

LILBURN NN LEASED INDUSTRIAL PROPERTY

4380 Business Park Ct. S.W. | Lilburn, GA 30047



**ATLANTA LEASING
& INVESTMENT**



LILBURN NN LEASED INDUSTRIAL PROPERTY

Multi-tenant industrial building. Leased to two businesses with a single operator on a NN basis with remaining term through 2026.

OFFERING PRICE *please inquire*

ADDRESS 4380 Business Park Ct. SW
Lilburn, GA 30047

SQUARE FEET 10,000
(not incl mezz levels)

ZONING Industrial Activity
City of Lilburn

EXECUTIVE SUMMARY

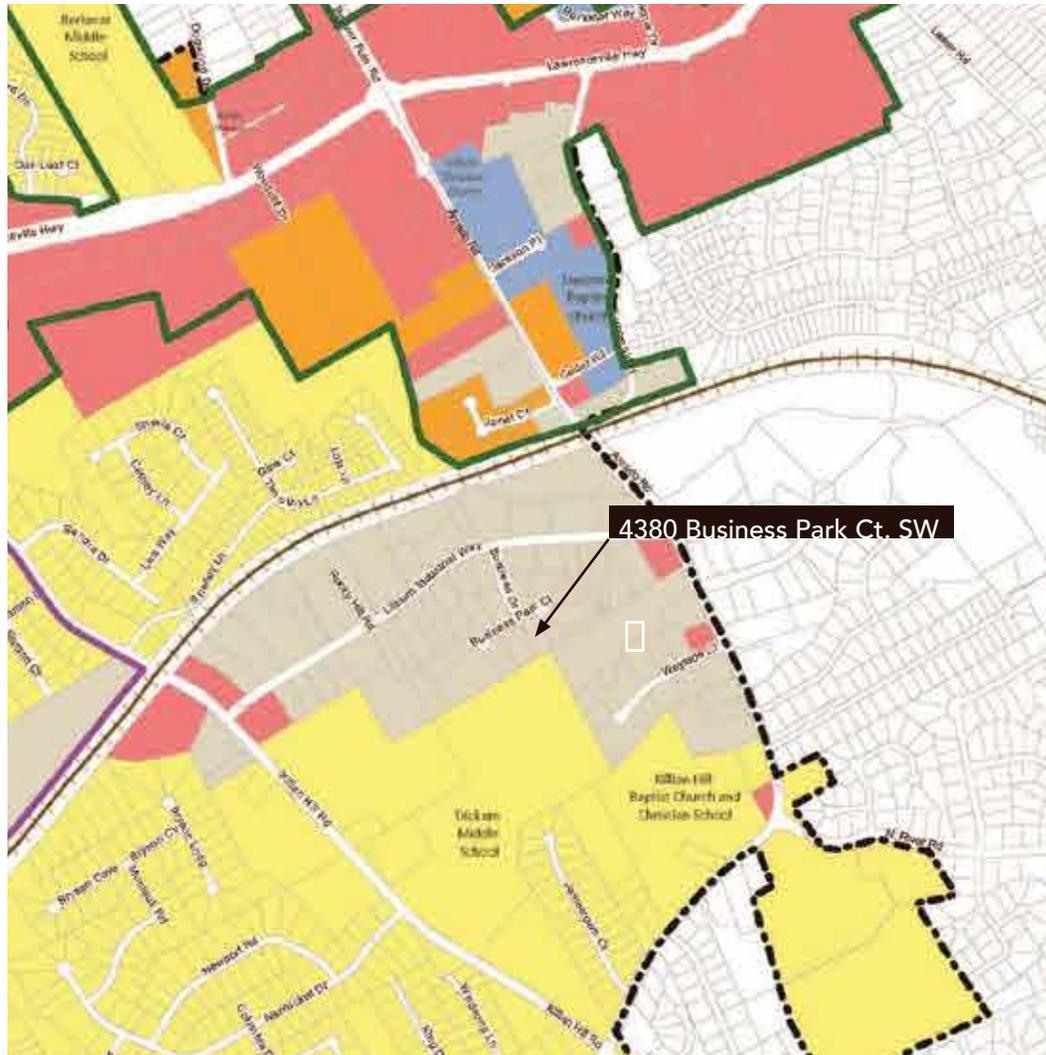
Atlanta Leasing Investment is pleased to offer 4380 Lilburn Business Park Ct SW (the "Property") for purchase. Per Gwinnett county records, the Property consists of a +/- 10,000 square foot building on a 1.11 acre lot. In addition, the seller has constructed substantial mezzanine levels which are actively utilized by the tenants for storage.

The building was originally constructed in 1988 and is leased to two businesses: Georgia Classic Parts & More, LLC (6,000 SF - Front) and Southern Classic Rods & Rehab, LLC (4,000 SF - Rear). Both businesses are run by a single operator. Five years remain on the existing lease term. The lease structure is NN wherein the landlord pays for insurance and the tenant pays for taxes, repairs and all other operating expenses at the Property.

IMPROVEMENT HIGHLIGHTS

Exterior composed of metal and glass. Interior features include 10,000 SF footprint, 22 foot ceilings, concrete floors and two large mezzanine levels. The building is demised into a 6,000 SF space and a 4,000 SF space. Each space has its own small office component and bathroom.

ZONING



LEGEND

ZONING

- CB - COMMERCIAL BUSINESS
- IA - INDUSTRIAL ACTIVITY
- O/I - OFFICE-INSTITUTIONAL
- MJ - MIXED USE
- R-1 - RESIDENTIAL
- R-2 - RESIDENTIAL
- TOWN CENTER OVERLAY
- US-29 OVERLAY
- LILBURN CITY LIMITS
- RAILROADS

4380 Business Park Ct. SW, Lilburn, Georgia 30047

▶ AtlantaLeasing.com/4380Lilburn

▶ ALI: 404.348.4448



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LEASE ECONOMICS



Tenant:	Georgia Classic Parts & More, LLC (6,000 SF - Front) Southern Classic Rods & Rehab, LLC (4,000 SF - Rear)
Current Rental Rate:	\$66,000.00 per year (12/1/2020 - 11/30/2021)
Tenant Expenses:	Taxes, utilities, and all repairs other than roof and walls.
Landlord Expenses:	Insurance and repairs of foundation, exterior walls or roof.
Escalation:	2% annually



Your Classic Car Superstore Since 1989

We stock everything tri-five used and new. We also sell any classic sheet metal, glass and weatherstripping.

The staff at our shop has over 25 years of auto experience between them. We are dedicated to providing the best replacement parts available for Tri-fives and Classic truck, Camaro's, Chevelles, and other make and models.

We can help you restore your classic car. Not only do we sell parts but we provide service that will guarantee to get your classic back on the road and back to the shows.

We're committed to providing a stress-free experience to both new and returning customers. We communicate with our customers so there aren't too many surprises. As authorized dealer for over 100 parts companies, we always recommend the best quality parts that are available.



Full Body/Restoration AND Repair Shop - from classic cars, to daily drivers, to drift cars, to race cars - no car/truck/van is out of our league!

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PHOTOS



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