



**The Quin Group Inc.**  
= Commercial Real Estate =

# MULTI-TENANT BUILDING

**5855 Jimmy Carter Blvd. Norcross, GA 30071**



**Tom Forkner: 678-367-8300 Direct. Owner / Agent**  
**[tomforkner@quingroup.com](mailto:tomforkner@quingroup.com)**

**The Quin Group, Inc. 770-448-3385**

No warranty, expressed or implied, is made as to the accuracy of the information contained herein. Information should be independently confirmed within an application due diligence period.



# LOCATION

5855 Jimmy Carter Blvd. Norcross, GA 30071



# PHOTOS



# BUILDING AND PROPERTY HIGHLIGHTS

- NEW COMPLETE ROOF FROM DECK UP IN 2021
- ALL HVAC UNITS REPLACED IN THE LAST 5 YEARS, THE LAST 3 IN 2023
- ALL LIGHTS INSIDE AND OUT CONVERTED TO LED
- ALL HVAC SYSTEMS TOTALLY AUTOMATED
- ALL UNITS UPGRADED AND PERMITTED THROUGH CITY OF NORCROSS & GWINNETT FIRE ZONED C-2 COMMERCIAL ALLOWING OFFICE AND RETAIL
- 1.8 ACRES WITH 104 PARKING SPACES
- ACROSS FROM OFS SITE ANTICIPATING MASSIVE DEVELOPMENT
- HEART OF GWINNETT 85 CID ONE OF THE MOST SUCCESSFUL IN UNITED STATES
- VISIBILITY AND MAJOR FRONTAGE ON JIMMY CARTER BLVD. ROAD COUNT 50,000 plus 2022

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