



OFFICE/WAREHOUSE FOR SALE

5024 BU Bowman Drive
Suites 400 and 500
Buford, GA 30518

CONTACT:

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ABOUT THE PROPERTY

- Office/Warehouse Condominiums
- Two 2,000 SF suites available in multiples of 2,000 SF up to a maximum of 4,000 SF
- Can be sold together or separately

LOCATION INFORMATION

- Flex warehouse business park just off I-985 at Exit 8 (Lanier Islands Parkway)

PRICE

- Suite 400 \$169,000
- Suite 500 \$225,000
- Suites 400 & 500 together \$389,000 (w/o demising wall)



Radial Property Group. LLC

Office: 770-967-4625 www.RPG-CRE.com

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OFFICE/WAREHOUSE CONDOMINIUM

- Each suite has 16-18 FT clear in building
- Glass store front in both suites
- Both suites have 12 X 14 FT drive in doors in the rear of the building

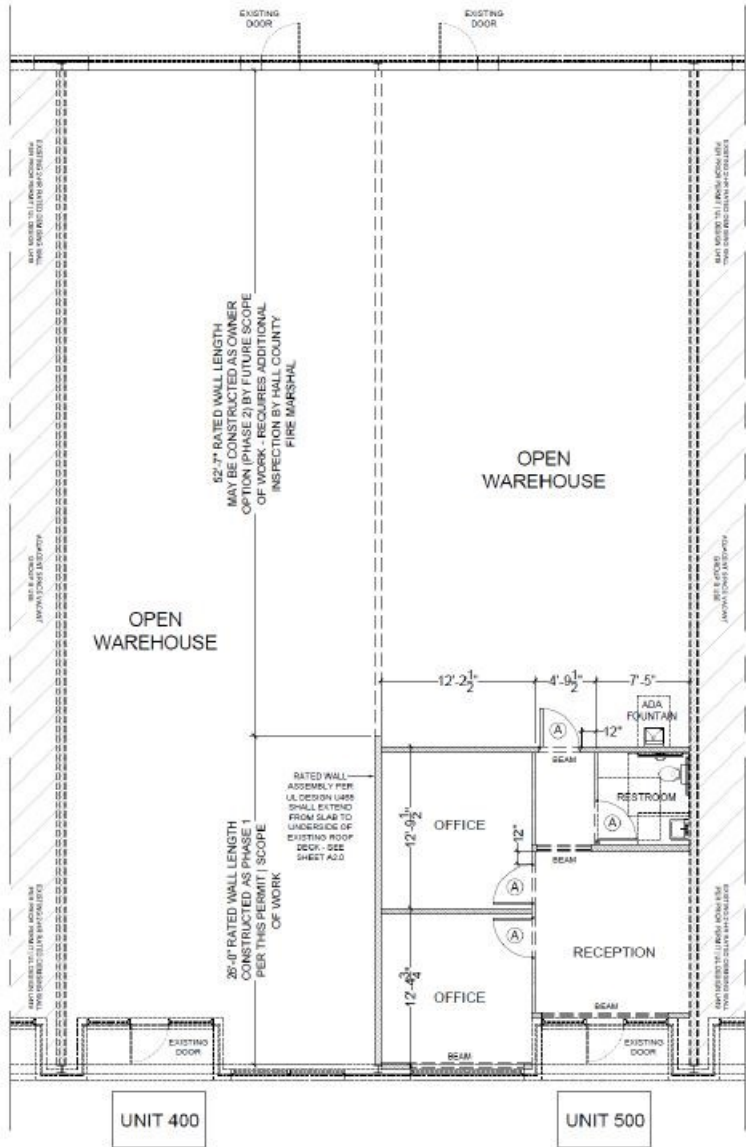
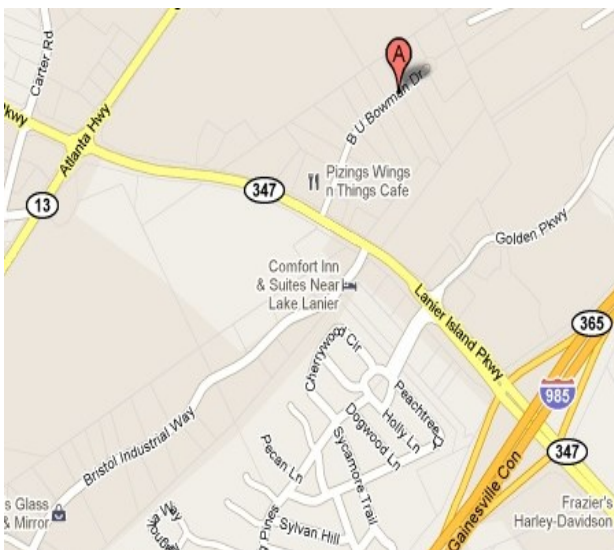
Suite 400

- 2,000 SF warehouse only
- Shell suite w/glass store front

Suite 500

- Open warehouse with 2 offices and reception area
- 2,000 SF
- Personnel entrance in the rear

PROPERTY LOCATION



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GENERAL INFORMATION

Building:

- Office/Warehouse
- 3 side parapet roof sloped to the rear
- Standing seam roof
- Brick all 4 sides
- Attractive brick detail
- Covered front entrance

Units:

- 17-20 FT clear in building
- Multi tenant with 2,000 SF units
- Glass store front
- Personnel entrance in the rear
- Rear 12 x 14 drive in door
- Gas and electric metered separately

WHY LEASE WHEN YOU CAN OWN?

- Own your own Office-Warehouse for less than you pay in rent.
- Build equity and appreciation.
- Conventional and SBA financing available through local financing institutions.

Understanding Current Market
Conditions

- Very few industrial properties less than 5,000 SF available to purchase
- Low financing rates
- Limited land available for small developments
- Prohibitive cost when building less than 5,000 SF
- Increasing rental rates of small to medium size leased properties

Condo Buyer Profile

- Currently renting small space 2,000-5,000 SF
- Small to mid sized companies run and managed by the owner
- Limited time or knowledge to build
- Renting for the past 5 years
- Has looked to buy previously, but found cost to build too high and a serious lack of available product



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