



Industrial Warehouse / Office Space

Sale or Lease | ±24,140 SF

5355-5356 Palmero Ct, Buford, GA 30518

Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the sale or lease of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser or tenant may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers or tenants may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers or tenants.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller/Landlord. Each prospective purchaser or tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the Property described herein.

Owner/Seller/Landlord expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller/Landlord shall have no legal commitment or obligation to any purchaser or tenant reviewing this Offering Memorandum or making an offer to purchase or lease the Property unless a written agreement for the purchase or lease of the Property has been fully executed, delivered and approved by the Owner/Seller/Landlord and any conditions to the purchaser's or tenant's obligations therein have been satisfied or waived. The Owner/Seller/Landlord reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner/Seller/Landlord. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller/Landlord. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

CONTACT INFORMATION

DARRELL CHAPMAN
Partner
DChapman@BullRealty.com
404-876-1640 x 114

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com



TABLE OF CONTENTS

Executive Summary	04
Property Information	05
Floor Plan	06
Survey	07
Aerial	08
In The Area	09
Photos	10
Gwinnett County	12
Broker Profile	13
About Bull Realty	14
Confidentiality Agreement	15

Executive Summary

±24,129 SF INDUSTRIAL FACILITY WITH STABILIZED YARD

Bull Realty is pleased to present a 24,129 SF industrial warehouse facility in Buford, GA featuring a large stabilized yard area permitted for outdoor storage under M-1 zoning. Located just one mile from I-985, the property offers flexible configuration for distribution, fleet operations, contractor use, or traditional logistics. The facility is located in an established industrial park in Buford, GA. This warehouse includes 4,250 SF of office space, 18 dock-high doors, 2 grade-level doors, ceiling heights of 20-24 feet and two regulation sized truck courts that allow for efficient cross-docking. It is situated on 2.71 acres and includes a large parking lot with over 40 parking spaces.

The property is currently occupied, but the tenant is willing to vacate with 90 days notice. A new owner could easily divide the building into two suites if desired, although the current owner has no plans to demise the property.

This property is conveniently located only 1 mile from Interstate 985 at the end of a cul-desac in a well-established industrial park. Nearby industrial/distribution centers includes FedEx, Office Depot, Theragenics, Atlanta Luxury Motors and many more. Excellent location visible to I-985 that has traffic counts of 57,600 VPD

HIGHLIGHTS

- 24,129 SF warehouse that includes: 4,250 SF of office space, 18 dock-high doors, 2-grade level doors and ceiling heights of 20-24 feet
- Large stabilized yard area permitted for outdoor storage (M-1 zoning)
- Solid masonry and metal construction with warehouse in strong condition and office area ready for cosmetic updates to suit a new user
- Flexible configuration: outdoor storage, fleet parking, equipment staging, laydown yard, or one/two truck courts
- Ideal for contractors, fleet-based businesses, contractors requiring yard storage, equipment rental or building supply companies, and traditional owner-users and Investors seeking flexible industrial assets
- Situated on 2.71 acres that includes a large parking lot with over 40 spaces

Property Information

GENERAL:

