

FOR SALE / OWNER-USER OPPORTUNITY

5350

WEBB PARKWAY

Lilburn, Georgia / 30047

A turnkey contractor / service-company headquarters with rare secure yard and outside storage — Class A+ office finishes paired with operationally sophisticated warehouse on a fully fenced 1.06-acre site.

±10,000

SF

1.06

ACRES

A+

OFFICE



AT A GLANCE

±10,000

SF Total Building Area

1.06

Acres / Fully Fenced Site

2020

Year Renovated (Built 1986)

4

Drive-in Doors / 12–18' Clear

"Office finishes higher-end than any small-bay industrial building I've been inside in 20 years."

JEFF HENSON, SIOR

EXECUTIVE SUMMARY

A trophy owner-user asset in a supply-constrained submarket.

5350 Webb Parkway is a rare ±10,000 SF owner-user flex facility on 1.06 acres of fully usable, fenced land in central Gwinnett County's Stone Mountain submarket — a combination of footprint and site utility that is exceptionally difficult to replicate at this scale.

Originally built in 1986 and comprehensively renovated in 2020, the building pairs Class A+ office finishes — among the highest-quality interiors found in any small-bay industrial product in metro Atlanta — with operationally sophisticated warehouse, two covered outdoor storage structures, and laydown yard.

Formerly the headquarters of an industry-leading electrical contractor, the site was purpose-built to deliver both client-facing image and field-operations functionality. The asset positions naturally as a turnkey contractor or service-company HQ, with secure IOS-style site characteristics rarely found in this size range.

WHY THIS ASSET IS DIFFERENT

Six characteristics you can't find anywhere else in this footprint.

Each of these alone would be notable. Together, they define the asset.

01

Excess Usable Land

1.06 acres at a $\pm 10K$ SF footprint — a land-to-building ratio that is virtually nonexistent in comparable small-bay product.

02

Fully Fenced & Gated

Secured perimeter with controlled access — built for fleet, equipment, and material storage on day one.

03

Two Covered Storage Structures

Plus laydown yard, delivering IOS-style site utility that buyers currently underwrite at a premium.

04

Class A+ Office Finishes

Executive offices, conference rooms, and architectural millwork that reads as boutique corporate HQ — not flex.

05

Purpose-Built Contractor HQ

Designed and occupied by an industry-leading electrical contractor. Field-ops infrastructure already in place.

06

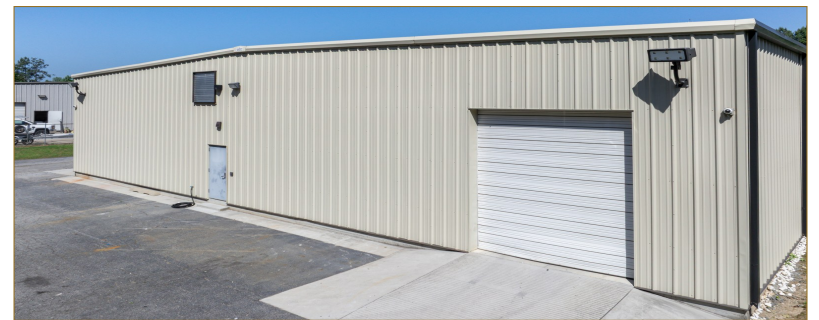
Hard-to-Replicate Combination

Image + functionality + secured yard in one Gwinnett owner-user asset. Almost never comes to market.

THE SITE

1.06 acres of fenced, usable industrial land.

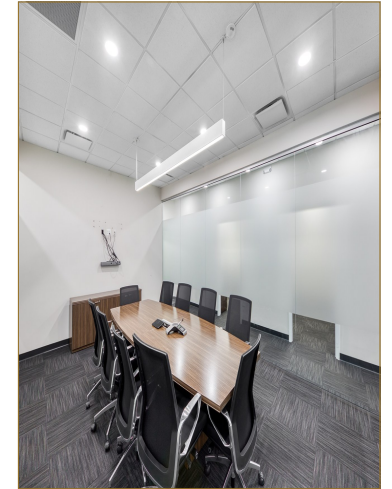
Above-market land ratio for the footprint / secure perimeter / covered storage in place.



