



OFFERING MEMORANDUM

INDUSTRIAL / FLEX OWNER-USER OPPORTUNITY

5945 Peachtree Corners E
Norcross, GA 30071

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DTSPADE
SPECIALIZED REAL ESTATE

OFFERING MEMORANDUM

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Dudley Thomas Spade SRE, LLC ("DTSpade") has been retained as the exclusive listing broker to arrange the sale of the property described herein (the "Property").

This Offering Memorandum (the "Memorandum") contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all information that a prospective purchaser may require. The information contained herein has been obtained from sources believed to be reliable; however, DTSpade and the Owner/Seller make no representations or warranties, express or implied, as to the accuracy or completeness of such information.

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OFFERING MEMORANDUM

THE OFFERING

DTSpade is pleased to present 5945 Peachtree Corners E, a ±16,000 SF flex/industrial building situated in the heart of Peachtree Corners, one of Metro Atlanta's premier business districts. Located just off Peachtree Industrial Blvd, the property offers excellent visibility and access in a highly sought-after light industrial corridor.

This freestanding facility features ±16' clear height, multiple drive-in doors, and flexible zoning that supports a variety of industrial, office, or distribution uses. With proximity to I-285, Jimmy Carter Blvd, and key Gwinnett County logistics routes, 5945 Peachtree Corners E is a rare owner-user or repositioning opportunity in a tight infill submarket with historically low vacancy.

PROPERTY ADDRESS	5945 Peachtree Corners E Norcross, GA 30071
BUILDING SIZE (LOT SIZE)	±16,000 SF (1.00 AC)
PARCEL NUMBER	6-273-024
ASKING PRICE	\$3,500,000
ZONING	M1





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PROPERTY SUMMARY

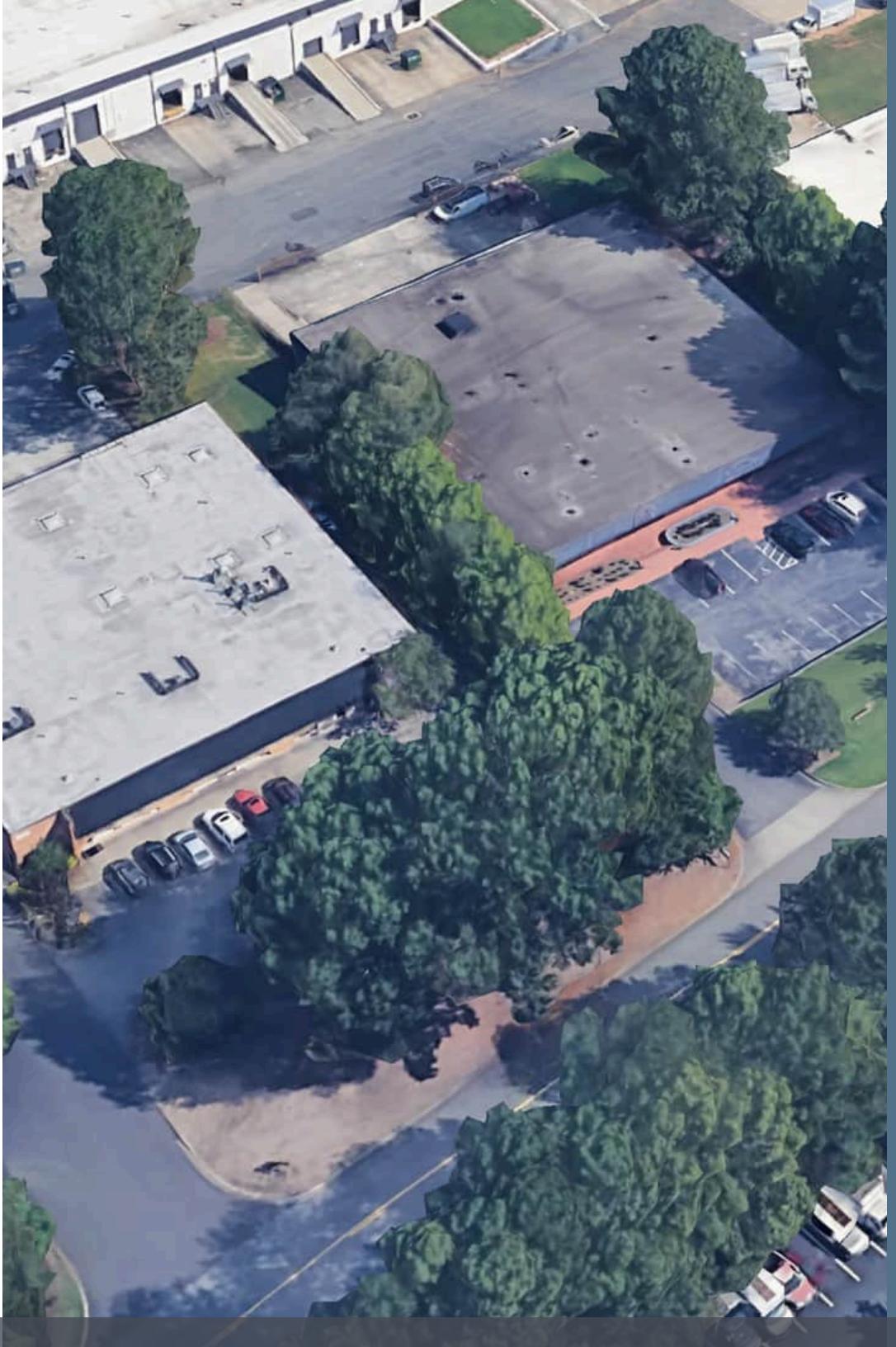
- $\pm 16,000$ SF flex/industrial building, situated on ± 1 acre lot
- Clear height: $\pm 16'$
- 4 dock-high doors and 1 drive-in door
- Flex space offering industrial and office components
- Recently renovated and in excellent condition
- Well-suited for owner-user, corporate HQ, light industrial, distribution, or service operations
- Concrete/steel construction with modern upgrades
- Located near major retail and amenities including Publix, Chick-fil-A, Marriott, LA Fitness, Zaxby's, and Target
- Immediate access to Peachtree Industrial Blvd and regional transportation routes

