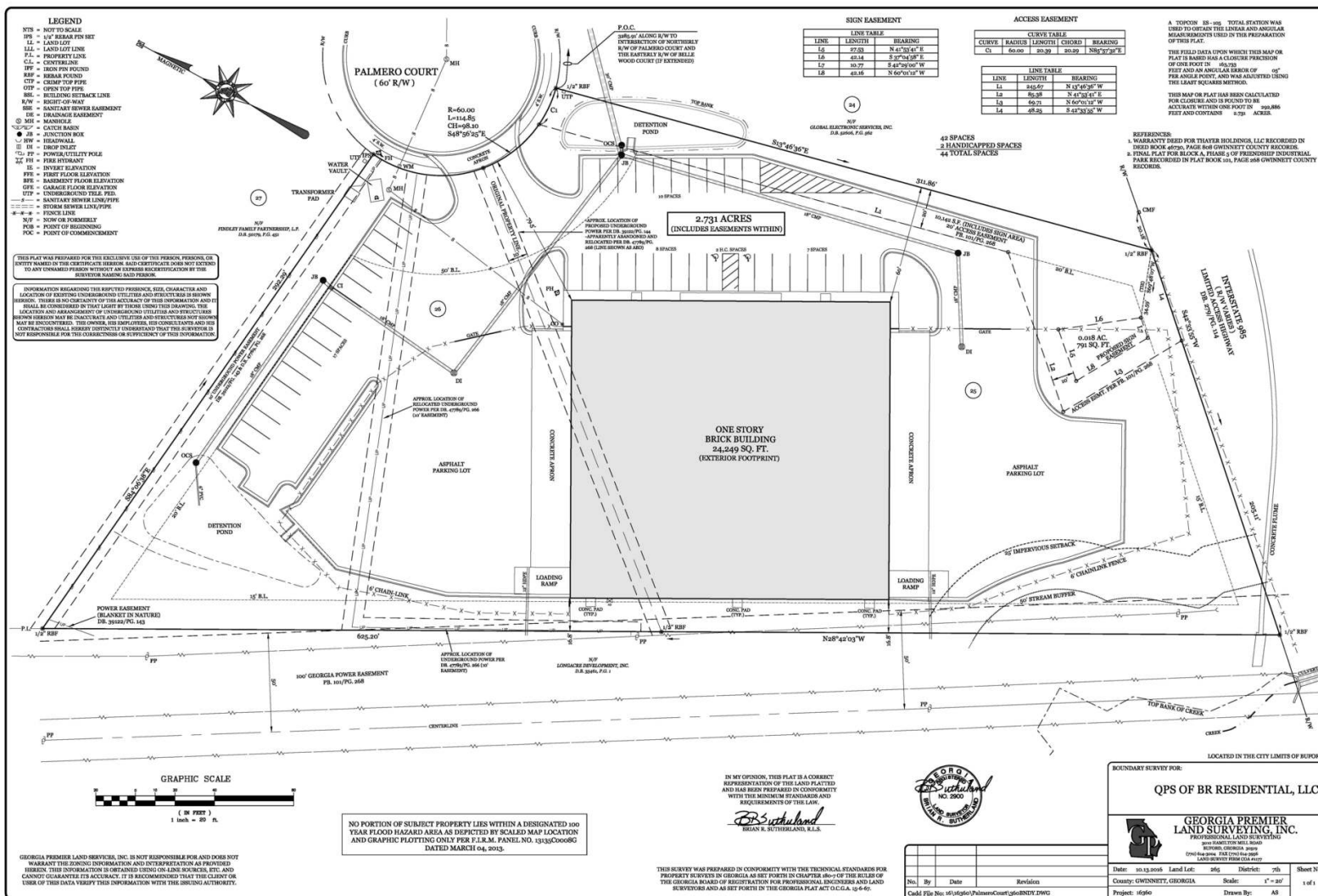
FLOOR PLAN

24,129 SF Industrial Facility with Stabilized Yard



SURVEY

