



IRONSHIELD
BREWING



OFFERING MEMORANDUM

Turn Key Brewery

394 N CLAYTON ST

Lawrenceville, GA 30046

PRESENTED BY:

TOM HUNTER

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PROPERTY DESCRIPTION

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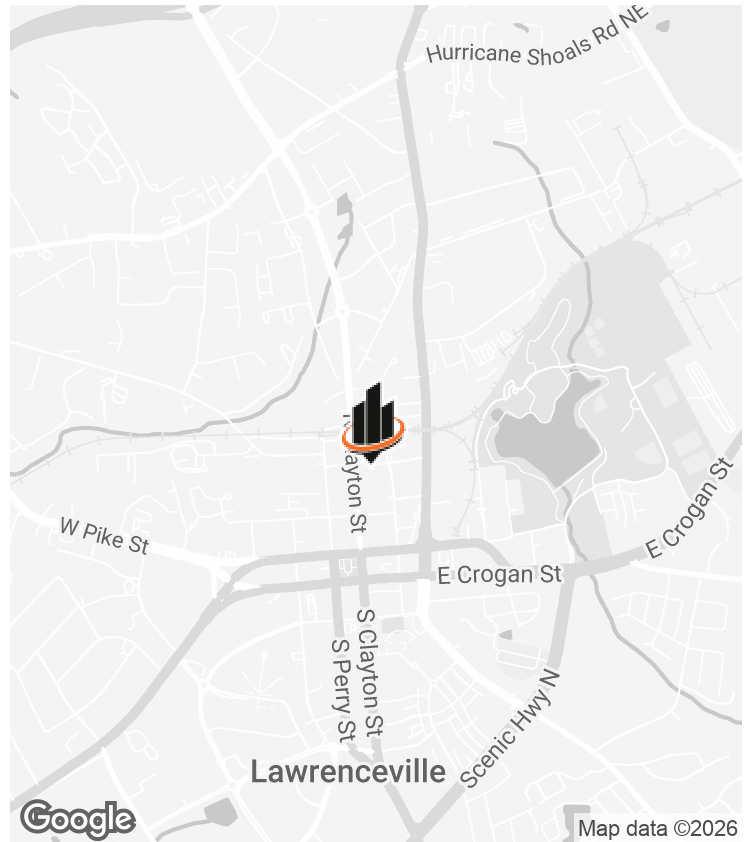
A 46,429 sq. ft. industrial building on 2.54 acres built in 1976. The building was converted to and fully equipped as a commercial brewery with canning and kegging capabilities scaled to accommodate contract brewing as well as on-site tap-room sales. The 50-barrel brewhouse is fully automated, with Sprinkman/Krones equipment.

LOCATION DESCRIPTION

Located on the north side of Downtown Lawrenceville in Gwinnett County, GA, approximately 32 miles NE of downtown Atlanta. The property is located on the newly upgraded gateway entrance route into Lawrenceville from the GA-316 corridor. and Georgia Gwinnett University The property is within walking distance to the square in Lawrenceville, the Slowpour Brewery, restaurants, the Aurora Theater, and other nearby attractions. The historic train station is 1 block to the north along the CSX rail line, which may ultimately be upgraded for high-speed passenger traffic connecting Athens to Atlanta, GA and key points in between.



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$7,250,000
BUILDING SIZE:	46,429 SF
LOT SIZE:	2.54 Acres
PRICE / SF:	\$156.15
YEAR BUILT:	1974
RENOVATED:	2020
ZONING:	LM
MARKET:	Atlanta
SUBMARKET:	Lawrenceville
APN:	R5146B044

