



GREAT INVESTMENT OPPORTUNITY!

**OFFICE/WAREHOUSE
FOR SALE**

**1384 Buford Business Blvd
Unit 400, Buford GA 30518**

CONTACT:

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ABOUT THE PROPERTY

- Office/warehouse unit available
- 4,126 SF space available
- Leased to a Fortune 500 company through March 2026
- Cap Rate 6.0%
- Beautifully finished offices
- One 10' X 10' Drive In door
- Zoned M-1 (Light Industrial), City of Buford

LOCATION INFORMATION

- 1.5 Miles from I-985, 4 miles from I-85, and within 0.5 miles of SR 20

PRICE

- Unit 400 - \$681,000



Radial Property Group, LLC

Office: 770-967-4625

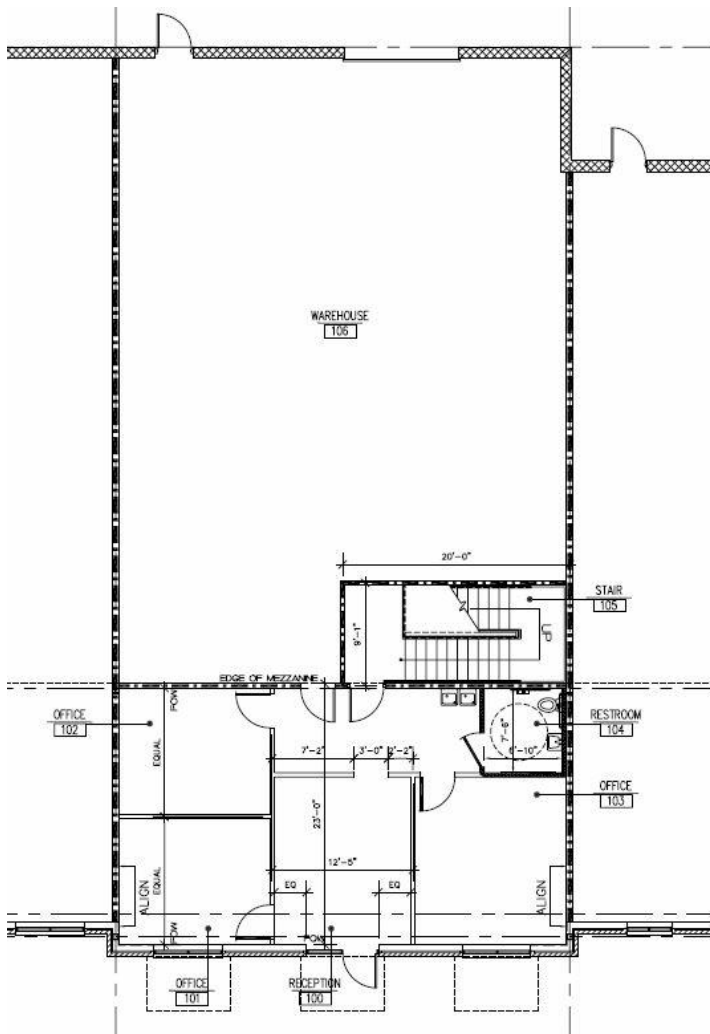
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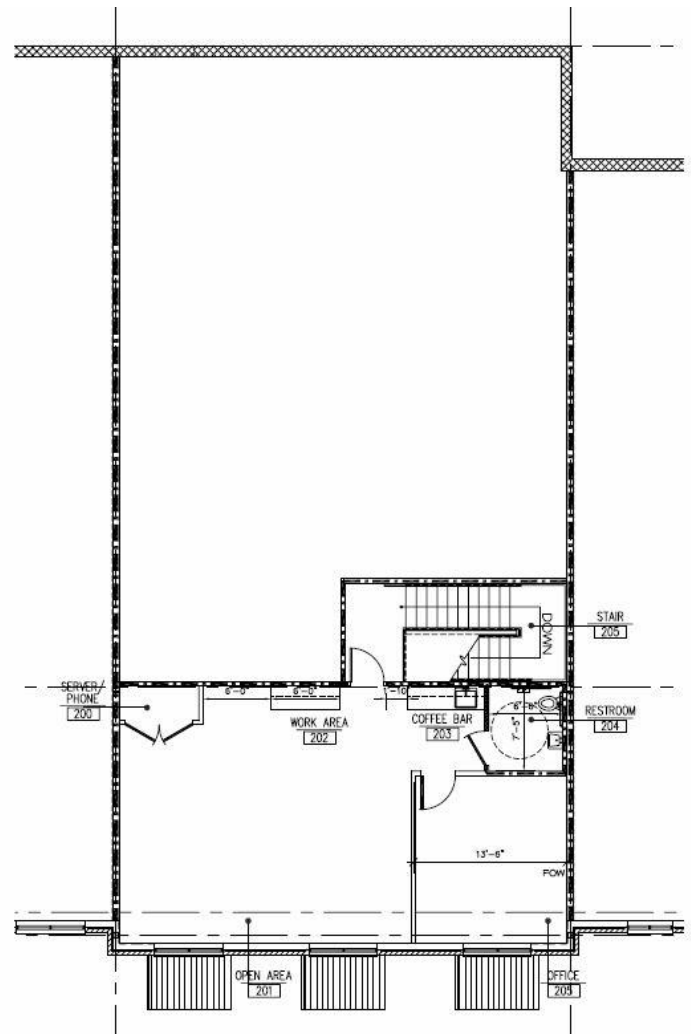
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UNIT 400 DETAILS

- 4,126 SF Office/Warehouse
- Approximately 70% warehouse, 30% office
- 10' X 10' drive in door
- Nicely finished offices on the main floor and second floor
- Two pedestrian entrances



1 DIMENSION PLAN - 1ST FL
 1D-1.0 SCALE: 1/8" = 1'-0"



2 DIMENSION PLAN - 2ND FL
 1D-1.0 SCALE: 1/8" = 1'-0"



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