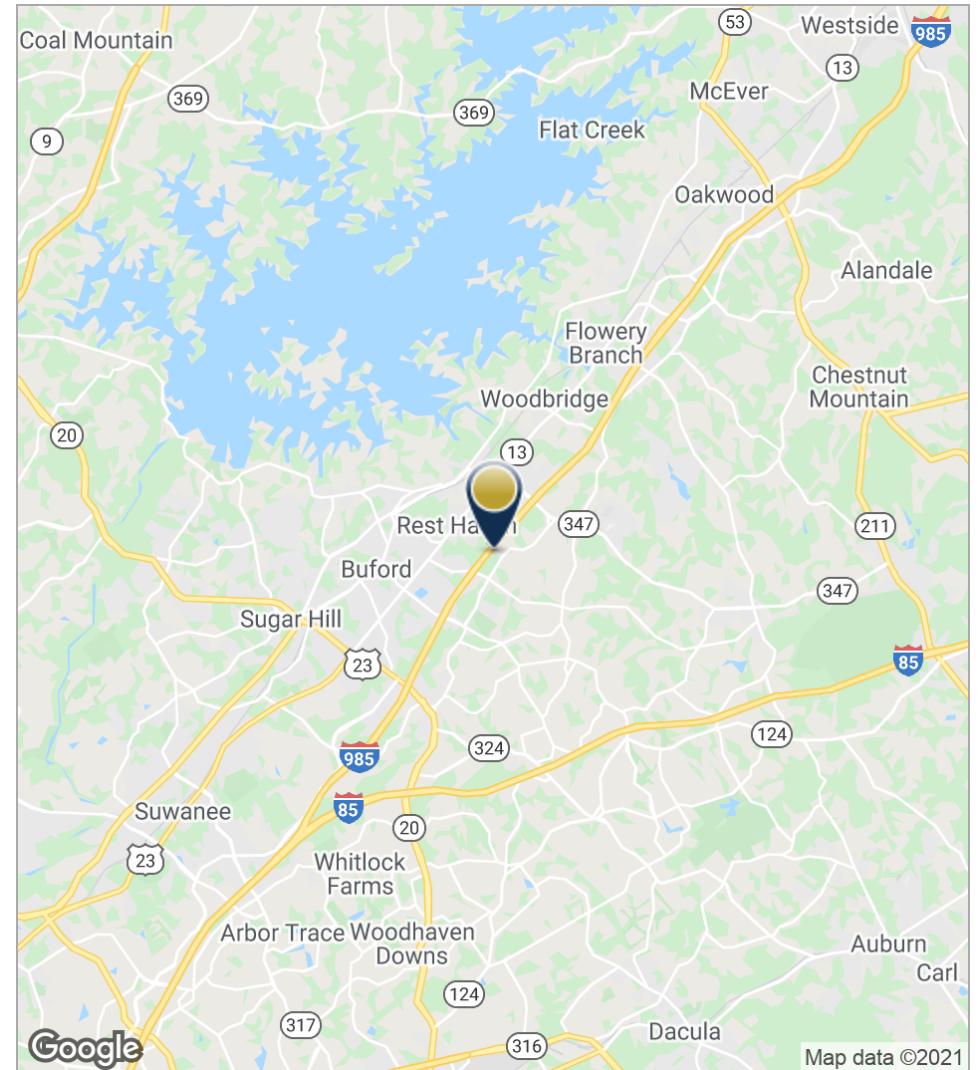
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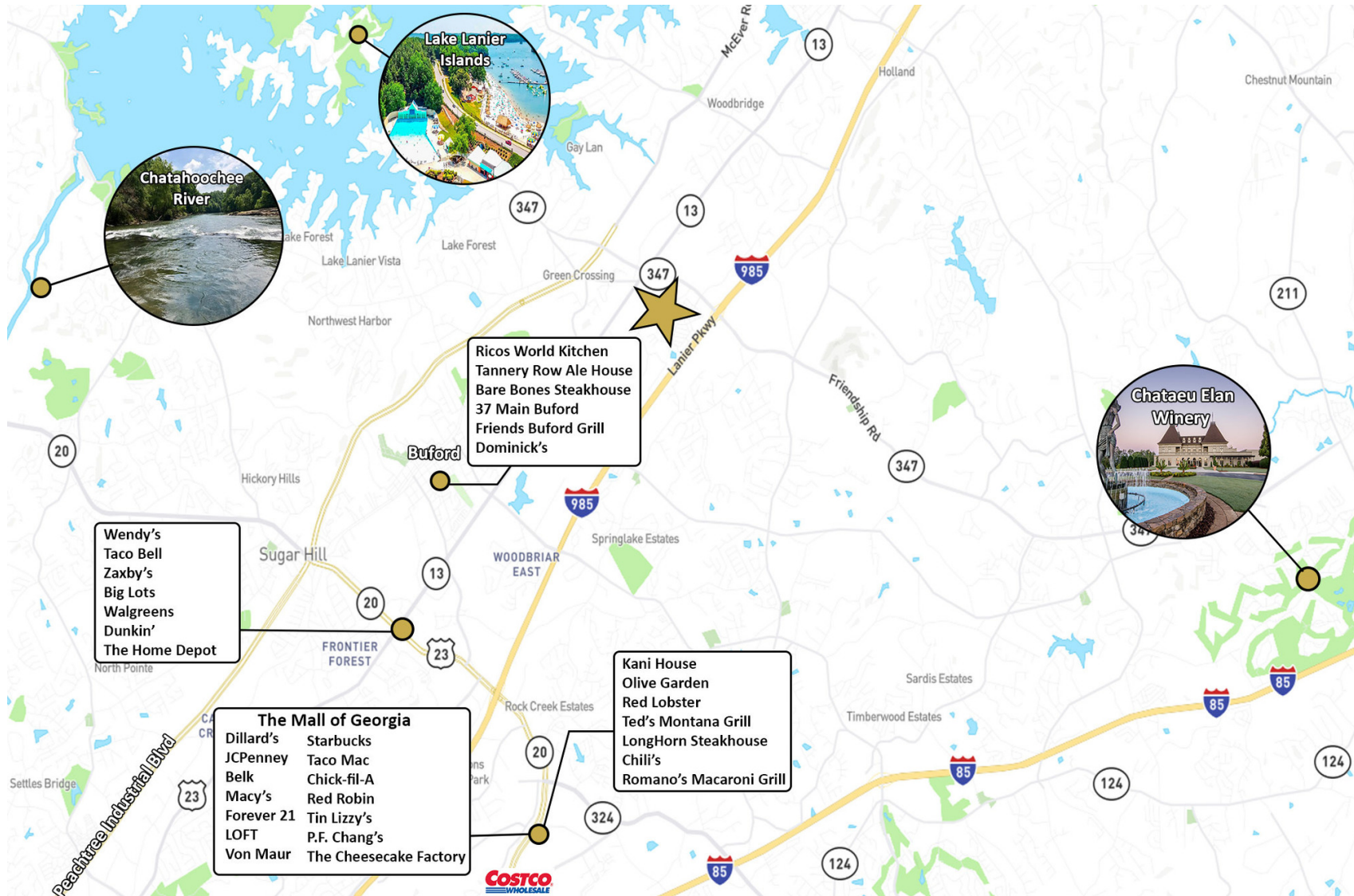