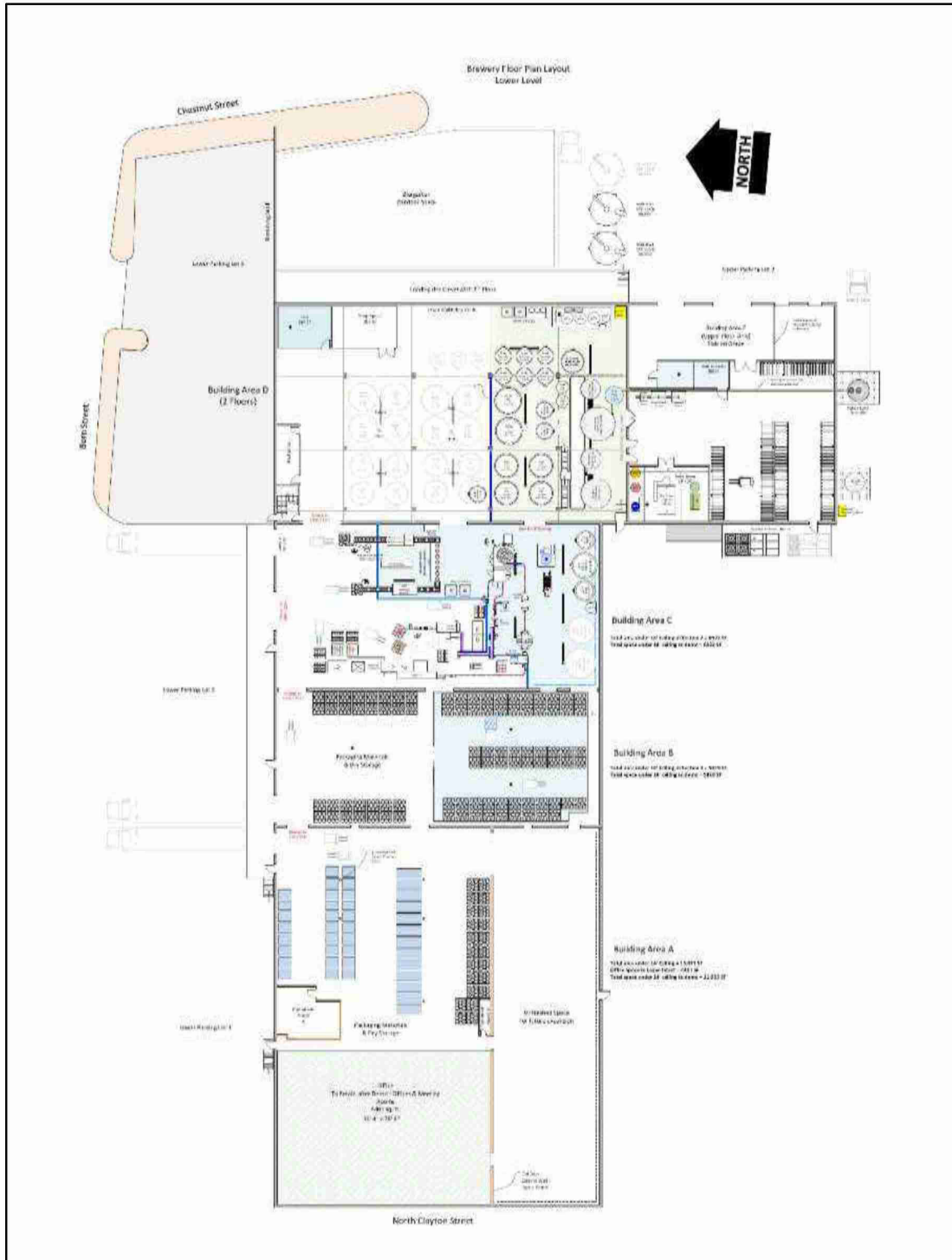
PROPERTY OVERVIEW

46,429 sq. ft. industrial building on 2.54 acres built in 1976. 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

- 46,429 sf Brewery with new roof on 2.56 acres
- Turnkey 50-Barrel Brewery
- New roof under warranty
- Sprinkman/Krones equipment
- CFT Canning Line
- Tasting Room and Outdoor Event Area
- Walkable to Downtown Lawrenceville and Slowpour Brewery
- Large cold storage room
- Large parking area
- Located on new gateway route into city