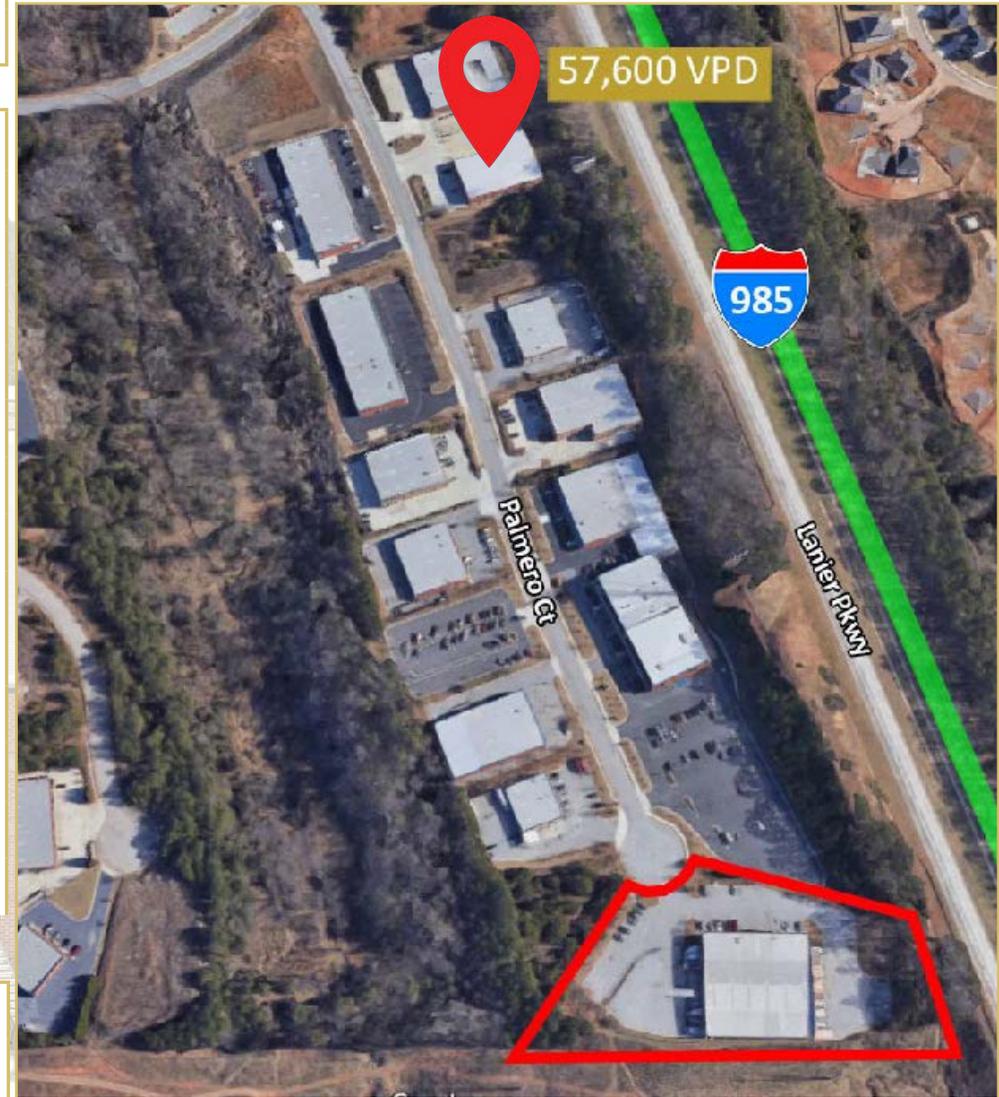
ADDRESS: 5355-5356 Palmero Ct, Buford, GA 30518
COUNTY: Gwinnett

SITE/BUILDING:

BUILDING SIZE: ±24,129 SF
OFFICE SIZE: ±4,250 SF
SITE SIZE: 2.71 Acres
ZONING: M1
YEAR BUILT: 2007
OF GRADE LEVEL DOORS: 1
OF DOCK HIGH DOORS: 18
POWER: 400 AMP
PHASE: 3 PH
CEILING HEIGHT: 20-24 FT
CONSTRUCTION TYPE: MASONRY / METAL
PARKING SPACES: 42
TRAFFIC COUNTS: 57,600 VPD On Lanier Parkway

FINANCIAL:

