

3190 Industrial Way Snellville GA 30078

Unit 100

- 4100+/- SF- 2,500 sq ft downstairs and 1,600 sq ft on second floor. 15 offices, 2 Restrooms, Conference Room and Breakroom
- Current lease - \$3,600 a month. Expires 7-25-27. Lease rate will increase to \$3,900 July 2025.

Unit 200

- 2,000 sq ft with 1,025 sq ft office and 975 sq ft warehouse. The warehouse is heated and cooled with an HVAC in place. 5 offices, breakroom, 1 restroom and foyer. Two overhead doors.
- Current lease - \$1,950 a month plus \$150 Cam fee. Expires 1-15-2028. Lease rate will increase to \$2,050 in January 2025 and \$2,150 in January 2027.

Unit 400

- 2,000 +/- sq. 5 offices, 1 restroom and a finished warehouse space with heating and cooling. Two overhead doors.
- Current lease- \$1,900 a month. Expires 7-25-2025 and has a \$50 increase every year. This tenant is planning to sign a 5-year lease when this lease expires.

Unit 100 and 400 will be switching to a cam fee at the end of the current lease

Approximate Landlord Expenses

Tax City and County - \$10,000

Insurance - \$1,500

Water/ Garbage - \$1,800

Yard care - \$1,700

Total Yearly Expenses - \$15,000

Additional Details:

- All HVAC units have been replaced over the last 5 years.
- Parking lot recently Updated
- Exterior painted August 2024.
- Landscaping updated.
- Two additional Storage buildings (12' x 20' and 20' x 20') in a fenced and secured area included in sale