FLOOR PLAN





Brewery Facing N. Clayton Street



Brewery Event Area



Plenty of on-site and off-site parking



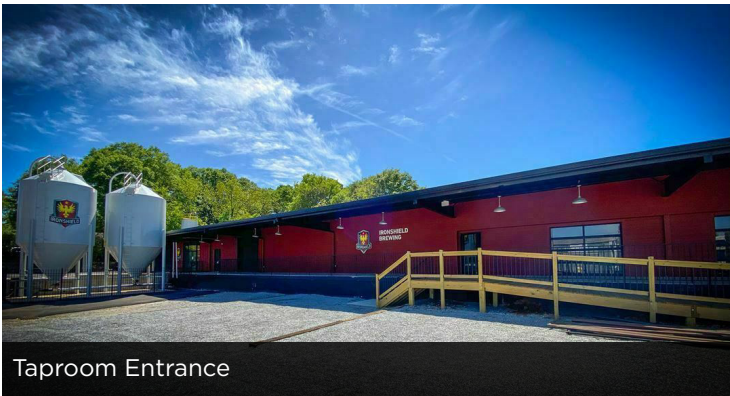
Grain Silos



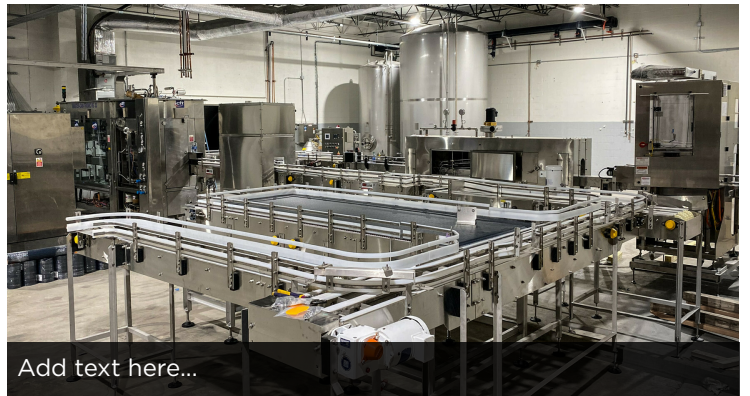
Brewhouse side view



Grain Silos

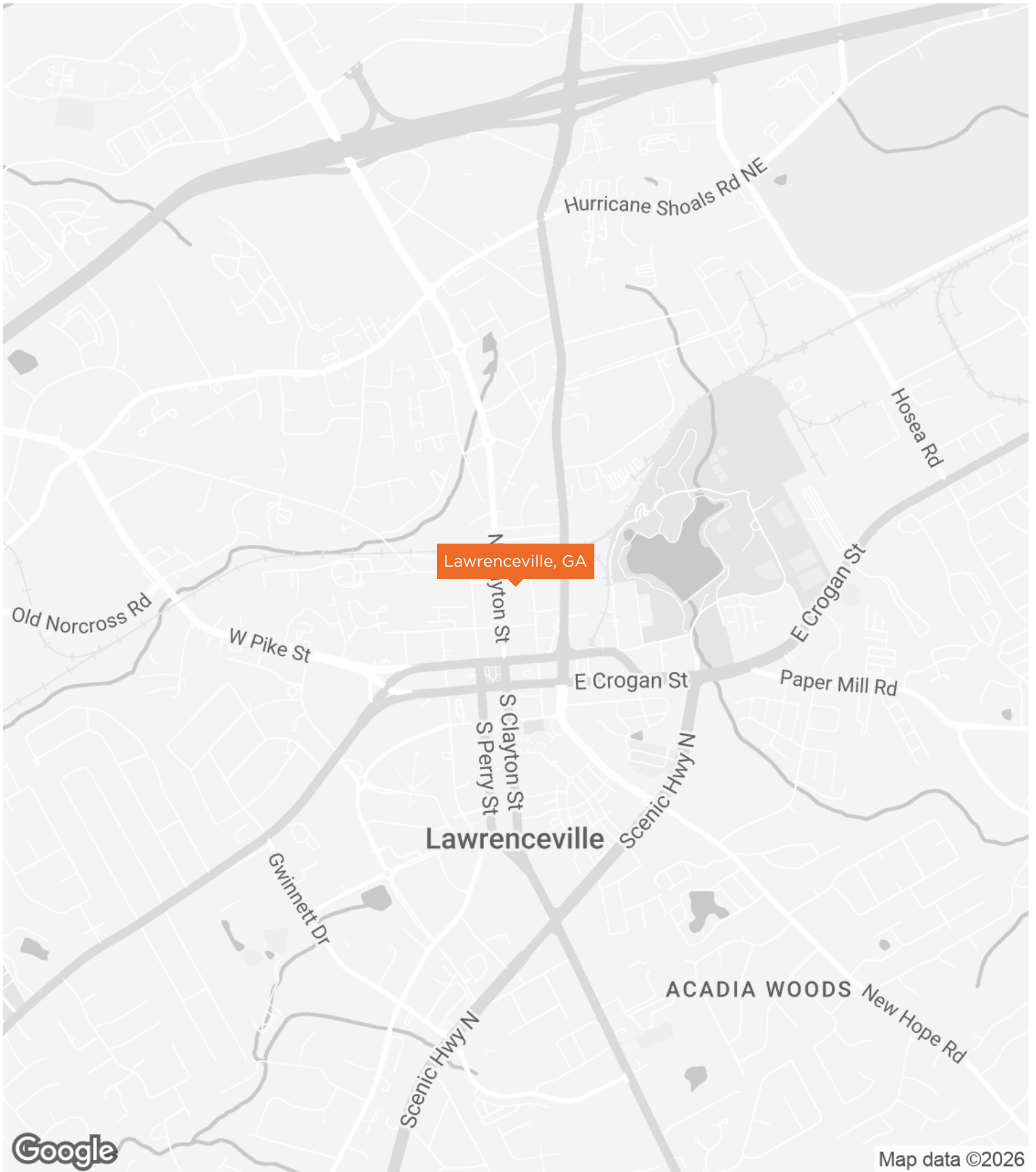


Taproom Entrance