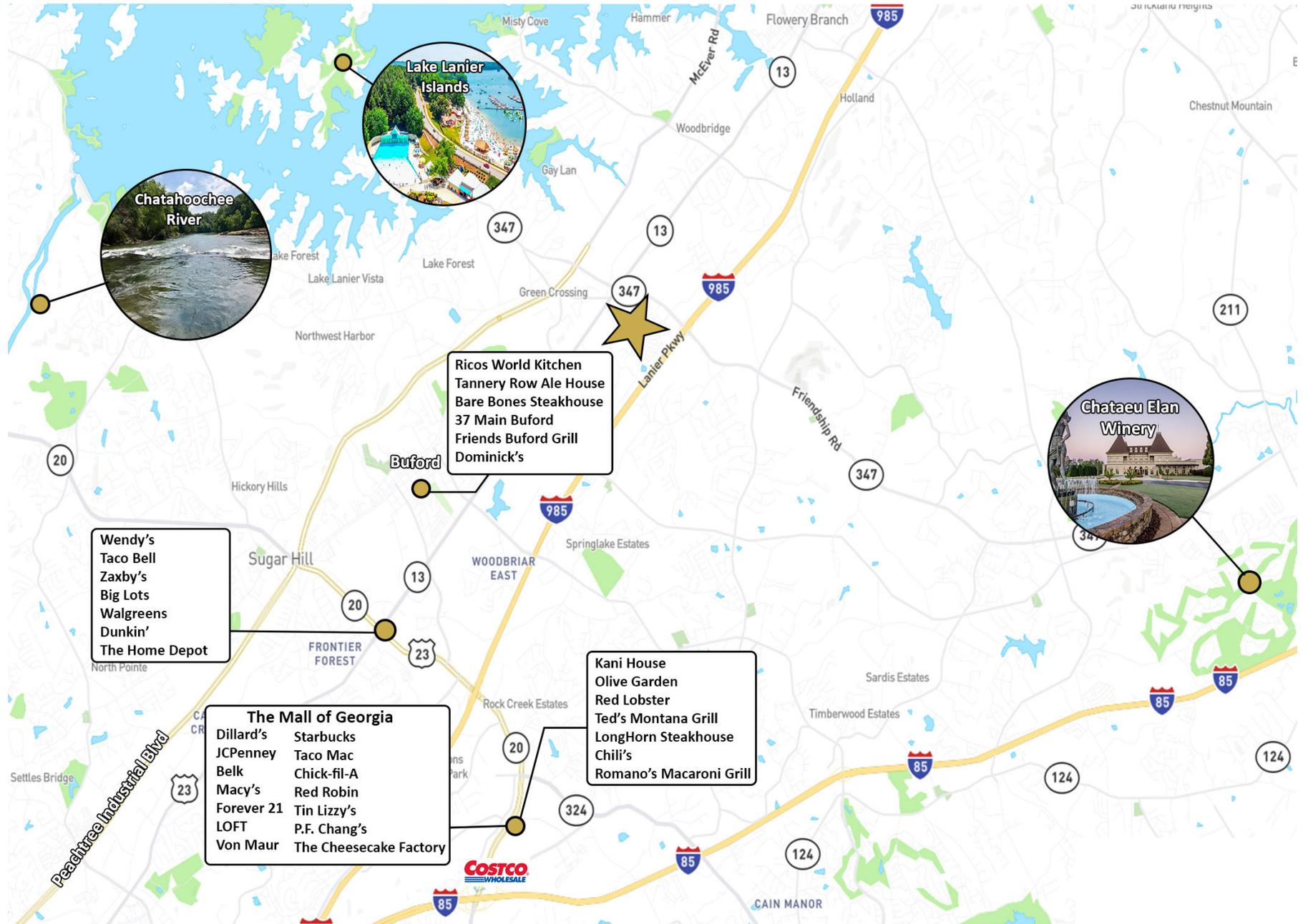
SALE PRICE: \$4,900,000
LEASE RATE: \$13.50/NNN



AERIAL



IN THE AREA







Gwinnett County

Gwinnett County stands out as one of metro Atlanta's most dynamic real estate markets, combining steady population growth with relative affordability. Its strong public schools, expanding infrastructure, and consistent in-migration continue to support healthy housing demand across property types.

For investors, the county offers diverse opportunities ranging from value-add single-family rentals to new construction and small multifamily assets. A broad employment base in logistics, healthcare, and professional services helps drive stable occupancy and long-term appreciation potential.

Submarkets such as Lawrenceville, Duluth, and Buford appeal to both renters and owner-occupants seeking access to major highways, retail, and parks. For buyers and investors alike, Gwinnett County offers a balanced mix of cash flow stability and sustainable growth.

BUFORD, GA

Buford has emerged as one of the most desirable submarkets in northeast metro Atlanta, offering real estate investors a blend of strong demographics, limited supply, and steady appreciation. Anchored by proximity to Atlanta and access to I-985 and I-85, Buford benefits from both commuter demand and local economic activity. The presence of major retail destinations like Mall of Georgia further strengthens rental appeal and consumer traffic, supporting single-family rentals, townhomes, and small multifamily investments with consistent occupancy potential.

