



FOR LEASE



106 DIXIE DRIVE

INDUSTRIAL WAREHOUSE/OFFICE SPACE

WOODSTOCK, GEORGIA 30189

LEASE RATE

\$13.50

SF/YEAR - NNN

Located at 106 Dixie Drive, Woodstock, Georgia 30189, this property is situated in one of Metro Atlanta's fastest-growing and most desirable business communities. With convenient access to Interstate 575 and Highway 92, the location offers excellent connectivity, a strong consumer base, and an outstanding environment for a variety of office, medical, retail, or service-oriented businesses.

OFFICE LOCATION



Woodstock's
Premier
Business Hub

- ✓ Approximately 30 miles north of Downtown Atlanta
- ✓ Excellent access to Interstate 575 and Highway 92
- ✓ Minutes from vibrant Downtown Woodstock
- ✓ Surrounded by residential and commercial developments
- ✓ Strong population and household income demographics
- ✓ Walkable downtown featuring restaurants, retail and entertainment
- ✓ Award-winning parks, trails, and recreational amenities



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OVERVIEW

Rare opportunity to occupy $\pm 8,100$ SF warehouse building situated on ± 1.2 acres with rear yard in sought after Woodstock, Georgia. This Light Industrial (LI) zoned, freestanding building is situated less than 2 miles from I-575 at Hwy 92/Alabama Rd., 20 miles from Atlanta, and 30 miles to Hartsfield Jackson Airport. The warehouse has 14' ceiling height with two grade-level doors and approximately $\pm 2,500$ SF of office space. The building is equipped with 400 amp 3 phase power and a crane. Building signage is available. Available immediately.

BUILDING SIZE	$\pm 8,100$ SF
AVAILABLE SPACE	$\pm 8,100$ SF
OFFICE/WAREHOUSE SIZE	$\pm 2,500$ SF / $\pm 5,600$ SF
ZONING	L-I (Light Industrial)
PARCEL ID	15N06D-00000-271-000-0000
SITE SIZE	± 1.2 Acres
PARKING	6-8 Surface spaces
SIGNAGE	Storefront / Facade
# OF GRADE-LEVEL DOORS	2
# OF CRANES	1
CLEAR HEIGHT	14'
UTILITIES	All-to-site
FOUNDATION	Slab
CONSTRUCTION	Masonry & Steel



Please do not visit the property or disturb current business. For more information or to schedule a tour, please contact Sean Williams at SWilliams@BullRealty.com.

HIGHLIGHTS

- $\pm 8,100$ SF Industrial building
- ± 1.2 -acre site with gated rear yard
- 14' ceiling height
- 400 amp 3-phase power
- 2 Grade level drive-in doors
- $\pm 5,600$ SF Warehouse with crane
- $\pm 2,500$ SF Office space
- Light Industrial zoning
- 6-8 surface parking spaces
- Available immediately



LEASE RATE
\$13.50/SF/YR NNN

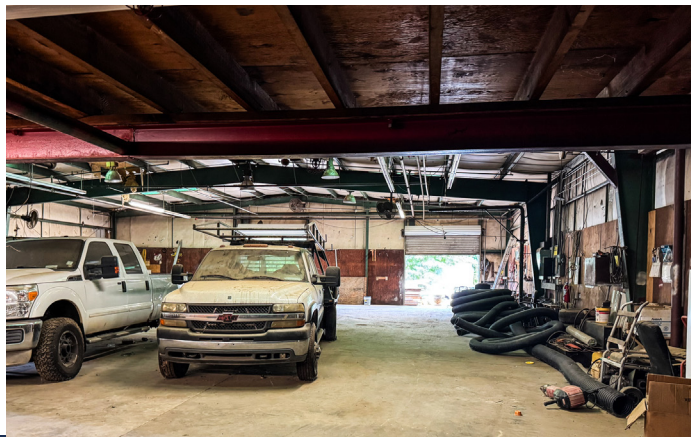


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PROPERTY PHOTOS

These photographs highlight the property's professional appearance, functional warehouse layout, quality office space, and well-maintained site, offering an excellent environment for industrial and service-oriented businesses.



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FLOOR PLAN

The building features $\pm 5,600$ SF of warehouse space and $\pm 2,500$ SF of office space, making it ideal for a variety of industrial, warehouse, distribution, manufacturing, and service-oriented users.



PROPERTY SUMMARY

TOTAL BUILDING SIZE:	$\pm 8,100$ SF
WAREHOUSE SIZE:	$\pm 5,600$ SF
OFFICE SIZE:	$\pm 2,500$ SF
CLEAR HEIGHT:	14'
DRIVE-IN DOORS:	2 Roll-Up Doors
POWER:	400 AMP, 3-Phase
ZONING:	LI (Light Industrial)



Building signage is available.
Available Immediately.