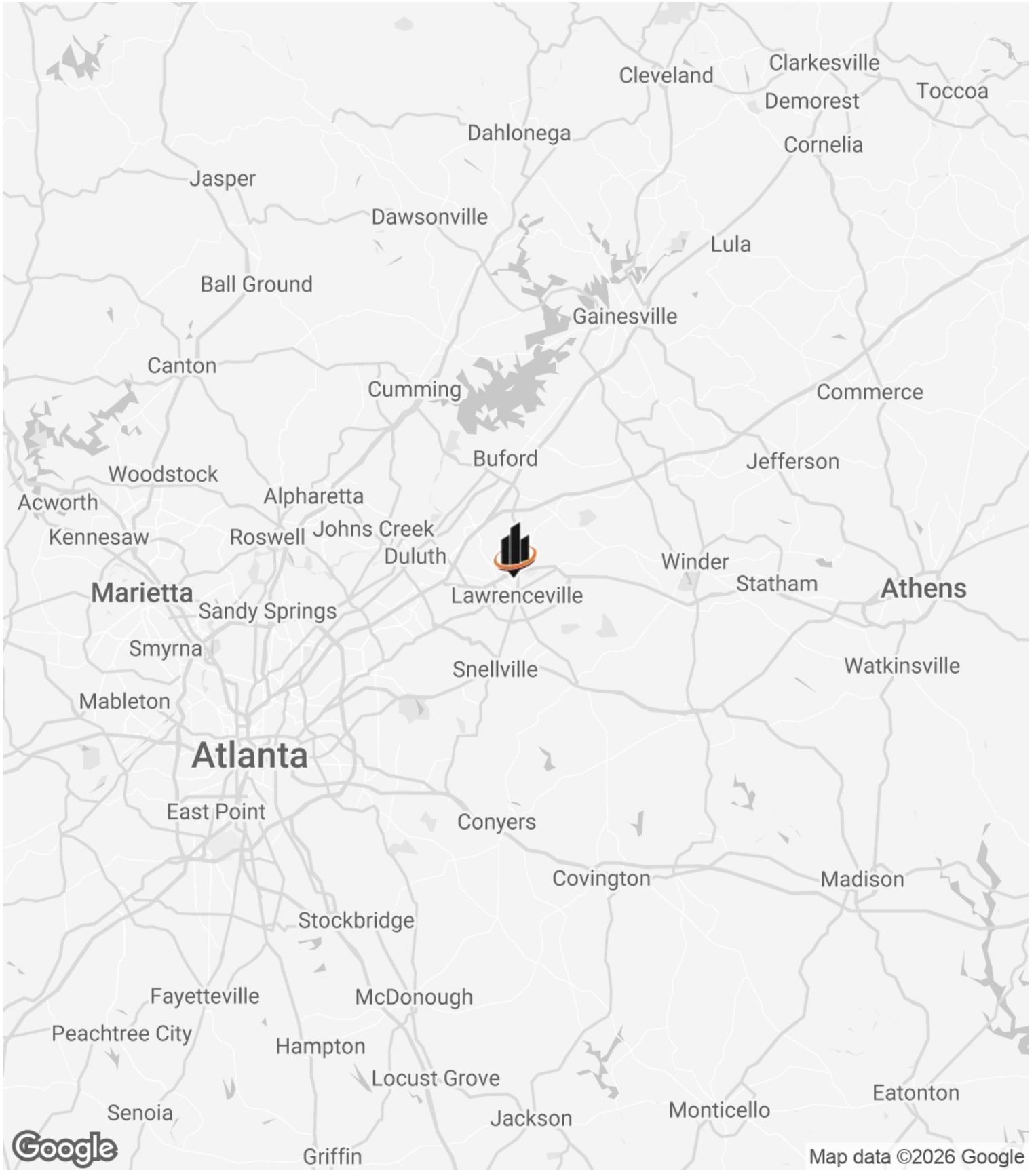


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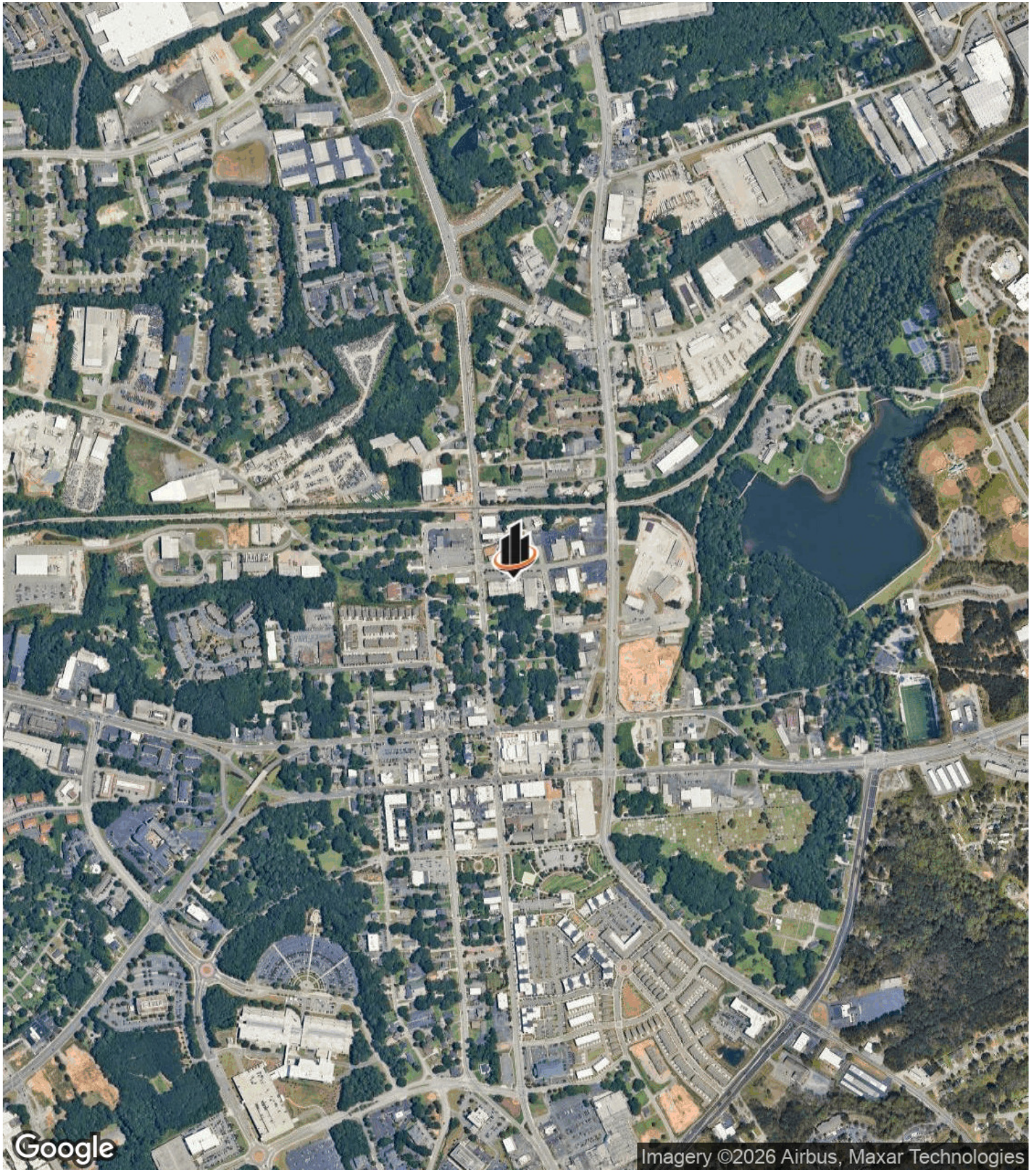
REGIONAL MAP



