



Your Place, Your Space



An Investment Opportunity
in Flex Building Suites



SANCTUARY
— COMPANIES —

Your Place, Your Space

A modern, flexible environment where your passions, projects, and investments will become Legendary.

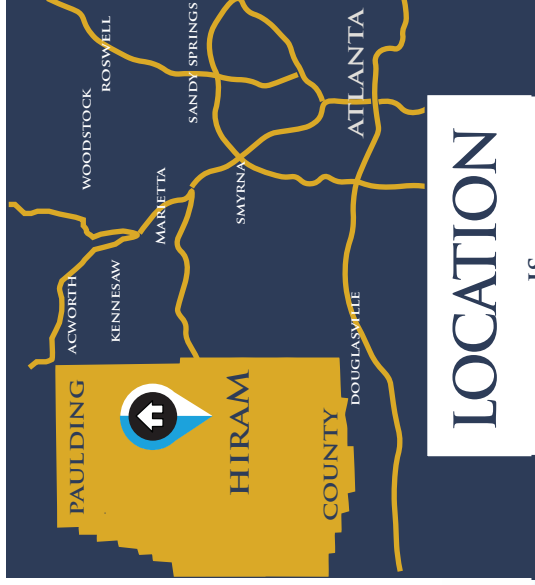
High-end flex space built with versatile designs suitable for multiple uses. ToolBox offers individually owned condominium units with a gracious minimum 1,250 s.f. of flexible space complete, with a bathroom.

Each unit is designed for trade professionals, hobbyists, start up operators, and craft makers, to build their Legacies.

SMALL BUSINESS
ADMINISTRATION
FINANCING AVAILABLE

Stop renting,
Own your Space with as little
as
10% down
via SBA 504

"SBA 504 financing is subject to third-party lender and SBA approval. Buyer must meet all SBA eligibility requirements, including owner-occupancy rules."



LOCATION
IS
EVERYTHING

BUILT BY FOR THE
TRADES

RASING THE DOORS
2027



3932 Jimmy Lee Smith Parkway
Hiram, Georgia



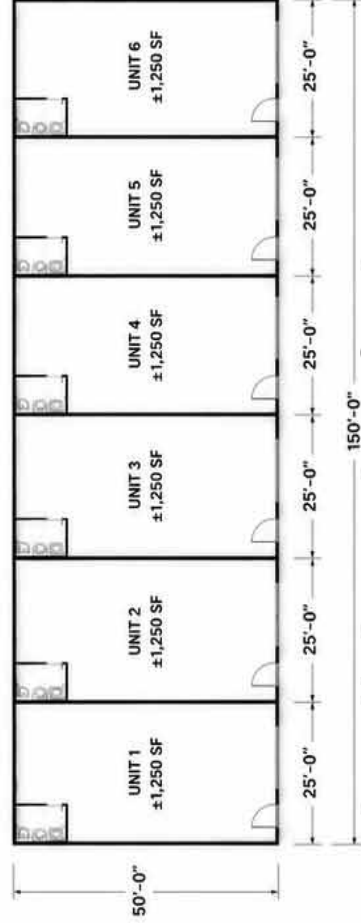
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BOUTIQUE FLEX SPACES – 6 UNIT BUILDING

3D FLOOR PLAN – 6 UNITS



FLOOR PLAN – 6 UNITS (TOP VIEW)



ROLL-UP DOORS, ROLL-OUT POSSIBILITIES.

EXTERIOR VIEW



EXAMPLE USES – MIXED OCCUPANCY

UNIT 1 PLUMBING Plumbing repair and installation business.	UNIT 2 BAKERY Commercial kitchen and retail bakery.	UNIT 3 OFFICE / STUDIO Private office or creative studio space.	UNIT 4 BOAT STORAGE Secure indoor storage for boats and gear.	UNIT 5 AUTO / DETAIL Car storage, detailing and auto services.	UNIT 6 WOODWORKING Woodworking shop and custom furniture.

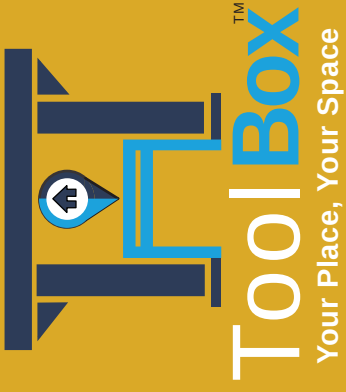
ADDITIONAL EXTERIOR VIEWS



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— YOUR PLACE, YOUR SPACE —
BUILD EQUITY THAT WORKS AS HARD AS YOU DO.



SPECIFICATIONS

HIGH-STRENGTH CONCRETE FLOORS WITH INTEGRAL STEEL FOR

ADDITIONAL CAPACITY

EXTERIOR **METAL** WALL STUDS WITH R-19 INSULATION FOR

LOWER ENERGY CONSUMPTION AND STRENGTH

METAL STANDING SEAM ROOF FOR **PEACE OF MIND**

HOLLOW METAL EXTERIOR PERSONNEL DOOR FOR **SECURITY**

INSULATED METAL OVERHEAD DOOR (12' X 14')

DRYWALL ON ALL WALL SURFACES

ACOUSTICAL WHITE CEILING TILES IN OFFICE

AND BATHROOM AREAS

PAINTING: ALL INTERIOR WALLS PAINTED WHITE.

200-AMP ELECTRICAL SERVICE

110V RECEPTACLES PER CODE IN WAREHOUSE AREA

PREWIRE FOR FUTURE TENANT-INSTALLED CEILING FANS

RECEPTACLES AND LIGHT SWITCHES (PER NEC CODE) IN OFFICE

AND BATHROOM AREAS

LED STRIP LIGHTING IN WAREHOUSE CEILING

SCENCE LIGHTS AT ENTRY MAN DOOR

MINI-SPLIT SYSTEM FOR COOLING AND HEATING TO

ACCOMMODATE THE OFFICE AND RESTROOM

ELECTRIC HEATER FOR WAREHOUSE AREA

WATER HEATER

1 TOILET AND 1 HAND SINK

FIRE SPRINKLERS - MONITORED



Your Place Your Space

Top Drawer

TOOL OPTIONS

- Garage Door Glass Panels
- Remote Surveillance Systems
- Monitored Security Systems
- Custom Shelving and Storage
- Mezzanines and Lifts
- Climate Control Systems
- Designer Floor Treatments
- Bars and Kitchenettes
- Garage Door Operators
- Decorative Glass Entry Doors

LOCATION PLAN



ToolBox
Your Place, Your Space



RASING THE DOORS 2027

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