

OWNER-USER INDUSTRIAL BUILDING FOR SALE

273 INDUSTRIAL PARK DRIVE

SIDE-LOAD DISTRIBUTION WAREHOUSE

LAWRENCEVILLE, GA 30046

M3 COMMERCIAL
REAL ESTATE SERVICES

Building Size

± 48,703 SF



± 48,703 SF on 3.11 fenced acres — 7 dock doors, heavy 3,000-amp power, concrete truck court, racking included.

Building Specifications

Total Building Size	± 48,703 SF
Main Level	41,503 SF
Lower Level	7,200 SF
Office Buildout	± 1,428 SF
Clear Height	15' - 23'
Dock-High Doors	7
Drive-In Doors	2
Power	3,000 Amp / 208V / 3-Phase
Sprinkler	Fully Sprinklered (Wet)
Year Built / Renovated	1976 / 1995
Land Area	3.11 Acres (135,472 SF)
Zoning	Light Manufacturing (L-M)

Highlights

- 7 dock-high and 2 drive-in doors served by a dedicated concrete truck court
- Heavy 3,000-amp, 208V, 3-phase service supports manufacturing or specialty industrial use
- 3.11 acres at a 2.78:1 land-to-building ratio — yard and outdoor storage
- Fully fenced with gated entry and security system
- Existing warehouse racking included with the sale; 22 on-site parking spaces
- 4 minutes to GA-316, 12 miles to I-85, 28 miles northeast of downtown Atlanta

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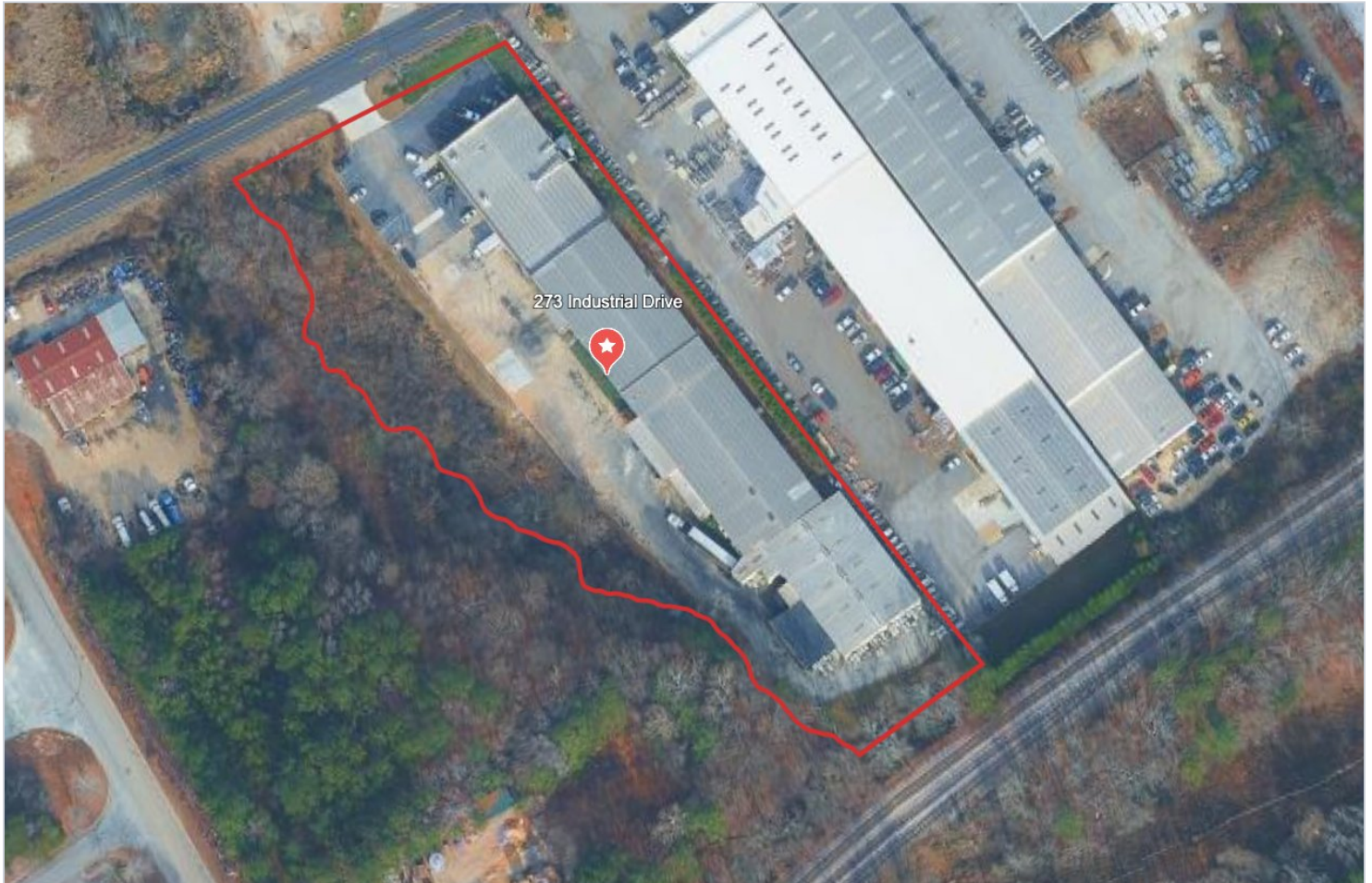
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SITE & AERIAL

3.11 Acres • 135,472 SF • Zoned Light Manufacturing (L-M)



Property boundary outlined in red — 3.11 acres with a single curb cut onto Industrial Park Drive.