CLASS A+ OFFICE

Corporate-quality interiors — in flex industrial.

Boutique HQ environment built to host clients / designed by a contractor for a contractor.



OPERATIONAL SPEC

Field-ready warehouse / contractor-grade access.

Four drive-in doors / 12–18' clear heights / rear warehouse + covered storage.

WAREHOUSE SPEC

3,114

SF Primary Warehouse

1,200

SF Rear Warehouse

4

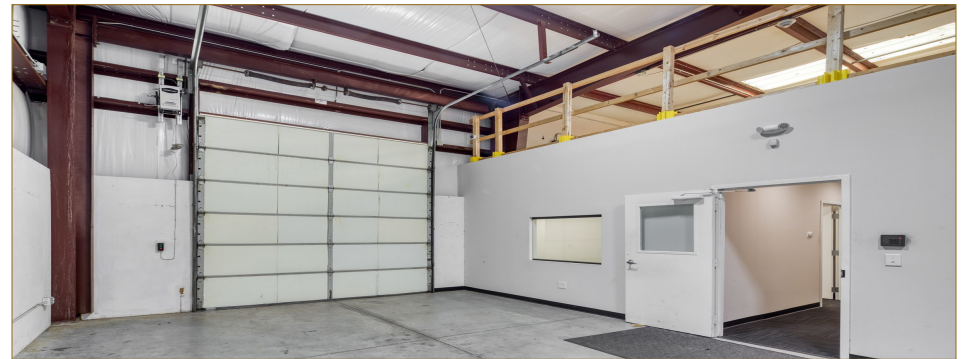
Drive-in Doors (12'–14' height)

12–18'

Clear Heights

1,500

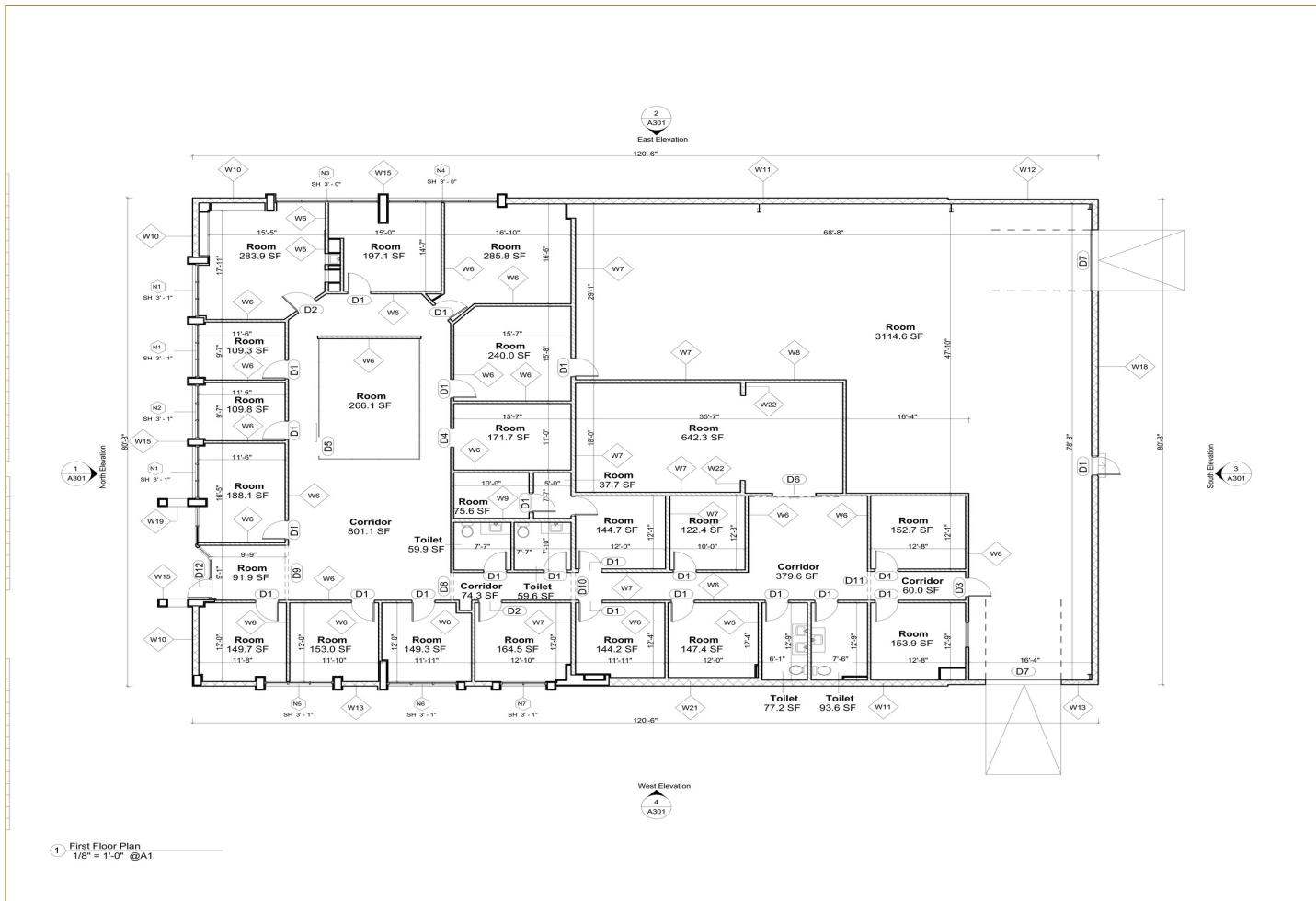
SF Covered Outdoor Storage (30' x 50')



