

Property Information Sheet



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5207 Belle Wood Ct Buford, Georgia

Address	5207 Belle Wood Ct. Buford, Zoned M1
Price	\$2,200,000
Size of Property	1.02 Acres
SF of Building	12,000 SF
# of Parking Spaces, Last resurfaced	24 spaces, resealed 2018
Age of HVAC	Total of 6: 3 from 2002, 1 repaired, 2 from around 2018, Suite 100 has a new unit
Age of Roof and Construction type	Original Metal Roof 2002, no issues
Size of Office	6,300 SF
Breakroom	Yes, with kitchens Suite 100 and 200
# of Suites	3 Suites of 4,000 SF each
Bathroom	In each suite, 2025 new hot water heaters, 2 have showers
Size of Warehouse	5,700 SF
Is Warehouse on HVAC	Heat only
Column Width and ceiling Height	No columns Ceiling 14 -16 Foot
Electrical system	200 Amp 3 phase
Leveller on Site	No
# of Dock High Doors and size	0
# of Drive in Doors and Size	6 doors, 12W by 14H
Sprinklers	No
Annual Income	\$50,960 suite 1, suite 2 and 3 vacating 5/30/2026
Annual CAM	\$2 SF
Annual Expenses	\$
Property Taxes	\$6,060.42
Garbage annual	\$3,000
Electric Annual	Separately Metered
Water Annual	\$1,200
Gas Annual	Separately Metered
Landscaping Annual	Owner does himself
Maintenance Annual	Owner does himself

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Tenant Name	Promise Air Conditioning and Heating
Unit #	100
Unit Size	4,000 SF
Lease start	October 25, 2024
Lease End	October 31, 2029
Renewals	1 Renewal of 3 years, 4% Annual rent bumps
Rent per SF	\$12.74: 4% Annual rent bumps
Rent Annual	\$50,960 Increase November First
Rent Monthly	\$4,246.67
CAM Annual	\$8,000
CAM Monthly	\$666.66
% Office	35% Approximately 1,400 SF
% Warehouse	65% Approximately 2,600 SF
# Bathrooms	2
Space Notes	Reception area, Kitchen and break room, 2 front entrances, 6 offices.

Tenant Name	CT Solutions Vacating May 31, 2026
Unit #	200 and 300
Unit Size	8,000 SF
Lease start	
Lease End	May 31, 2026
Renewals	0
Rent per SF	
Rent Annual	
Rent Monthly	
CAM Annual	
CAM Monthly	
% Office	61% Approximately 4,900 SF
% Warehouse	39% Approximately 3,100 SF
# Bathrooms	2, one with shower.
Space Notes	2 suites combined in to one, has 2-hour firewall between suites 200 and 300, Mezzanine storage. Large Training room,