LOCATION MAPS

24,129 SF Industrial Facility with Stabilized Yard







1

LAKE LANIER ISLANDS

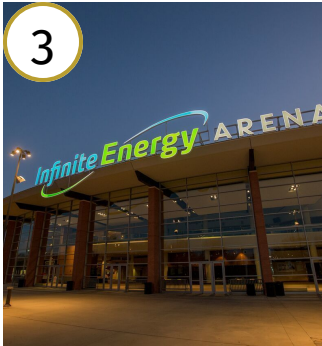
Situated along the shores of Lake Sidney Lanier, Lake Lanier resort features 1,500 scenic acres, beckoning to families and corporate groups alike. Encompassing immense natural beauty in an intimate setting, this luxury resort and hotel in Buford, GA is perfect for family vacations, romantic escapes, business conferences, weddings and more.



2

THE MALL OF GEORGIA

The Mall of Georgia is the largest mall in the state of Georgia with over 200 stores including anchor department stores Belk, Dillard's, JCPenney and Macy's. It is part of Simon Property Group and features an IMAX theater and many dining options. Surrounding the mall is one of the largest retail districts in the Metro-Atlanta area.



3

INFINITE ENERGY CENTER

Located just off of I-85 and Sugarloaf Parkway, the Infinite Energy Center is minutes from the outside of Atlanta. The Center's 90-acre lakefront campus can accommodate a variety of events from concerts, performances, meetings, trade shows, conventions, banquets and celebrations.

CHATEAU ELAN WINERY AND RESORT

The enchanting Chateau and full-service winery is nestled among North Georgia's picturesque foothills and is a premier meeting destination that offers championship golf, full production winery, European health spa and other world class amenities. The warm southern hospitality, beauty of the French countryside and vineyards spreading across 3,500 acres makes for a spectacular weekend getaway.



