

12,000 SF Warehouse

5207 Belle Wood Court,
Buford, GA 30518

3 Suites of 4,000 SF each
2 Drive-ins per unit
1.02 acres

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Prime Warehouse Market

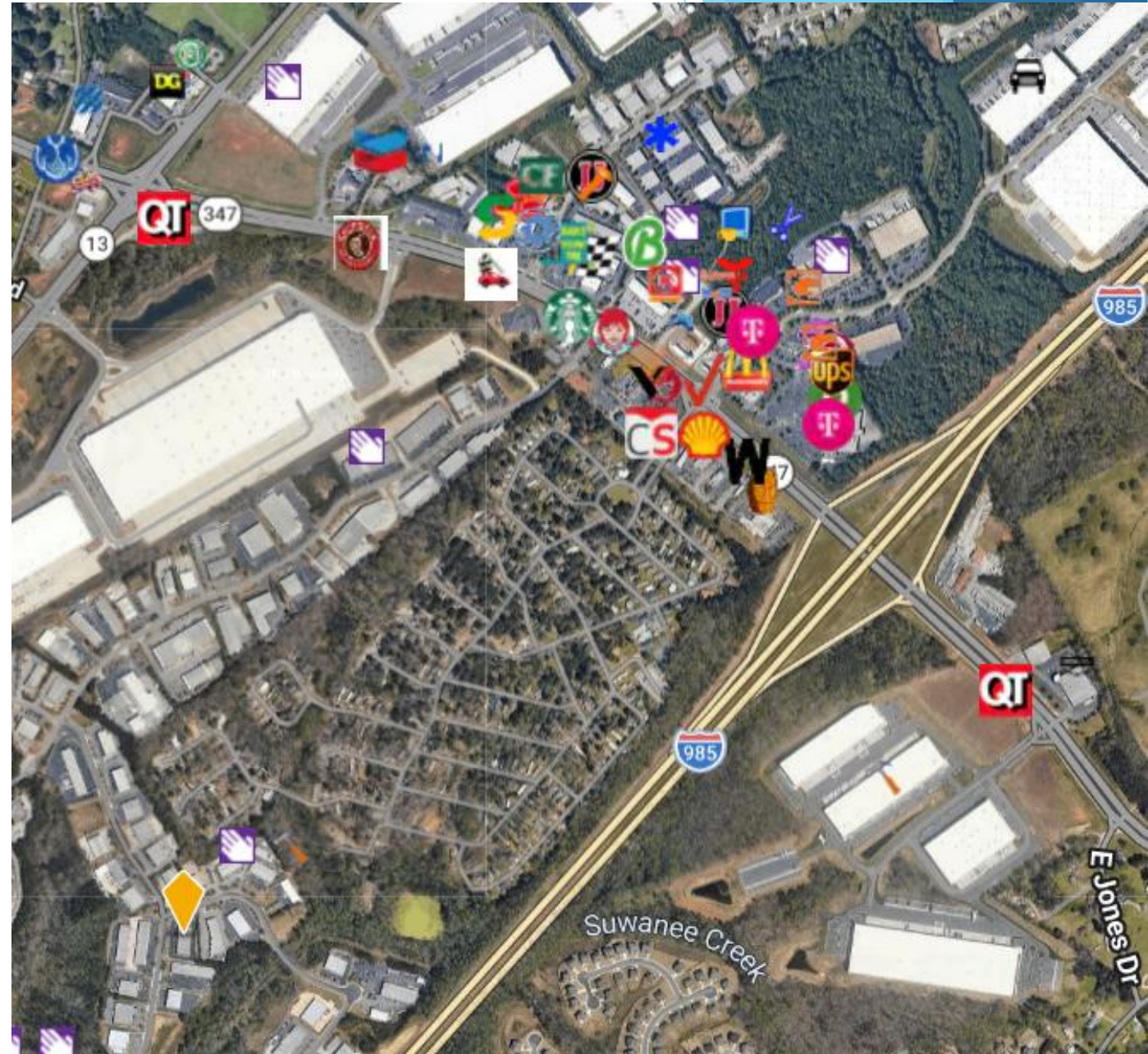
- ▶ Built 2002, Original Owner
- ▶ Asking \$2,200,000
- ▶ Exit 8 off I-985
- ▶ Strong Buford Location
- ▶ Zoned M1
- ▶ 6 Drive-In Doors
- ▶ 16 Foot Ceiling in Center
- ▶ Three Suites of 4,000 SF
- ▶ Original Roof with no issues
- ▶ 2 HVACs from 2018, 1 from 2025.



Located on Exit 8, I-985

▶ Tenants:

- ▶ Promise Air Conditioning and Heating
- ▶ Suite 100, 3 years remaining on 5-year lease,
 - ▶ Rent \$12.74 SF with 4% Annual Rent Bumps,
 - ▶ 4,000 SF: 2,600 Warehouse and 1,400 Office.
- ▶ Suite 200 and 300, Vacant as of June 1, 2026,
- ▶ Total 8,000 SF: 4,900 Warehouse and 3,100 Office





For more information contact

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