Concrete truck court — 7 dock-high doors and 2 drive-in doors, fully fenced and gated.

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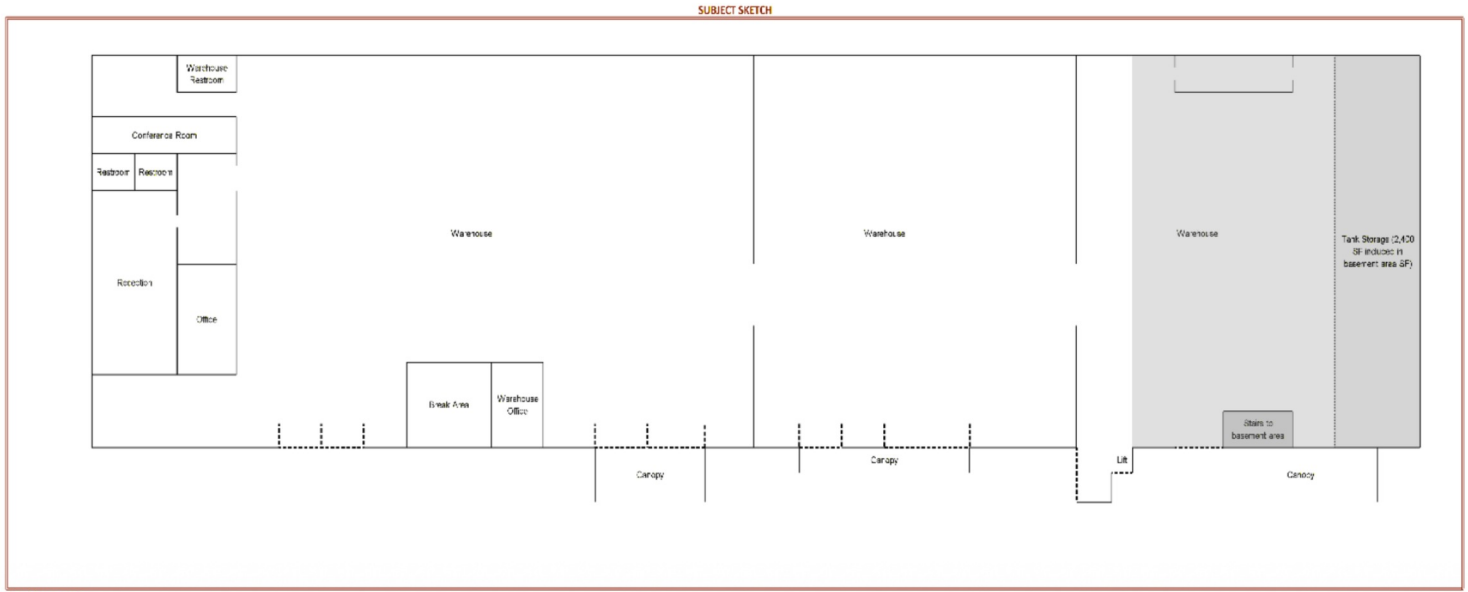
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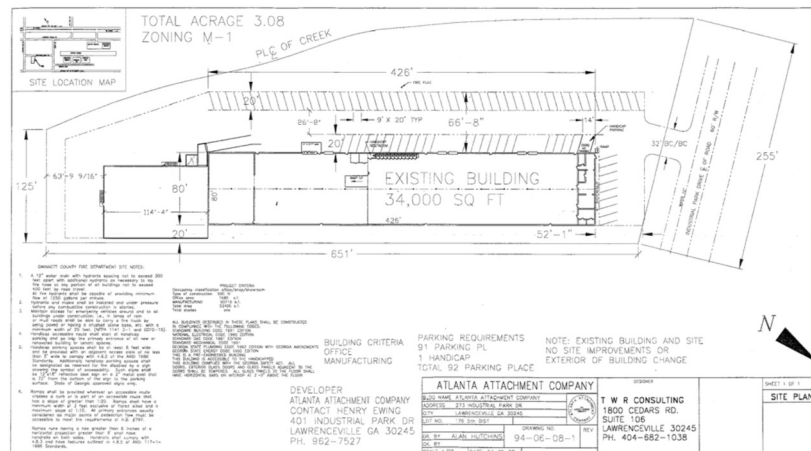
FLOOR PLAN

Sketch – not to scale



SITE PLAN

Survey – T W R Consulting



Survey dated 1994 – depicts the original 34,000 SF building and prior parking count, before the 1995 renovation and expansion.

Contact

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