



Industrial/Showroom/Warehouse High Traffic Location in Buford, GA

Offering Summary

Sale Price:	Contact Broker
Building Size:	23,600 SF
Lot Size:	5 Acres
Zoning:	Highly Desirable Zoning - HB (Highway Business)
	Building to Land Ratio Coverage - 10.19%
	(Plenty of Opportunity for Expansion)

Get more information

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Property Highlights

- Two buildings for a total of 23,600+/- sq.ft. (Renovated in 2014 and 2020)
- Front building: 7,200+/- sq.ft. (with mezzanine for offices)
- Back building: 16,400+/- sq.ft. (with mezzanine for offices)
- 5+/- acres
- Zoned H-B (Highway Business)
- 500' frontage on Lake Lanier Islands Pkwy.
- Large 15' x 24' lighted Marquis Sign
- Easy Ingress/Egress with Two 30' wide entrances from Lanier Islands Pkwy
- Fenced lot with 3.5+/- acres on mostly paved parking for display/storage
- 3-Phase power in both buildings/underground utilities
- Approximately 3 Miles to I-985 - 1 mile from entrance to Lake Lanier Islands

Tenant:

Favorable to Landlord, Triple Net Lease in place with a NASDAQ traded firm with a major footprint in North America, providing the investor with an attractive ROI for years. Tenant has exercised the 5-year renewal. Annual escalations started in year four, and continue through the end of the lease.

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Front Building Features

Front building:

- 7,200 +/- sq.ft.
- Showroom/offices
- 2,400 +/- sq.ft. Mezzanine overlooking showroom
- Great Road Visibility/Frontage

1st Floor Features:

- Sales office with showroom reception area
- Large showroom with 16' - 22' ceiling height
- 2 restrooms on showroom floor
- Employee lounge with storage room
- Two drive-in doors (10' and 16')

2nd Floor Features:

- 4 offices/meeting rooms overlooking showroom with privacy glass
- 2 restrooms
- Mechanical/computer room

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Back Building Features

- 16,400 +/- sq.ft.
- 3-Phase electric
- Sales area/showroom/offices with parts department
- Mezzanine/service employee restroom/locker room 9 bay
- doors 14' - 18' high
- Service bays 60' deep -Industrial exhaust fans
- Asphalt area in front of service bays 240' x 75' providing ability to service large equipment and deliveries with adjacent gravel storage area
- 2 bridge cranes in service area bays



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Investment/Industrial/Warehouse

6080 Lanier Islands Pkwy



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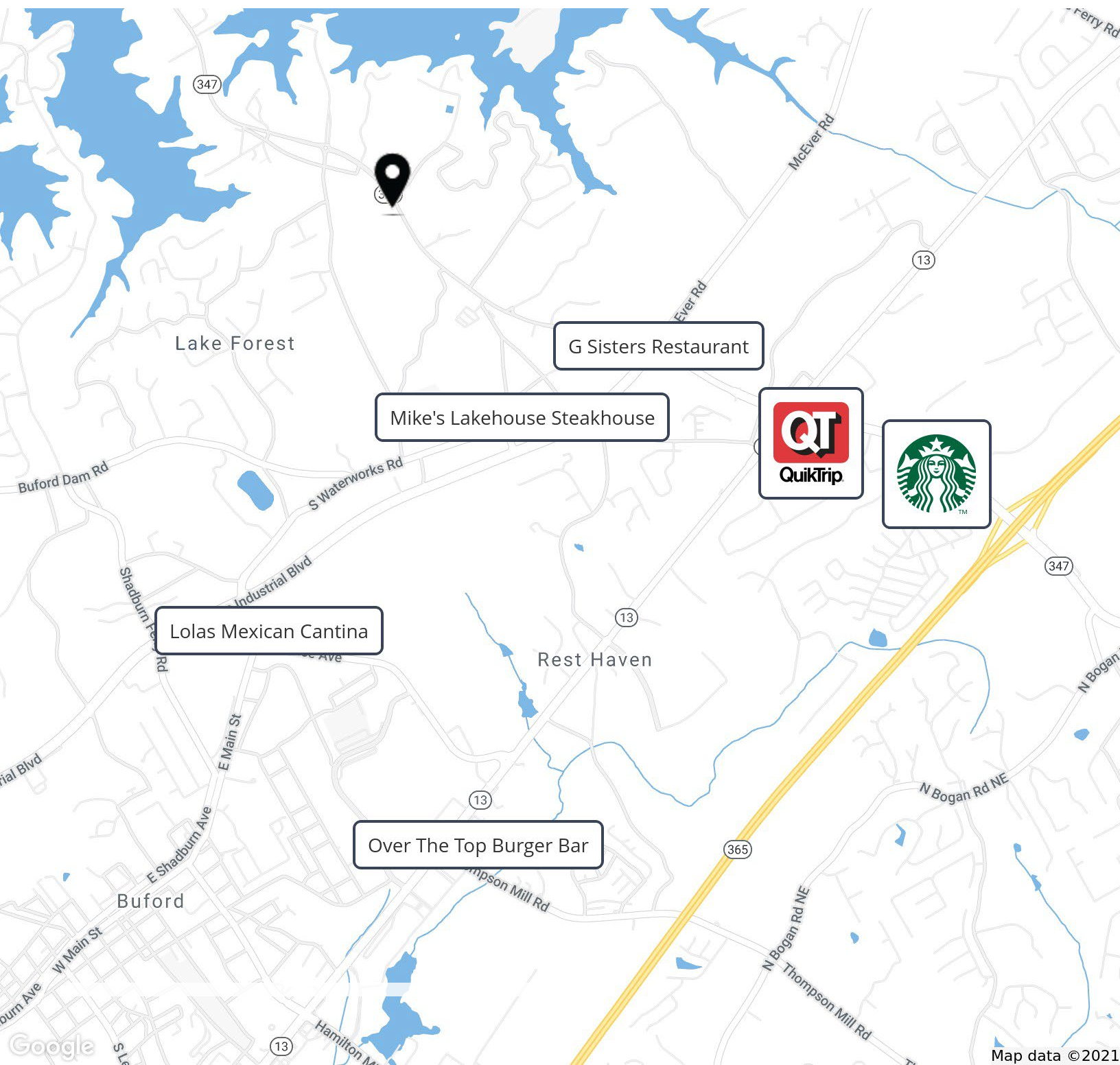
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Let's talk.

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