



OFFERINGS MEMORANDUM

2627 HOLLY ST
OFFICE & WAREHOUSE



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EXECUTIVE SUMMARY

2627 Holly Street presents a versatile commercial opportunity in the heart of Holly Springs, GA.

The property features two standalone buildings, a functional warehouse and a dedicated office structure, complemented by a secure, gated outdoor yard area ideal for storage, fleet parking, or operational expansion.

This flexible layout supports a wide range of uses including contractor services, light industrial, distribution, or owner-occupant operations, all within a high-demand North Cherokee sub-market.



PROPERTY FACTS

4,900 SF Office Building.
\$900,000 (\$183.67/SF)

Building Class B
Year Built 1974
Renovated in 2017

Property Type: Office

Tenancy: Single

Building FAR 0.09

Lot Size 1.28 AC

Zoning: GC

General Commercial



Warehouse Size: 1300sqft
Drive-thru Roller Doors lead
to Fenced Exterior Storage.

Warehouse has Power, Heat,
and is Insulated.

Perfect for Storage or as an
On-Site Workshop.

Warehouse has easy access
from Front and Rear property
Entrances



Daily Traffic Count:
+/- 15000 Holly Spring PKY

2 Entrances on Site.

Work Entrance is graded for
Trucks, Trailer, and Equipment

Office Entrance Suitable for
Regular Cars.



**LOCATED RIGHT OFF
HOLLY SPRINGS PKY
AND I-575 THIS
LOCATION IS PERFECTLY
POSITIONED TO EASILY
ACCESS ANY PLACE IN
CHEROKEE COUNTY.**

2627 Holly St has a key
location for service businesses
that need to head out from an
office; While the site itself is
perfect for an office, storage,
or workshop.

The leasing potential is
incredible for a wide variety
of tenants.





MAIN OFFICE FEATURES

- 7 Office rooms
- 3 Bathrooms
- 4 Storage Closets
- 1 Garage
- 2 Breakrooms

THIS PROPERTY IS NOT JUST A WORKSHOP OR AN OFFICE, BUT YOU HAVE GREAT VERSIONS OF BOTH ON SITE ALLOWING FOR A WIDER VARIETY OF BUSINESSES



Parking for 10+ cars on the side of the office itself and an extra area for parking behind the warehouse.

There is also a garage in the basement of the main building that is perfect for storage and taking deliveries