LOCATION MAP



AERIAL MAP



About SVN

SVN® is the world's leading commercial real estate franchise and the only **Employee-Owned Public Benefit Corporation** in the industry. SVN's growing network includes over 2,000 Advisors staff, and independent owner-operators who support clients across markets.

Built on a foundation of innovation, collaboration, and shared success, SVN Advisors openly share data, knowledge, and opportunities across the entire commercial real estate industry. This industry-leading **Shared Value Network®** approach delivers better outcomes for clients and expands access to deals and information nationwide.

SVN believes that a healthy commercial real estate market is at the heart of every thriving community. As a Public Benefit Corporation, SVN is committed to creating Shared Value by aligning strong business performance with meaningful, lasting impact — for our clients, our communities, and the commercial real estate industry.

This is the SVN Difference

ADVISOR BIO 1



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PROFESSIONAL BACKGROUND

Tom Hunter serves as Senior Advisor and Associate Broker for SVN Interstate Brokers and Interstate Auction Company, independently-owned offices of SVN based in Atlanta, GA. SVN is a leading commercial real estate brokerage firm with over 100 offices nationwide.

Over the course of his 38-year commercial brokerage career, Hunter has developed and executed high-impact, accelerated marketing programs for all types of commercial real estate assets for banking and investment clients throughout the United States.

Prior to becoming a commercial real estate broker and auctioneer, Hunter served as a project manager for Bank Earnings International, Inc., (acquired by Electronic Data Systems, Inc.) and BEI Real Estate Services (acquired by Amresco) where he provided consulting services to financial institutions for commercial real estate loan portfolios and real estate asset management and dispositions.

With an extensive commercial real estate background, Hunter has completed numerous property analysis and feasibility studies, identified potential buyer groups, structured property offerings, and implemented marketing plans on time, under budget, optimizing results to reach targeted buyers. Hunter's client list includes international, regional and local financial institutions, government agencies, and private investors.

Some of the notable disposition transactions Hunter has been involved in include the sale of a surplus 400-acre psychiatric hospital complex in Livonia, Michigan for the State of Michigan for \$31,000,000 and a 22 building, section 8, apartment portfolio in the Little Havana district of Miami, Florida for \$36,000,000. Regardless of the asset size or value, Hunter always endeavors to structure the offering to achieve a sale for the highest price possible for the client.

Hunter is a member of the Atlanta Commercial Board of Realtors and the National Auctioneers Association. In addition, he frequently volunteers as an auctioneer for fund raising auctions held by charitable organizations. Hunter earned an MBA with concentrations in Finance and Real Estate from the Terry College of Business at the University of Georgia (1984) and a Bachelor of Science degree (1980) in Psychology.

EDUCATION

MBA University of Georgia Terry College of Business
BS, University of Georgia

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