

**FOR LEASE**  
**Or**  
**FOR SALE**  
**LENDER**  
**OWNED**

**FOR LEASE OR FOR SALE**  
**PINNACLE BUSINESS CENTER**  
**Building 100**  
**located in Norcross, GA**

Exclusively Marketed by:

**THE**  
**LAND**  
**AND**  
**INVESTMENT**  
**GROUP**



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**IMPROVEMENTS:** – 57,112 SF

- 10 Drive-in doors;
- 6 Dock-high doors;
- Suites are available from 560Sq.Ft. to 8,304 Sq.Ft.;
- Mostly Office space with warehouse available;
- Each space has individual restrooms;

**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.

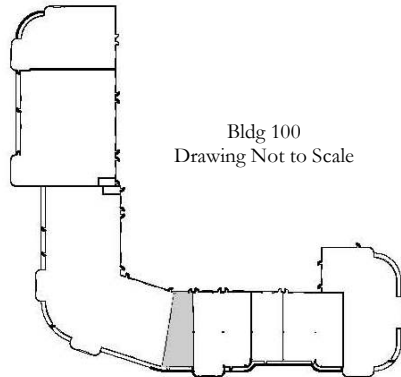
**ASKING RATE:** \$7.50 NNN

**PRICE:** Building 100 - \$1,995,000 (\$34.93/Sq.Ft.)

**ZONING:** M-1 Light Industrial.

**PARKING:** 3/1000

**OCCUPANCY:** 39%



Suite Number	Tenant	Square Feet
100	Vacant	8,304
110	Church of God of Prophecy	6,969
120	Vacant	3,801
135	Vacant	3,007
140	The Lord's Community Church	10,205
150	Vacant	2,252
155	Vacant	2,983
160	Vacant	1,383
165	Vacant	3,167
170	World Courier Ground Inc.	2,359
170A	Vacant	560
175	World Courier Ground Inc.	2,919
180	Vacant	2,816
190	Vacant	6,387

