

Offers Due Wednesday, November 5th Call Paul Johnson for details (404) 313-3200

INVESTMENT OPPORTUNITY:

Property: Veridian Business Park
Address: 6825, 6855 & 6875 Jimmy Carter Blvd
Norcross, GA 30071
Size: ±100,000 RSF (in 13 buildings)
Class B Office - All 1 Story
Zoning: Business Park: 7.97 Acres O&I
Additional Acreage: 7 Acres C2
Asking Price: \$6,600,000 (100,000 SF on 7.97 Acres)



[CLICK HERE TO VIEW PROPERTY VIDEO](#)

REASONS TO CONSIDER THIS DEAL:

- 100,000 SF Office on 7.97 Acres plus an additional 7 Acres of pad ready development sites
Can be purchased together or separately
- Multiple Exit Strategies – Continue to add value through office lease-up or high potential for redevelopment
- Strong Value-Add type returns – Existing tenant base with escalating rents (±60 current occupancy)
- Excellent visibility with high traffic counts – Multiple points of ingress/egress with traffic signals
- New Development adjacent – RaceTrac, Zaxby's, and FedEx
- Flexible Site – Retail, Office, Hotel, Multifamily, or Single Family Residential
- Distant Ownership looking to redeploy capital closer to home
- Premier infill type location – Very convenient access to I-285 and I-85
- Below replacement cost

EXCLUSIVELY LISTED BY:

PAUL JOHNSON

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