

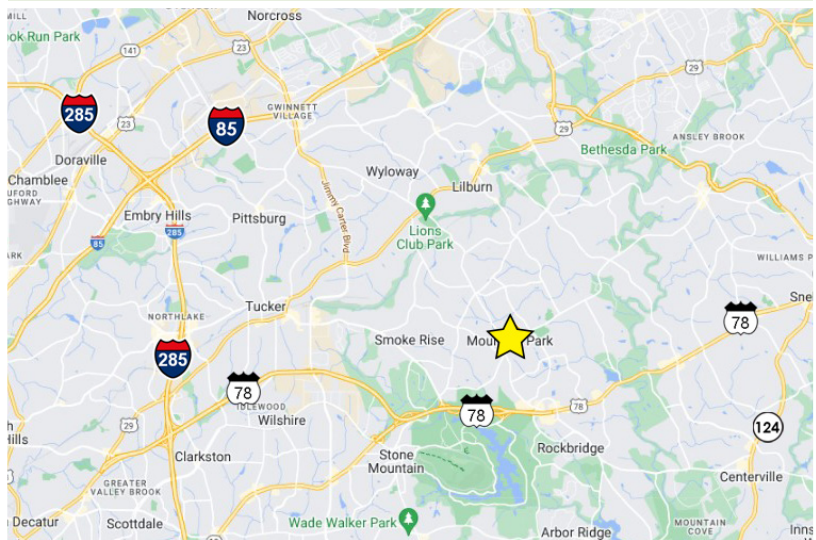
IOS Investment Opportunity - 100% Leased 18,000± sf Flex Building on 3.41± Acre



1270 Turner Road
Lilburn, GA 30047

Property Details

- 18,000± sf flex building situated on 3.41± acres
- 5,000± sf office
- 3 drive-in doors
- Outside storage, truck parking, etc.
- Zone M-1
- Leased to Naturescape Lawn Care - 40 locations nationally (naturescapelawn care.com), through 10/14/ 2026 with one 3-year renewal option and one 2-year option; 3% annual escalation
- \$156,060 NOI
- Asking price: \$2,550,000 (\$141/sf)



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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

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