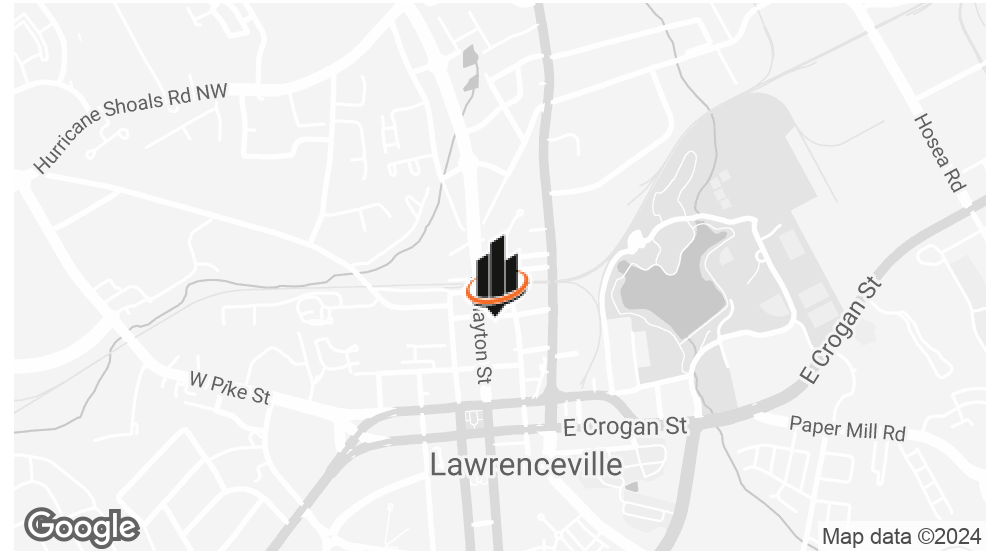


# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$8,750,000
<b>BUILDING SIZE:</b>	50,610 SF
<b>LOT SIZE:</b>	2.54 Acres
<b>YEAR BUILT:</b>	1974
<b>RENOVATED:</b>	2020
<b>ZONING:</b>	LM
<b>MARKET:</b>	Atlanta, Lawrenceville

## PROPERTY OVERVIEW

50,610 sq. ft. industrial building on 2.54 acres built in 1976. Building was converted to and fully equipped as a commercial brewery with canning and kegging capabilities scaled to accommodate contract brewing as well as on-site tap-room sales. The 50-barrel brewhouse is fully automated, with Sprinkman/Krones equipment.

## PROPERTY HIGHLIGHTS

- Turnkey Brewery
- 50 Barrel Capacity
- Sprinkman/Krones equipment
- CFT Canning Line
- Tasting Room and Outdoor Event Area
- Walkable to Downtown Lawrenceville and Slowpour Brewery

### TOM HUNTER

O: 770.289.2792

tom.hunter@svn.com