

FOR SALE

14.24 +- Acres/5 Buildings
South Cobb Dr/Wright Dr
City of Smyrna/Cobb County, GA

**POTENTIAL
RE-DEVELOPMENT
SITE**



Presented by:

Kyle Ward
Associate Broker
706-474-1348 Direct
kward@longleafcre.com

Walter T. Rabern
Broker
770-480-2491 Direct
wrabern@longleafcre.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



FACT SHEET

Wright Drive Tracts

TRACT SIZE: 14.24+- Acres

TAX ID and Estimated Annual Taxes:	167-069-000-040	1.02 AC	\$1,212.95
	167-069-000-020	9.03 AC	\$14,391.42
	167-067-900-170	4.19 AC	\$2,905.93

LOCATION: Fronting Wright Drive at South Cobb Drive
2 Miles North of I-285, ½ mile South of the East West Connector, 11 miles Northwest of Atlanta CBD and 15 miles North of Jackson Hartsfield Airport

CITY OF SMYRNA/COBB COUNTY, GA

BUILDING BREAKDOWN:

Building	Overall Size (SF)	Warehouse Area (SF)	Office Area (SF)
A	9,240	5,704	3,536
B	4,720	N/A	4,720
C	5,040	2,880	2,160
D	1,770	1,770	N/A
E	1,680	N/A	1,680
Open Shed/Warehouse	5,600	840 Enclosed / 4,760 Open	N/A
Total	23,290	11,194	12,096

ZONING: HI (Heavy Industrial) and LI (Light Industrial)

DEMOGRAPHICS:	<u>Households</u>	<u>Median Income</u>	<u>Population</u>
1 Mile	5,231	\$45,746	10,258
3 Mile	28,015	\$56,270	60,845
5 Mile	76,615	\$51,291	175,414

REMARKS: INCOME PRODUCING PROPERTY W/ POSSIBLE LEASE BACK

Potential multifamily/townhome site – City of Smyrna or Cobb County

Cobb County Future Land Use Map – Multifamily

Multiple Possibilities under current Industrial Zoning

Access Off of Wright Drive and Kenwood Road

Ample Outdoor Parking

ASKING PRICE: **\$2,500,000**

AERIAL

Zoomed



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



AERIAL

Zoomed



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



BUILDING BREAKDOWN

Site Specific

Building	Overall Size (SF)	Warehouse Area (SF)	Office Area (SF)
A	9,240	5,704	3,536
B	4,720	N/A	4,720
C	5,040	2,880	2,160
D	1,770	1,770	N/A
E	1,680	N/A	1,680
Open Shed/Warehouse	5,600	840Enclosed / 4,760 Open	N/A
Total	23,290	11,194	12,096



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



BUILDING DESCRIPTIONS

Site Specific

Building A, is a 9,240 square foot clear span, butler style office warehouse building with a steel frame and metal exterior walls, on a poured concrete slab. Metal roof over metal decking and steel joists. The building has approximately 3,536 square feet of office area and 5,704 square feet of warehouse area. The office has sheetrock walls, wood trim with some chair rail, hollow core wood doors, 8 foot, 2' x 2' drop in ceiling, commercial grade carpet and tile floors, two two-fixture restrooms, and an HVAC system. The warehouse area has a clear eve height of 14', 8 sky lights, 5 -16' x 14' roll up drive in truck doors, two ceiling hung gas heaters and a 5' exhaust fan.

Building B, is a 4,720 square foot office building with a steel frame and metal exterior walls, on a poured concrete slab. The interior has sheetrock walls, vinyl trim, 9 foot 2' x 2' drop in ceiling, hollow core wood doors, commercial grade carpet and tile floors, two two-fixture restrooms, and an HVAC system. This building is currently getting updated with new paint and carpet and at the time of our inspection the work was almost complete.

Building C, is a 5,040 square foot clear span, butler style office warehouse building with a steel frame and metal exterior walls, on a poured concrete slab. Metal roof over steel joists. The building has approximately 2,160 square feet of office area and 2,880 square feet of warehouse area. The office has sheetrock walls, vinyl and wood trim, hollow core wood doors, 8 foot, 2' x 2' drop in ceiling, commercial grade carpet and tile floors, two two-fixture restrooms, and an HVAC system. The warehouse area has a clear eve height of 14', 6 high intensity sky lights, 3 - 12' x 14' roll up, drive-in truck doors, ceiling hung gas space heater.

Building D, is a 1,770 square foot warehouse building with a steel frame and metal exterior walls, on a poured concrete slab. The warehouse area has a clear eve ceiling height of 10', 4 sky lights, 1 -10' x 10' metal roll-up door, single tube florescent lighting.

Building E, is a 1,680 square foot double wide, manufactured office building on a block foundation and a shallow shed roof. The interior has vinyl walls and trim, 8 foot ceiling, hollow core wood doors, commercial grade carpet and vinyl floors, two two-fixture restrooms, and an HVAC system.

