

High-Visibility Tara Boulevard Commercial Opportunity

Approx. 1.01 Acres | Approx. 18,124 SF | Free-Standing Commercial Building

📍 8326 Tara Blvd, Jonesboro, GA 30236



AT A GLANCE


- 📍 Approx. 1.01 Acres
- 📍 Approx. 18,124 SF concrete building
- 📍 Free-standing commercial building
- 📍 Built in 1987
- 📍 Two expansive levels
- 📍 2 drive-in doors approx. 11.4' x 12'
- 📍 6 personnel doors
- 📍 5 bathrooms total (2 down, 3 up)
- 📍 Central HVAC
- 📍 Public water and sewer
- 📍 Natural gas
- 📍 220V power
- 📍 Access to 3-phase electricity
- 📍 Concrete parking
- 📍 LED lighting installed approx. 8 years ago
- 📍 2 downdraft spray booths (Unicare & Garmat)
- 📍 3 frame racks
- 📍 3 vehicle lifts
- 📍 Screw compressor approx. 20 years old
- 📍 Roof dates to 1989
- 📍 HVAC approx. 25 years old
- 📍 Site plan, floor plan, and ALTA survey may be available if negotiations advance
- 📍 Built by current owner and used solely as a collision repair shop
- 📍 Exposure to nearly half a million viewers per week
- 📍 Minutes from Hartsfield-Jackson Atlanta International Airport

PROPERTY OVERVIEW

Positioned along high-traffic Tara Boulevard with exposure to nearly half a million viewers per week, this 18,124 SF free-standing building offers outstanding visibility in a thriving commercial corridor.

Built in 1987 and operated by the current owner as a collision repair facility, it's designed for efficiency with two drive-in doors, ample power, and high ceilings. Just minutes from Hartsfield-Jackson Atlanta International Airport, this property is ideal for an owner-user or investor seeking flexibility for auto service, light industrial, training, manufacturing, warehouse conversion, or adaptive commercial redevelopment.

PROPERTY DETAILS & EQUIPMENT

 2 Downdraft Spray Booths (Unicare & Garmat)	 3 Frame Racks	 3 Vehicle Lifts	 20-Year-Old Screw Compressor
 2 Drive-in Doors (11.4' x 12')	 6 Personnel Doors	 5 Bathrooms (2 Down, 3 Up)	 Roof Age: 1989
 HVAC: Approx. 25 Years Old	 Concrete Parking Lot	 LED Lighting Approx. 8 Years	 GA POWER Utilities: GA Power
 Site & ALTA Survey Available If Negotiations Advance	 Built by Current Owner and Used Solely as Collision Shop		

BUILDING FEATURES & OPPORTUNITY



Two expansive levels, robust utilities, and a functional layout make this property ready for immediate use with long-term upside. Excellent for auto service, light industrial, training, manufacturing, warehouse conversion, or adaptive commercial redevelopment in a high-visibility location.

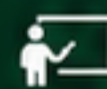
POTENTIAL USES



Auto Service



Light Industrial



Training



Manufacturing



Warehouse Conversion



Adaptive Commercial Redevelopment



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IMPORTANT NOTES

- Buyer to verify zoning, permitted uses, taxes, square footage, traffic counts, utility capacity, equipment condition, and all other material facts.