4

THE CHATTAHOOCHEE RIVER

Lying within the Chattahoochee National Forest, the Chattahoochee River originates in the Blue Ridge Mountains to provide metro Atlanta with amazing outdoor recreation. Commonly referred to as "The Hooch" the Chattahoochee River has served a summer staple for family fun, lazy river tubing and countless summer memories.



5

GEORGIA GWINNETT COLLEGE

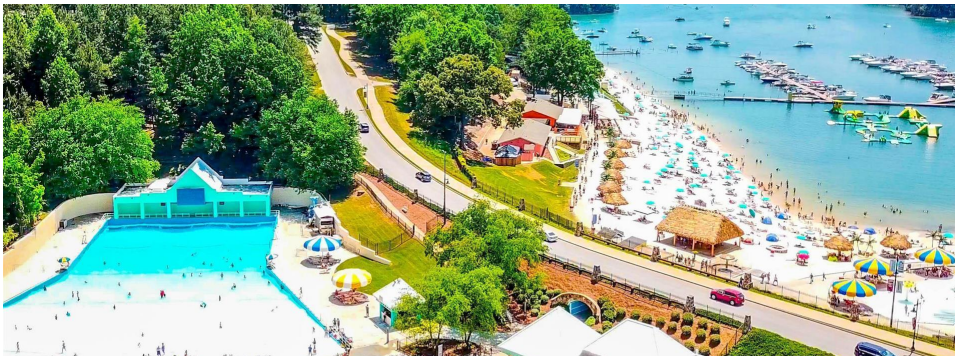
Georgia Gwinnett College was founded in 2005 as a dynamic learning community. More than 12,000 students are currently enrolled with 68% being full time. GGC has an average class size of 21 students, with high faculty and technological engagement. The university provides a high-value, low-cost option for students seeking higher education.



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ABOUT THE AREA

24,129 SF Industrial Facility with Stabilized Yard



BUFORD

Buford is a city in Gwinnett and Hall counties just 25 miles north of Atlanta and on the southern shores of Lake Lanier. The City of Buford has come a long way since its beginnings in 1872 as a depot on the railway line between Atlanta and Charlotte, North Carolina. Major domestic and international companies have established operations in Buford. The Buford Dam has become a major source of power for the state and Lake Lanier Islands is recognized as a premier recreational development in the Southeast.

- Well-developed infrastructures enhance the efficiency of business operations and favorably impact bottom-line profits
- Abundant, highly motivated, production-oriented labor force
- City-owned water, sewer, gas and electric systems provide the lowest utility rates in the area
- Excellent, locally-controlled primary and secondary education system with a large number of major universities and technical schools within a 50-mile radius
- Scenic beauty and small town friendliness that create a nurturing environment for employees
- Major industrial and commercial acreage available on major transportation arteries priced to attract new business

* Source: GwinnettCounty.com

ABOUT THE AREA

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GWINNETT COUNTY

Gwinnett County is a county in the north central portion of the U.S. state of Georgia. As of 2019, the population is estimated to be 920,800, making it the second-most populous county in Georgia. Its county seat is Lawrenceville, Lilburn, Loganville, Norcross, Peachtree Corners, Rest Haven, Sugar Hill and Suwanee.

Gwinnett County boasts some of Metro Atlanta's greatest outdoor destinations including Lake Lanier, the Chattahoochee River and Stone Mountain. It also hosts many arts and entertainment options such as the Infinite Energy Center, Gwinnett Braves, Atlanta Gladiators, Hudgens Center for the Arts and the Gwinnett History Museum.

Gwinnett County is also home to Georgia Gwinnett College. GGC opened its doors in 2006 as the first four-year college founded in Georgia in more than 100 years, and the first four-year, public college created in the U.S. in the 21st century.

* Source: GwinnettyCounty.Com



DARRELL CHAPMAN

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While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. Darrell also specializes in car wash properties in the Atlanta Market and consistently sells several annually. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$600 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 24 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

Some notable closings include an Event Center for \$4.6MM, 9-acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, several land tracts for \$3MM - \$5MM, a 60 property residential portfolio for \$6MM, a 90-property land portfolio for \$8MM, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a commercial development park in north Georgia on GA Hwy 400 for \$4.9 MM, a medical office park for \$2.4 million, a \$1.4 million-dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes and Shopping Centers.