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DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
8,141	82,185	192,039



HOUSEHOLDS

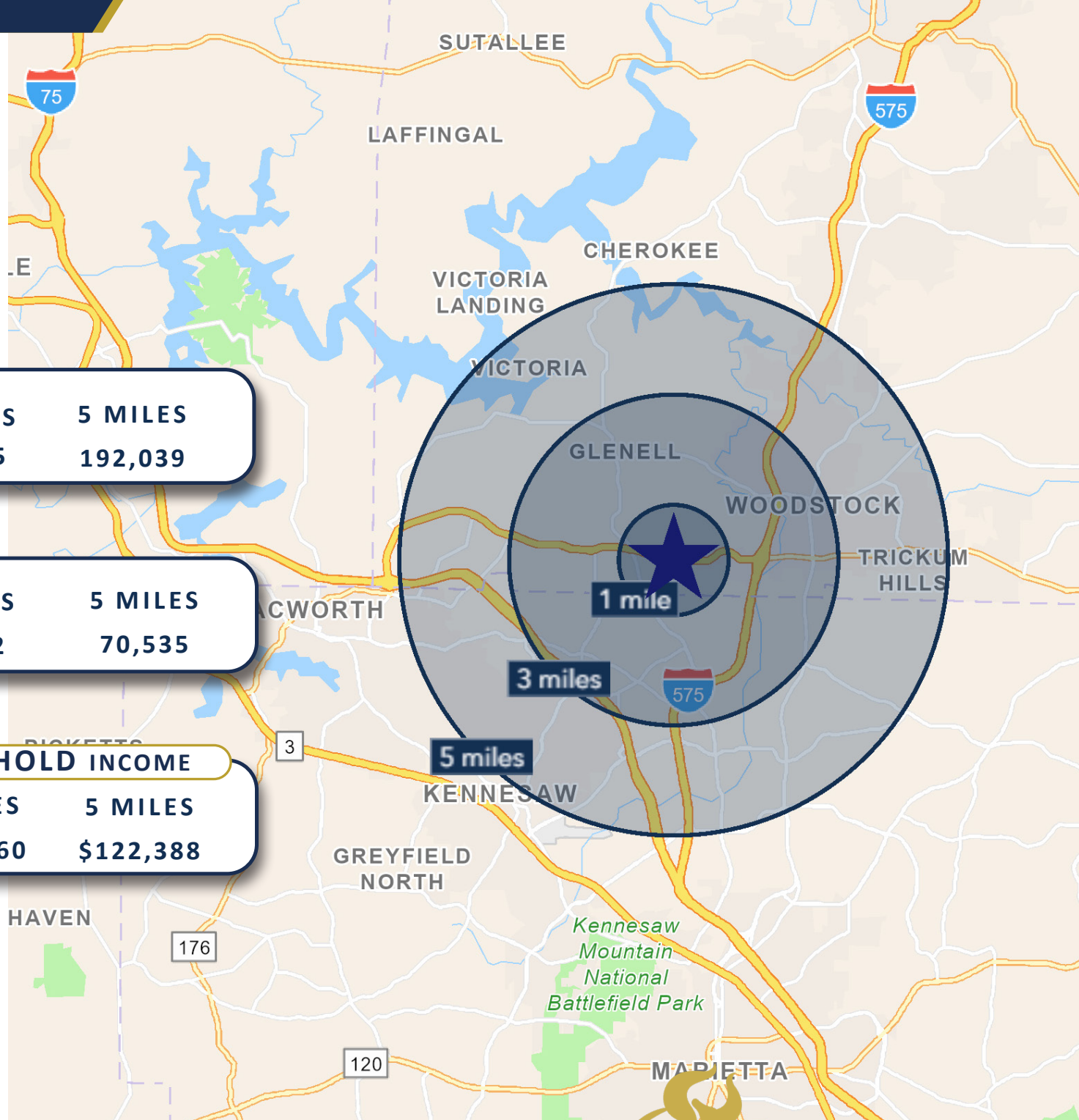
1 MILE	3 MILES	5 MILES
3,240	30,412	70,535



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$108,446	\$116,860	\$122,388

ESRI 2026



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BROKER PROFILE



SEAN WILLIAMS

S.V.P. The Office Group

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CAREER

Sean Williams specializes in delivering expert brokerage advisory services for investors, property owners, developers, and corporate users of office properties throughout the Atlanta metropolitan area and Georgia. His client-first approach, market knowledge, and attention to detail have earned him a reputation as a trusted advisor in commercial real estate.

Utilizing the latest technology and digital resources, Sean provides the highest levels of professionalism while combining diligent execution with personalized service. As a native and lifelong resident of Atlanta, he offers nearly five decades of firsthand knowledge of the commercial real estate market throughout Metro Atlanta and the Southeast.

EXPERIENCE

With nearly 50 years of firsthand knowledge of the Atlanta commercial real estate market, Sean has represented private investors, institutional owners, developers, landlords, and tenants in acquisitions, dispositions, leasing, and tenant representation assignments.

His extensive local market expertise, strategic negotiation skills, and commitment to exceptional client service have made him a trusted advisor for businesses and investors throughout the Southeast. Sean is dedicated to delivering solutions that maximize value while building long-term client relationships.

REPRESENTATIVE CLIENTS & ASSIGNMENTS

- NorthWinds Summit
- Weatherstone Park
- Avalon Center Office Park
- Atlanta Executive Center
- The Eclipse
- Alpharetta Medical Center
- Barrett Court Offices
- Peachtree Dunwoody Park
- Oakdale Business Park
- Atlanta West Business Center
- Peachtree Corners Corporate Centre
- Technology Park/Atlanta
- Woodpark Medical Office
- The Windsor Over Peachtree
- Towne Lake Business Center
- Edward Jones
- 1-800-FLOWERS
- Cobb Pediatric Therapy Services
- Byram Healthcare
- Allergy & Asthma of Georgia
- DSI Renal
- IP Communications
- Lekotek of Georgia
- Milan Eye Center
- Dynamix Web Design
- Alpharetta Medical Group
- Davis & Church Engineering
- PT Solutions



25+
YEARS OF
EXPERIENCE

250+
TRANSACTIONS
COMPLETED

\$80M+
TOTAL
SALES VOLUME

ATLANTA COMMERCIAL
BOARD OF REALTORS
MILLION DOLLAR CLUB
SINCE 2018



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