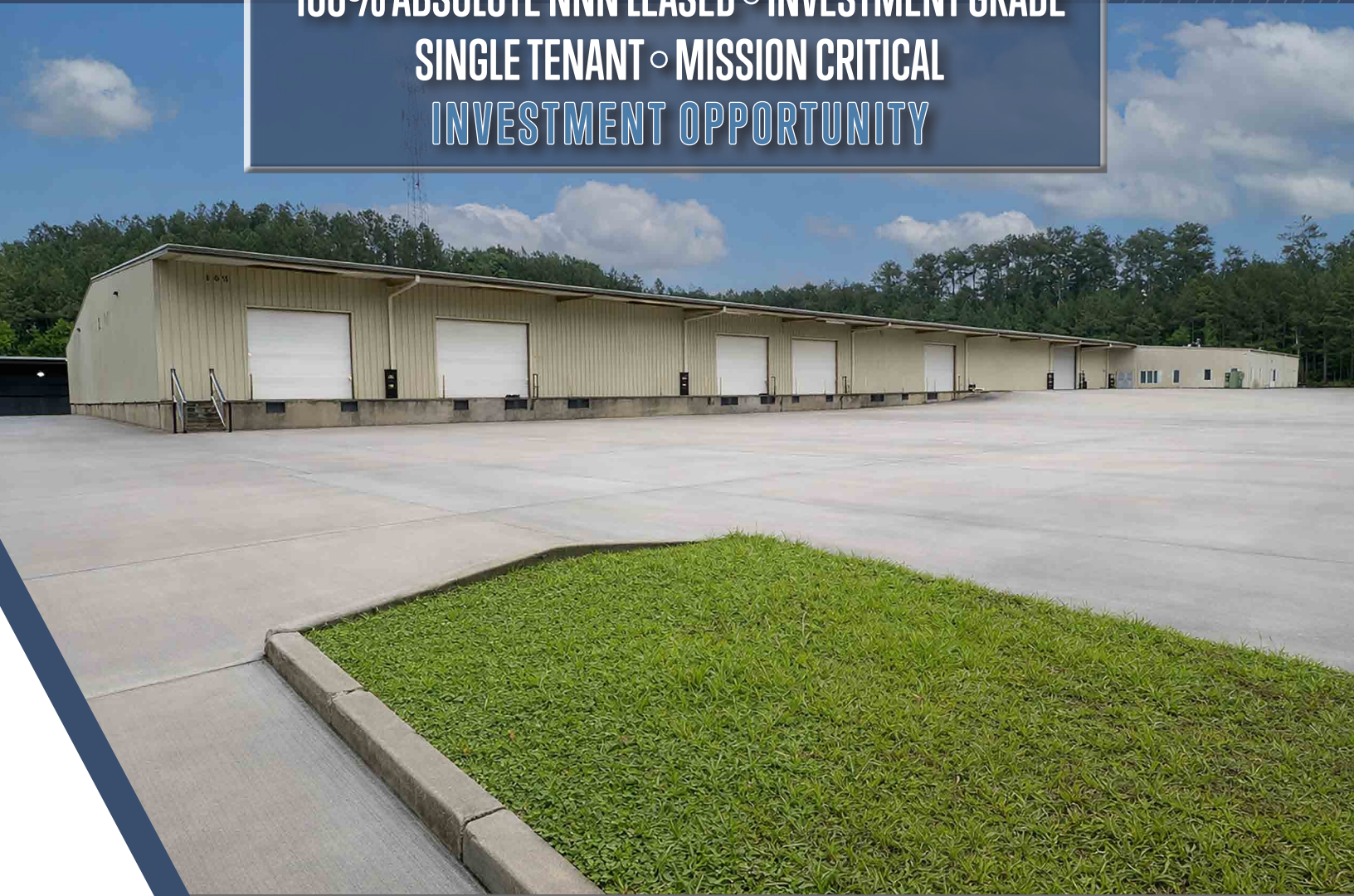


FOR SALE

1695 BUFORD HWY

DULUTH, GA 30097

100% ABSOLUTE NNN LEASED ◦ INVESTMENT GRADE
SINGLE TENANT ◦ MISSION CRITICAL
INVESTMENT OPPORTUNITY



79,240 SF WAREHOUSE
ON 7.95 ACRES



PROPERTY HIGHLIGHTS



PROPERTY

Total Building Size:	79,240 SF
Office Component:	±2,500 SF
Clear Height:	18'-23'
Zoning:	M-1 (Light Industrial)
Loading:	Five (5) Dock-High (Oversized), Three (3) Drive-In (Oversized)
Outside Storage:	-17,500 SF three-sided covered / IOS

INVESTMENT HIGHLIGHTS

PROPERTY OVERVIEW



ADDRESS:

1695 Buford HWY
Duluth, Georgia



OCCUPANCY:

100%



BUILDING SIZE:

±79,240 SF



YEAR BUILT:

1985



LAND AREA:

±7.95 acres



USE:

Industrial | IOS

FINANCIAL OVERVIEW



TENANT:

A+ Credit, in the Building
Materials Industry



UPSIDE:

Mark-to-Market
at '28 Expiration



WALT:

± 2 Years



LEASE EXPIRATION:

8/31/2028

With no options to extend the lease

Location Advantages

- Positioned directly on Buford Highway, providing immediate access to major transportation thoroughfares and some of Atlanta's most affluent neighborhoods
- Strong Labor Pool – Positioned in a deep labor market ideal for service, logistics, and trade-oriented businesses.
- Critical access to customers throughout the Atlanta metro area reducing drive times for crews and deliveries.

Investment Rationale

- ± 2-Year WALT provides immediate income with less exposure to long-term rate risk
- In-place rents remain below market levels, creating a clear re-pricing opportunity at rollover
- Rare infill industrial asset with paved outside storage, difficult to replicate at today's replacement costs
- Strong appeal to service-oriented and trade users, supporting high tenant demand

FOR MORE INFORMATION, PLEASE CONTACT:

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