

FOR SALE

**LENDER
OWNED**

FOR SALE
PINNACLE BUSINESS CENTER
Buildings 200-300
located in Norcross, GA

Exclusively Marketed by:

**THE
LAND
AND
INVESTMENT
GROUP**



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IMPROVEMENTS: Building 200 – 40,835 SF
10 Drive-in doors;
Building 300 – 54,768 SF
9 Drive-in doors & 4 Dock-high doors;

LOCATION: Approximately one half mile from the full interchange of Indian Trail/Beaver Ruin and I-85 in the southwest quadrant of Beaver Ruin and Brook Hollow Parkway.

PRICE: Building 200 - \$2,655,000 (\$65/Sq.Ft.)
Building 300 - \$3,560,000 (\$65/Sq.Ft.)

ZONING: M-1 Light Industrial.

PARKING:
Building 200: 154 parking spaces = 3.8/1000;
Additional 130 spaces are available (new ratio 7/1000);
Building 300: 173 parking spaces = 3/1000;
Additional 173 spaces are available (new ratio 6/1000);

These buildings have been designed and built as office-flex space; however, over the years they have been heavily built out as office buildings. All the buildings have courtyards with either Drive-in doors or Dock-high doors which give these properties great flexibility to serve a light industrial user as well as an office user.

FLOOR SYSTEM
The floors throughout the entire building are raised by a “**support pedestal assembly system**” raising the floor with a 2 foot by 2 foot wood core panel. This modular system is raised about 18” from the concrete slab and it allows for the data cables and the electric wires with floor outlets to be installed under the floors and distributed throughout the building.



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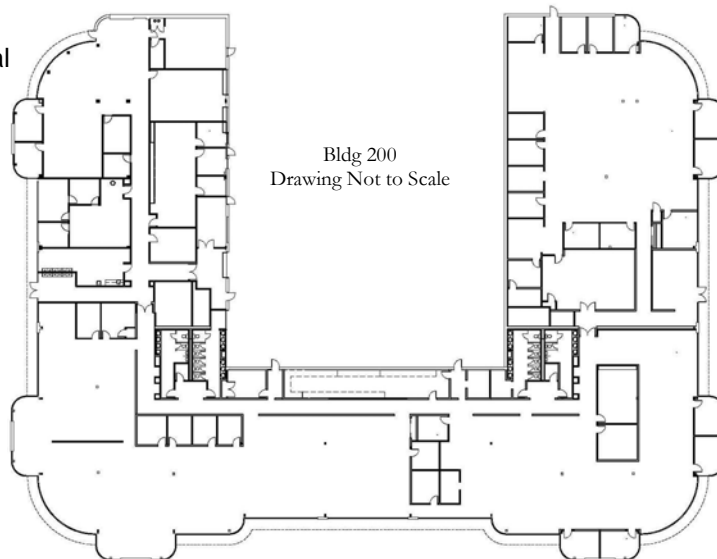
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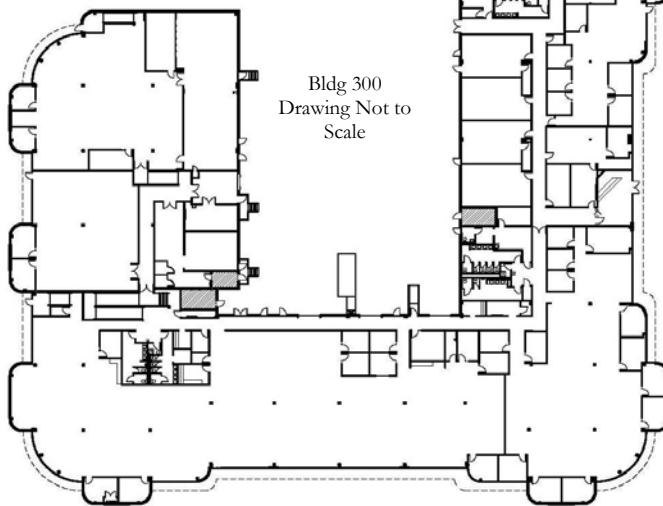
Building 200 – 40,835 SF

- 10 Drive-in doors;
- Great for a call center or medical office;
- Built in 1987;
- Site is 4.21 acres;
- 154 parking spaces = 3.8/1000;
- Additional 130 spaces are available (new ratio 7/1000);
- Building is fully sprinklered;



Bldg 200
Drawing Not to Scale

GREAT BUILDING FOR A CALL CENTER OR MEDICAL OFFICES



Bldg 300
Drawing Not to Scale

Building 300 – 54,768 SF

- 9 Drive-in doors;
- 4 Dock-high doors;
- Great for a call center or medical office;
- Built in 1987;
- Site is 5.18 acres;
- 173 parking spaces = 3/1000;
- Additional 173 spaces are available (new ratio 6/1000);
- Building is fully sprinklered;



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