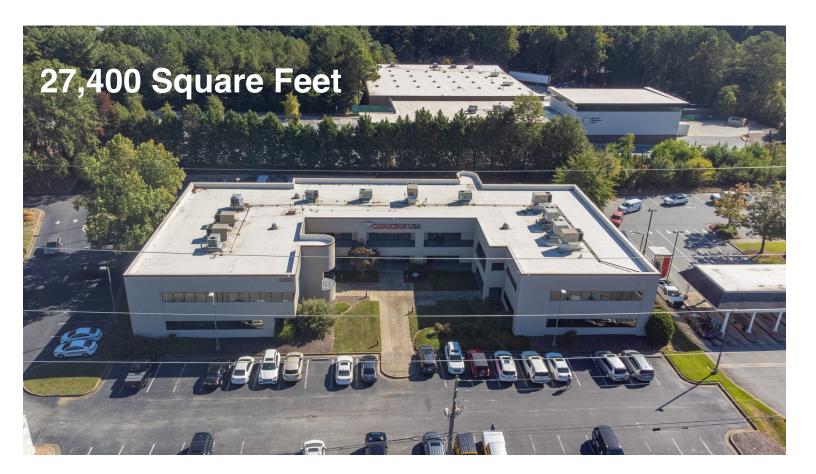


MULTI-TENANT BUILDING

5855 Jimmy Carter Blvd. Norcross, GA 30071



Tom Forkner: 678-367-8300 Direct. Owner / Agent tomforkner@quingroup.com

The Quin Group, Inc. 770-448-3385

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LOCATION

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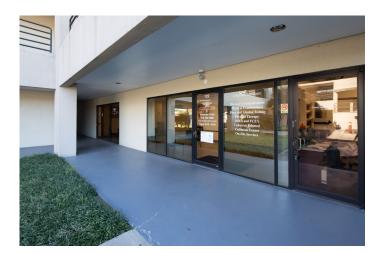


PHOTOS













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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