

# REDUCED!! Industrial / Warehouse

1635 Beaver Ruin Rd, Norcross, GA 30093



Presented By:  
David Realty Partners



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## Property Details

**Price: \$15.00 /SF/YR**

- Located on the busy Beaver Ruin Road, close to the I-85 on ramp.
- Secure space and parking lot
- Super nice, 100% brick and stone building. You will be impressed!
- Tall monument sign right on Beaver Ruin Road
- Retail with warehouse

View the full listing here: <https://www.loopnet.com/Listing/1635-Beaver-Ruin-Rd-Norcross-GA/21280555/>

Rental Rate:	\$15.00 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area	22,200 SF
:	
Year Built:	2007
Rental Rate Mo:	\$1.25 /SF/MO

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## Listing space

1st Floor Ste 4/5/6/7/8	Space Available:	6,000 SF
	Rental Rate:	\$15.00 /SF/YR
	Date Available:	October 31, 2024
	Service Type:	Modified Gross
	Office Size:	200 SF
	Space Type:	New
	Space Use:	Industrial
	Lease Term:	3 - 10 Years

Available within 3 weeks: \$7,500/month total rent (includes CAM) plus utilities (Modified Gross lease). 5 drive in bays, all open with a restroom and office. More office can be built if you require it. Very high ceilings, about 18' tall, with 14' tall drive in doors. Perfect for industrial, flex, contractor, storage or online business use. Auto broker use is allowed, but no auto body repair or auto repair. Outdoor parking of work trucks, panel vans or trucks with trailers is allowed. 10 parking spaces (some are double length for truck/trailer parking) plus more in the common area in the front of the building. LED lighting. More offices/clean work rooms, special power requirements (220V, three-phase, etc.) can be added at Landlord expense-within reason. Market commissions (1st month rent plus 4%) paid to leasing agents for national and regional credit tenants or local, well established companies with greater than \$2M in sales.

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## Major Tenant Information

Tenant	SF Occupied	Lease Expired
C + E Concrete	-	
Concrete Specialists	-	
Minuteman Press	-	
Solid used Cars (Auto Broker)	-	

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## Location



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## Property Photos



Building as seen from the street



Lots of parking

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## Property Photos



4 sided brick for high security



Parking lot

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## Property Photos



Mid day traffic



Sample 3,500SF space

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## Property Photos



Sample 3,500SF space



Large monument sign right on Beaver Ruin Rd



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## Property Photos



Aerial shot



Sample 2,400SF space

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