For end users, Buford delivers a compelling mix of suburban comfort and lifestyle convenience. Highly regarded schools, proximity to Lake Lanier, and a growing mix of dining and retail make it attractive for families and move-up buyers. With continued residential development and strong buyer demand, Buford offers both quality-of-life advantages and long-term value growth—positioning it as a strategic choice for investors seeking appreciation and homeowners looking for stability.



Broker Profile



DARRELL CHAPMAN

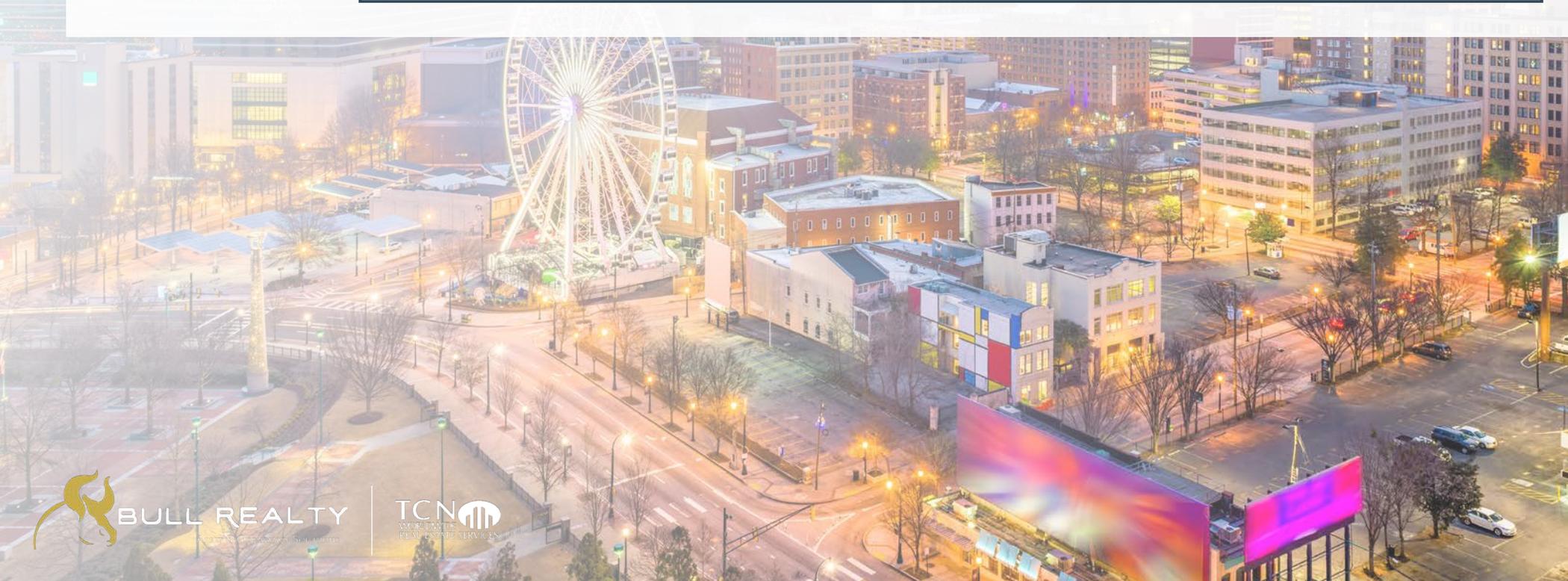
Partner, Bull Realty
Darrell@BullRealty.com
404-876-1640 x 114

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. Darrell also specializes in car wash properties in the Atlanta Market and consistently sells several annually. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 24 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

Some notable closings include a 9-acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a commercial development park in north Georgia on GA Hwy 400 for \$4.9 MM, a medical office park for \$2.4 million, a \$1.4 million-dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes, and Shopping Centers. Prior to commercial real estate sales, Darrell enjoyed a successful career in the boating industry, and worked as a manager, consultant, and trainer for many of the leading dealerships in the Southeast. Darrell eventually operated his own successful marine dealership in Forsyth County and honed his reputation for honesty and integrity selling boats to customers all over the world.

Darrell attended the University of Tennessee studying electrical engineering.



ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 27 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

<https://www.bullrealty.com/>



28
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

Confidentiality Agreement

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 35 W. Church Street, Jasper, Georgia 30143. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day _____ of , 20__.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

CONTACT INFORMATION

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