

FOR SALE — INDUSTRIAL / FLEX — STONE MOUNTAIN SUBMARKET • GWINNETT COUNTY

2005 McGee Road

Snellville, Georgia 30078

PRICE: SUBJECT TO OFFER

10,200 SF
BUILDING SIZE

2.05
ACRES

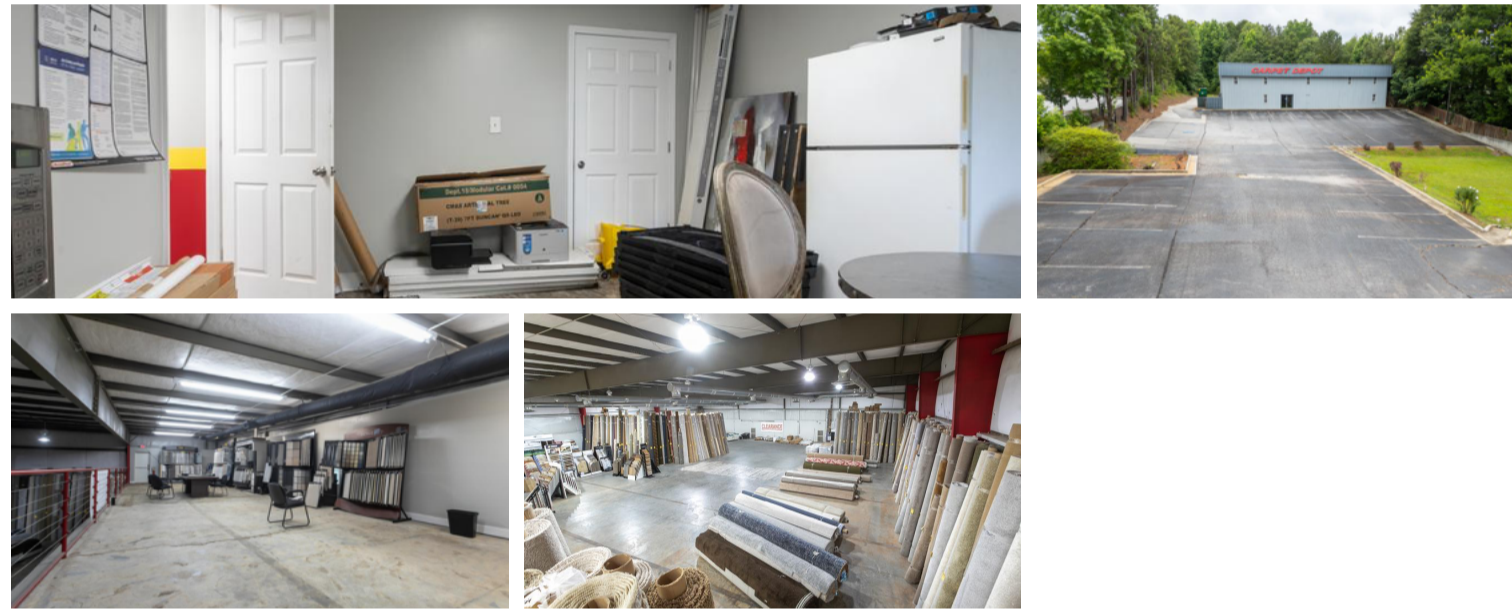
22'
CLEAR HEIGHT

50
PARKING SPACES

Full AC
ENTIRE
WAREHOUSE

1998
YEAR BUILT

PROPERTY PHOTOS



PROPERTY OVERVIEW

This freestanding 10,200 SF warehouse and flex building sits on 2.05 acres in Snellville's Stone Mountain submarket. Built in 1998 with steel frame construction, the property features full HVAC throughout the entire warehouse — a rare amenity that dramatically expands its owner-user pool. With 22' clear height, 50 parking spaces, and BG—General Business zoning permitting 30+ uses by right, this asset is ready for immediate occupancy.

BUILDING SPECIFICATIONS

BUILDING SIZE 10,200 +/- SF	CONFIGURATION 7,740 WH + 1,720 Mezz
LAND AREA 2.05 +/- Acres	YEAR BUILT 1998 — Steel Frame
CLEAR HEIGHT 22 Feet +/-	HVAC Full AC — Warehouse & Office
PARKING 50 +/- Spaces (5/1,000 SF)	LOADING Grade-Level Roll-Up Door
ZONING BG — General Business	JURISDICTION City of Snellville

SUBMARKET SNAPSHOT

Population (5-mi)	187,000+
Avg. HH Income	\$116,000+
Pop. Growth (2030)	+4.4%
County	Gwinnett
Submarket	Stone Mountain

PERMITTED USES

- Medical & Healthcare
- Gym / Fitness / Indoor Sports
- Vocational & Trade School
- Retail Showroom
- Indoor Recreation
- Service Business
- 30+ Additional Uses

SALE COMPARABLES

3750 Hewatt Ct (Feb 2026)	\$134/SF
2148 Ross Rd (Sep 2025)	\$156/SF
3630 Hewatt Ct (2025)	\$122/SF

Comp range: \$122–\$156/SF within 5 miles.

CONTACTS

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