

FOR SALE

**LENDER
OWNED**

PINNACLE BUSINESS CENTER
A 251,135 Square Foot Office Park on 24.25 Acres
located in Norcross, GA

Exclusively Marketed by:

**THE
LAND
AND
INVESTMENT
GROUP**



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IMPROVEMENTS: The subject property consists of :
(5) Six single story office buildings
for a total of 251,135 Sq.Ft.

Building 100 – 57,112 SF	(JUST SOLD)
Building 200 – 40,835 SF	(Vacant)
Building 300 – 54,768 SF	(Vacant)
Building 400 – 46,316 SF	(9% Occupied)
Building 500 – 43,433 SF	(Vacant)
Building 600 – 65,783 SF	(7% Occupied)

OUTPARCEL: This offering includes an additional buildable 2.44 acre site currently improved with 303 surface parking spaces.

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: \$10,305,000; (\$41.03 per square foot average.) Buildings can be purchased individually (Inquire for Pricing).

SITE: Approximately 24.25 acres.

LAND PRICE: \$424,948 per acre (\$9.76 per sq. ft.)

ZONING: M-1 Light Industrial.

This park provides an excellent opportunity to (1) reposition all six buildings in the market; (2) sell off one or more buildings individually or (3) redevelop one of the last sites this size in the close Northeast corridor when the market returns.