Access & Traffic Counts

- 4.0 miles (11 min.) to I-85
- 7.1 miles (12 min.) to I-285
- AADT on Peachtree Corners E 3,069
- AADT on Peachtree Industrial 83,327

For more information or to schedule a site visit, please contact Dudley Thomas Spade SRE, LLC.

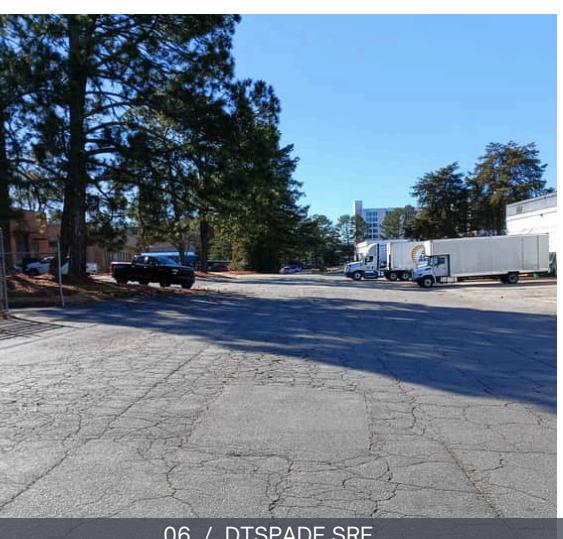
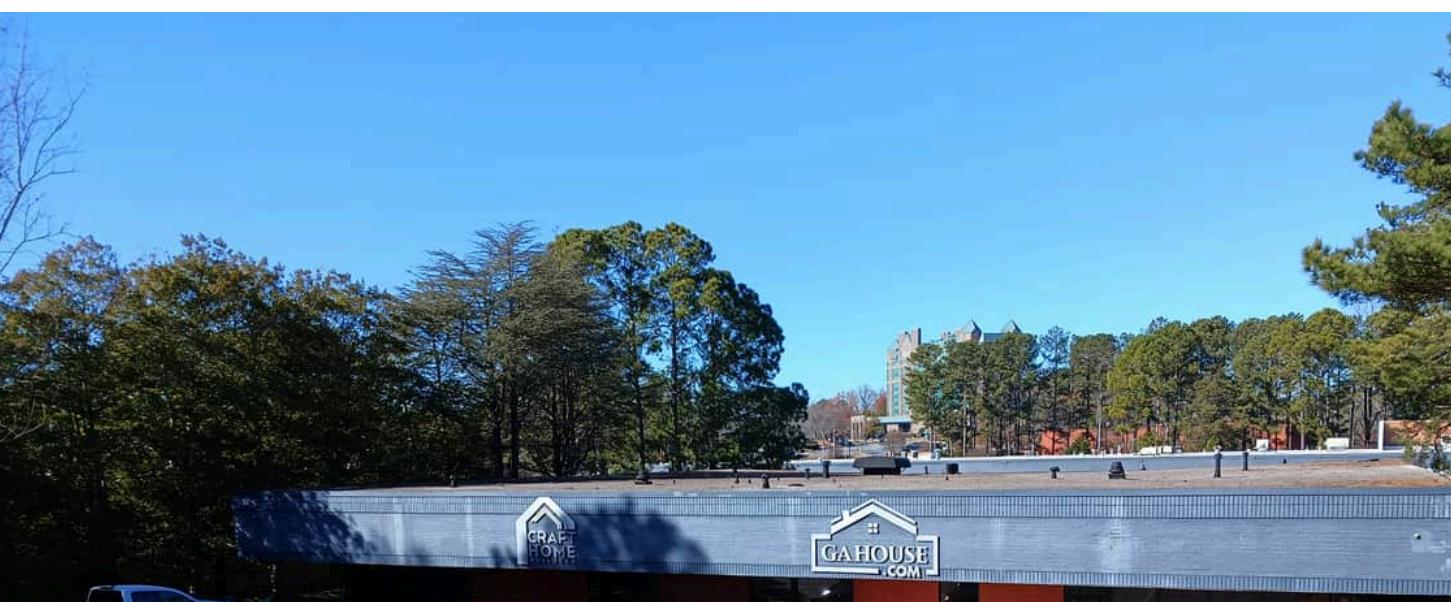
PROPERTY PHOTOS



