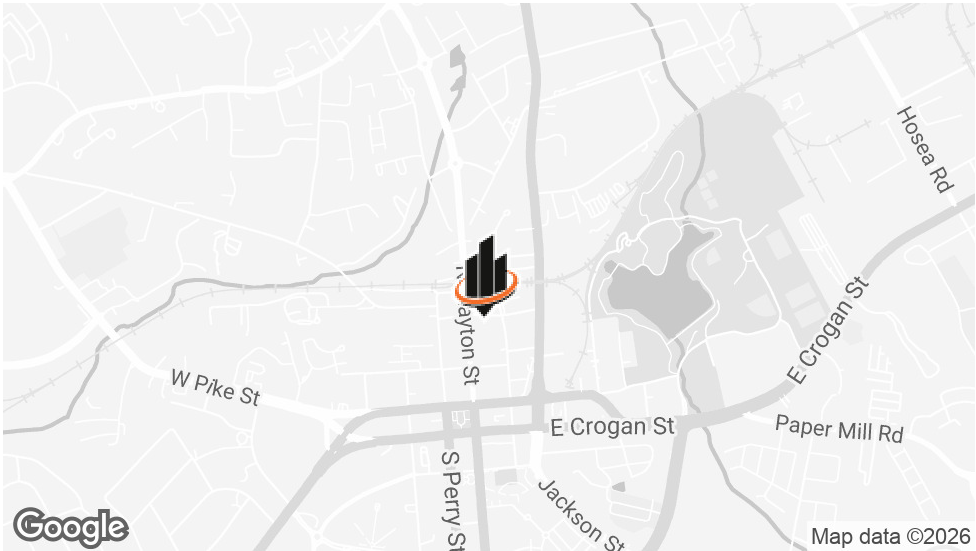


PROPERTY SUMMARY



OFFERING SUMMARY

|                |                        |
|----------------|------------------------|
| SALE PRICE:    | \$6,500,000            |
| BUILDING SIZE: | 46,429 SF              |
| LOT SIZE:      | 2.54 Acres             |
| YEAR BUILT:    | 1974                   |
| RENOVATED:     | 2020                   |
| ZONING:        | LM                     |
| MARKET:        | Atlanta, Lawrenceville |

PROPERTY OVERVIEW

You could be brewing 50-barrel batches in only 60-90 days in this metro Atlanta brewery. The 46,429 sq. ft. industrial building on 2.54 acres was built in 1976 and comes with a new roof under warranty. Building was converted to and fully equipped as a commercial brewery with canning and kegging capabilities scaled to accommodate contract brewing as well as on-site tap-room sales. The 50-barrel brewhouse is fully automated, with Sprinkman/Krones equipment.

PROPERTY HIGHLIGHTS

- Turnkey Brewery
- 50 Barrel Capacity
- Sprinkman/Krones equipment
- CFT Canning Line
- Tasting Room and Outdoor Event Area

**TOM HUNTER**  
O: 770.289.2792  
tom.hunter@svn.com