FLOOR PLAN

Office, warehouse, and everything between.

6,886 SF office / 3,114 SF primary warehouse / 1,200 SF rear warehouse.



PLAN HIGHLIGHTS

642 SF
Executive Suite / Showroom

285 SF
Conference Room

266 SF
Boardroom

240 SF
Lobby / Reception

3,114 SF
Primary Warehouse

4
Drive-in Doors (12'-14')

Source: Cooper Carry & Associates
As-built / June 2025

THE SITE PLAN

Where the rare combination lives.

Fenced perimeter / covered storage in place / laydown + fleet circulation.



SITE PLAN KEY

- A** Main Building / ±10,000 SF
- B** Covered Storage / Structure 1
- C** Covered Storage / Structure 2
- D** Laydown Yard / Material Staging
- E** Rear Warehouse / 1,200 SF
- F** Fleet & Fenced Parking
- G** Controlled-Access Gate
- H** Drive-in Doors × 4

IDEAL USERS

Built for image-conscious operators — and the trades that need both.

SELF-IDENTIFYING BUYER POOL

- Owner-Operator HQ / Corporate Headquarters
- Electrical Contractors
- HVAC, Plumbing, Fire Protection, Mechanical
- Low-Voltage, Telecom, Security Systems
- Roofing, Flooring, Specialty Subcontractors
- Service Fleet Operators
- Engineering & Design-Build Firms
- Kitchen / Bath / Equipment Distributors
- Medical Equipment & Service Companies

WHY NOW

Inventory like this rarely trades twice in a cycle.

Owner-user demand for small-bay product with IOS-style site characteristics is consistently outpacing supply in central Gwinnett. The combination at 5350 Webb Parkway — secured 1.06-acre site, covered storage, Class A+ office, and purpose-built contractor functionality — is not economically replicable through new construction at this price point.

NEXT STEPS

Tours available immediately.

All inquiries handled confidentially.

Seller will consider qualified offers on an expedited basis.

FOR MORE INFORMATION

Ready for the next step?

Schedule a confidential tour to experience the Class A+ finishes and the secure yard configuration that set 5350 Webb Parkway apart from typical flex product in Gwinnett.

LEAD ADVISOR

Jeff Henson, SIOR

Founding Principal

M / 770.490.5521

O / 770.458.2051

jhenson@industry-rep.com

CO-ADVISOR

Brannan Southerland

Vice President

bsoutherland@industry-rep.com