

FOR SALE

**LENDER
OWNED**

FOR SALE

PINNACLE BUSINESS CENTER

***Buildings 400-500-600 a total of 155,532 Sq.Ft.
located in Norcross, GA***

Exclusively Marketed by:

**THE
LAND
AND
INVESTMENT
GROUP**



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Richard Bowers & Company
260 Peachtree Street
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IMPROVEMENTS:

Consist of 3 buildings for a total of 155,532 Sq.Ft.

Building 400 – 46,316 SF
The building has: 5 Drive-in doors;

Building 500 – 43,433 SF
The building has: 9 Drive-in doors;

Building 600 – 65,783 SF
The building has: 14 Drive-in 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: Bldg 400-500-600: \$4,665,960 (\$30/Sq.Ft.)

SITE: 12.42 Acres of Land

ZONING: M-1 Light Industrial.

PARKING: 4/1000

OCCUPANCY:
Building 400 - 9%;
Building 500 - 12.5%;
Building 600 - 7%;

THIS IS A GREAT VALUE ADD OPPORTUNITY!

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.



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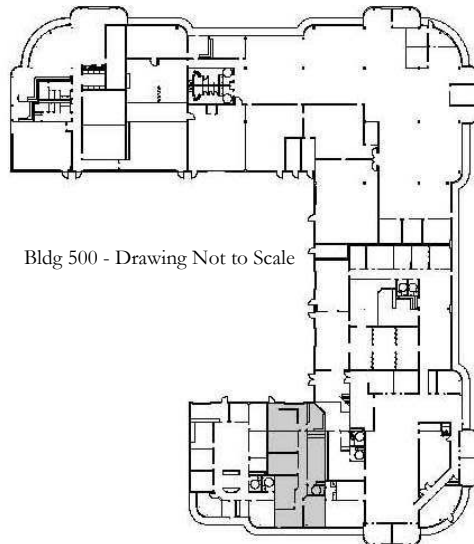
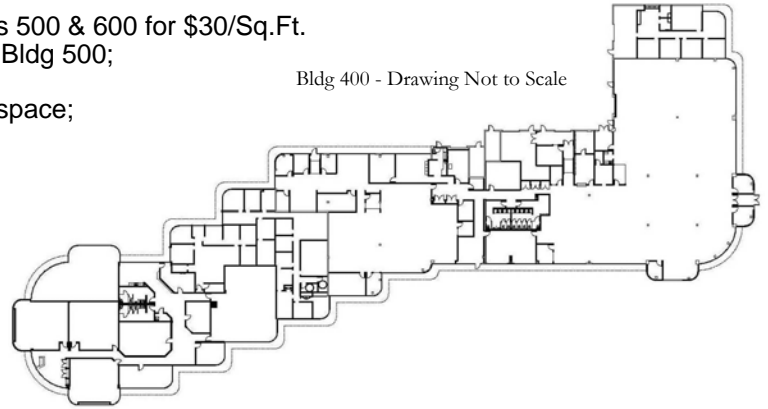
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Building 400 – 46,316 SF

- 5 Drive-in doors;
- Offered for sale with Bldgs 500 & 600 for \$30/Sq.Ft.
- It shares a courtyard with Bldg 500;
- Parking ratio 4/1000;
- 100% improved as office space;

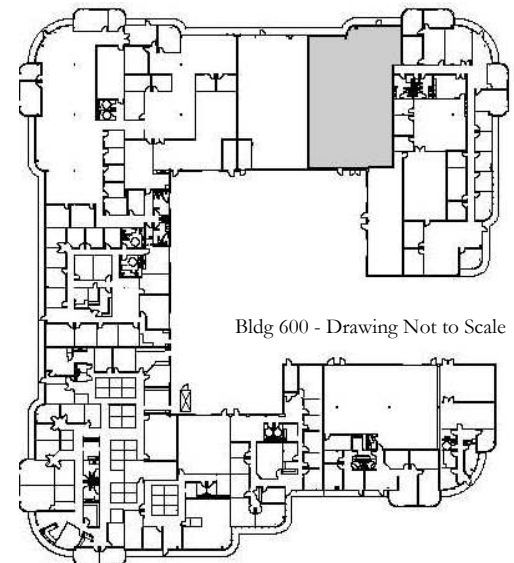
Bldg 400 - Drawing Not to Scale



Bldg 500 - Drawing Not to Scale

Building 500 – 43,433 SF

- 9 Drive-in doors;
- Offered for sale with Bldgs 400 & 600 for \$30/Sq.Ft.;
- Each space has individual rest rooms;
- It shares a courtyard with Bldg 400;
- Parking ratio 4/1000;
- Mostly improved as office space with some warehouse;



Bldg 600 - Drawing Not to Scale

Building 600 – 65,783 SF

- 14 Drive-in doors;
- Offered for sale with Bldgs 400 & 500 for \$30/Sq.Ft.;
- Each space has individual rest rooms;
- Largest of all six buildings;
- Parking ratio 4/1000;
- Mostly improved as office space with some warehouse;