In addition there is a 200' x 28' open metal shed building with an including a 30' x 28' enclosed warehouse area with 1-12 x 14 roll up door.

The overall size equates to 23,290 square feet with 52% office, and a land to building ratio of 26.62:5. The subject improvements on their primary site is 18.78:5.



MAP

ZOOMED TO SITE

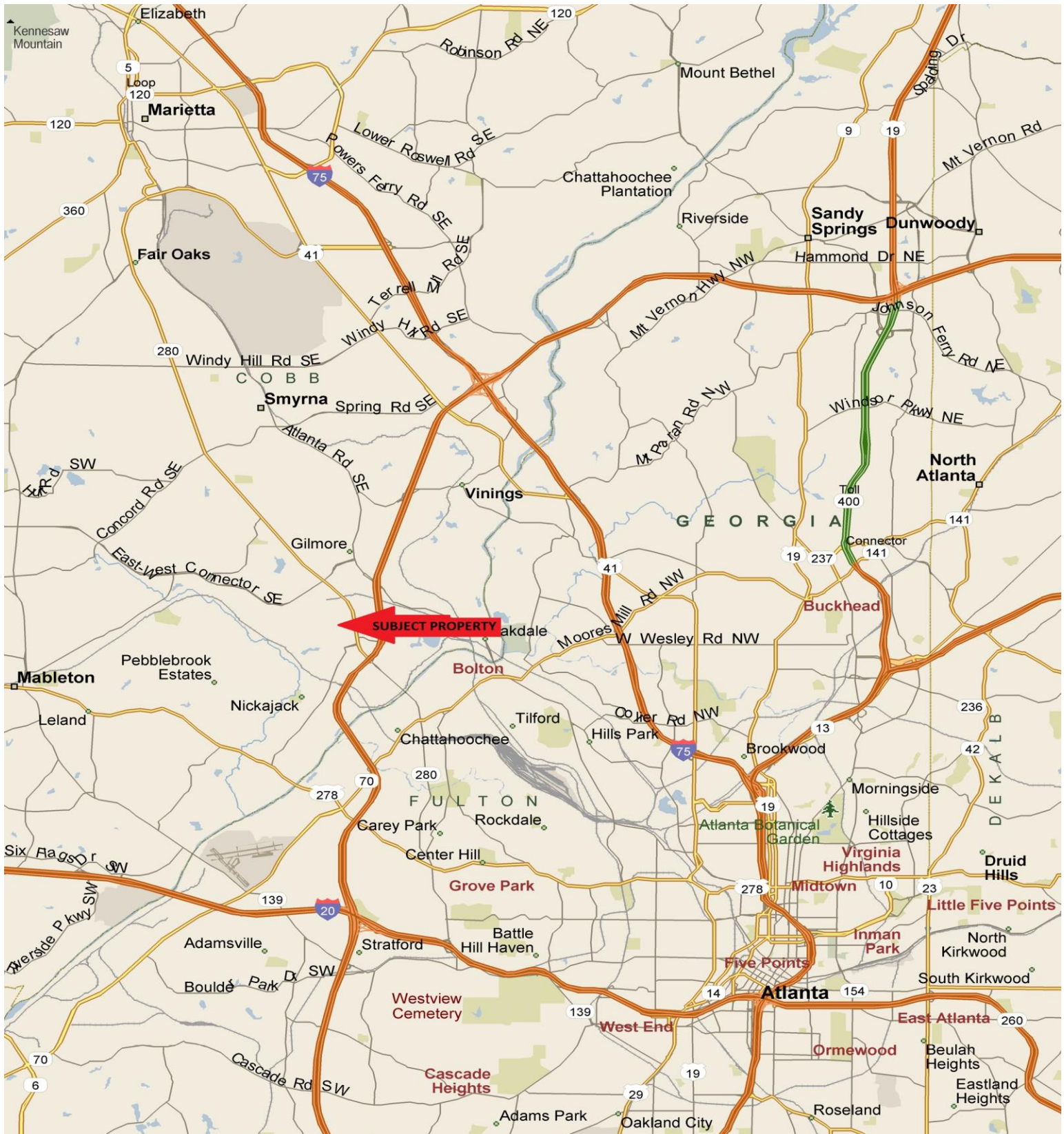


This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



MAP

PROXIMITY TO ATLANTA



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



PHOTOS

Site Specific



View of Wright Drive Looking Northerly



Wright Drive Looking Southerly



View of Excess Land



View of Shed Building

PHOTOS

Building A

Exterior of Building A



Interior of Building A



PHOTOS

Building B

Exterior of Building B



Interior of Building B



PHOTOS

Building C

Exterior of Building C



Interior of Building C



PHOTOS

Building D

Exterior of Building D



Interior of Building D



PHOTOS

Building E

Exterior of Building E



Interior of Building E

