

Property Specification Sheet

1510 Highway 85 N · Fayetteville, GA 30214 · Fayette County · Parcel 0545 036

REV. AUGUST 2026

OFFERED AT

\$4,495,000

±\$149 / SF · For Sale
Leaseback Available or Vacant Delivery

BUILDING SPECIFICATIONS			
	BUILDING A	BUILDING B	BUILDING C
Size	±11,870 SF	±13,910 SF	±4,300 SF
Configuration	Clear-span warehouse + mezzanine office pods	Fabrication warehouse + two-story finished showroom	Freestanding warehouse + office
Office Build-Out	~1,000 SF makeready suite — reception, private restrooms, shower	Finished showroom & offices — LVP, modern finishes	~500 SF office
Clear Height	20' 8" ¹	Verification in progress ¹	Verification in progress ¹
Loading	Drive-in (12'×10' & 14'×12") ¹ + roll-up access; 1 dock-high	Oversized drive-in bay + rear roll-up	1 drive-in + 1 dock door
Features	Skylights · LED lighting · insulated roof deck	Retail-grade showroom presentation · Hwy-facing signage	Covered storage bays both sides
Status	Vacant — available for lease	Occupied (Showtech Stone Inc.) — leaseback available ²	Vacant — available for lease

SITE & UTILITIES			
Total Building Area	±30,080 SF (per assessor)	Zoning	I-M2 General Industrial (City of Fayetteville)
Land Area	±5.00 acres · 217,799 SF	Year Built / Renovated	1984 (eff. 1994) · substantially rehabbed 2024–2025
IOS / Yard	±1 acre truck parking & outdoor storage — gated	Flood Zone	Zone X — minimal (FIRM 13113C0106E)
Paving	±10,600 SF asphalt + concrete/gravel circulation	Construction	Mixed stucco & metal-clad; wood-truss and steel-frame roof systems
Fencing / Access	Fenced · 24-hour access	Sprinklers	Verification in progress ¹
Power	3-phase ¹ (amps/volts verification in progress)	Signage	Building + Highway 85 visibility

LOCATION & ACCESS			
Frontage	±313 ft on State Route 85	Hartsfield-Jackson ATL	±18 miles
Traffic Count	±30,873 vehicles per day	Trilith Studios	±6 miles
Across the Street	Fayette Pavilion (Home Depot, Target)	Downtown Atlanta	±22 miles · direct corridor access to I-85 / I-285

AVAILABILITY SUMMARY			
COMPONENT	±SF / UNIT	STATUS	SALE CONTEXT
Building A	11,870	Vacant	Immediate lease-up or owner occupancy
Building B	13,910	Occupied	Leaseback available — terms negotiated at offer stage ²
Building C	4,300	Vacant	Immediate lease-up or owner occupancy
IOS Yard	±1 acre	Available	Truck parking / outdoor storage income line

¹ Per prior listing and county records; field verification in progress — updated specification sheet available upon completion. ² Any leaseback is an option only; structure, rent, and term subject to negotiation and mutual agreement. Aerial video & 3D tour available — contact broker.