

# FOR SALE



**2513 ROYAL PL**

TUCKER, GA 30084-3035

ROYAL ATLANTA BUSINESS PK



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SALES PRICE

**\$3,900,000**



**BUILDING SIZE**  
20,580 SF



**FLOOR**  
1 Story



**CLEAR HEIGHT**  
16'



**DOCK DOORS**  
3 Exterior



**DRIVE-IN DOOR**  
1 (12' x 14')



**PARKING**  
47 Spaces / 2.28 Ratio



**ZONING**  
M



**CONSTRUCTION**  
Masonry



**SPRINKLERS**  
Yes



Floor plan rendering is for illustrative purposes only and may not reflect exact dimensions or loading configurations.

# LEASED PORTION

## IN-PLACE INCOME



**4,380 SF**  
CURRENTLY LEASED

### LEASE SUMMARY



#### LEASE TERM

February 1, 2026 –  
January 31, 2029  
(3-Year Term)



#### CURRENT BASE RENT

\$6,500 / Month  
(\$78,000 / Year)



#### RENTAL INCREASES

Annual rental increases  
throughout the  
lease term.



#### EXISTING IN-PLACE CASH FLOW

Immediate income from  
day one of ownership.

### LEASED SPACE FLOOR PLAN



### TENANT HIGHLIGHTS



#### STABLE TENANCY

Leased to a strong,  
established tenant  
with operating history.



#### TENANT RESPONSIBILITIES

Tenant responsible for interior  
maintenance, repairs, and  
upkeep within the leased space.



#### PARKING ALLOCATION

14 dedicated parking spaces  
allocated to tenant.



#### CREDIT-WORTHY TENANT

Long-standing operating tenant  
(tenant information available  
upon request after NDA execution).



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# PROPERTY PHOTOS

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## REAR LOADING AREA

- 3 Exterior Dock Doors
  - 1 Drive-In Door (12' x 14')
  - Functional Truck Court
  - Heavy Industrial Configuration
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## FRONT OFFICE & PARKING



## ADAM BAGCI

BROKER



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**POWELL**  
PROPERTY GROUP