5945



PROPERTY PHOTOS

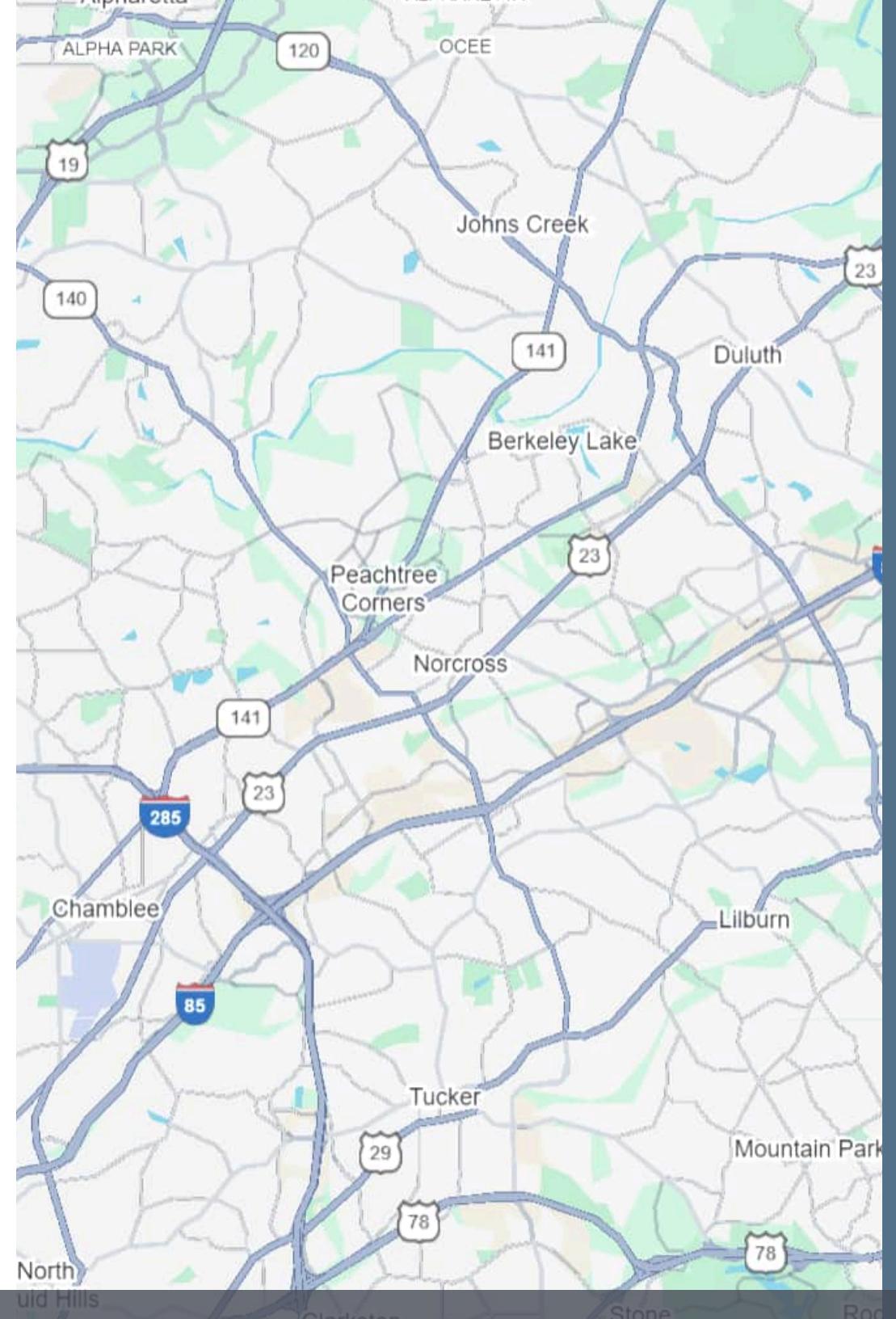


GWINNETT - NORTHEAST METRO ATLANTA SUBMARKET

Located in the northeast corridor of Metro Atlanta, Peachtree Corners is one of Gwinnett County's most strategically positioned business hubs. The area combines suburban livability with high corporate density, anchored by the Peachtree Corners Technology Park and a growing ecosystem of flex, industrial, and R&D users.

The submarket benefits from immediate access to Peachtree Industrial Blvd, I-285, and GA-141, making it a highly attractive option for businesses requiring both logistics access and proximity to workforce housing. In addition to its corporate appeal, Peachtree Corners continues to invest in community development with projects like Town Center, drawing daytime traffic and long-term demand to the area.

With strong demographics, a well-educated workforce, and continued commercial reinvestment, the Peachtree Corners submarket offers both immediate functionality and long-term value. Its reputation as a clean, business-friendly environment positions it as one of metro Atlanta's most reliable light industrial and flex corridors.



AERIAL





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