

\$3,300,000 - 5700 HIGHLAND PARKWAY SMYRNA, 40,000 SQ.FT O/I

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OFFERING SUMMARY

SALE PRICE:	\$3,300,000
CAP RATE:	10.56%
NOI:	\$348,594
LOT SIZE:	2.98 Acres
YEAR BUILT:	1986
BUILDING SIZE:	39,800 SF
ZONING:	LI
MARKET:	Office Industrial
SUBMARKET:	"flex", mixed-use, office, warehouse
PRICE / SF:	\$82.91

PROPERTY OVERVIEW

Owner lowered price to \$3,300,000 from \$3,700,000 - 10.56% cap rate (pro forma) currently priced 15% below county appraisal! 40,000 sq.ft. Office/Industrial Building. #Urban-Infill-Industrial, #LastMilePointofDelivery, #flex, Office industrial building in exclusive park in Smyrna (along w/ Amazon, Glock, Google and IBM). Previously used as a medical office lab space and a full call/data center. Has ~ 55 offices and 3-4 conference rooms as currently configured all equipped w/ state of the art fiber run throughout building for highspeed internet including oracle switching. Owner recently replaced all lighting w/ led bulbs and infrared sensors and the HVAC units which are now run by latest energy efficient computer programmable servers equipped with UPS battery backup systems. Building has 3,000 sq.ft. of walk in coolers, a full height loading dock w/ pull out dock leveler and a 4,000 sq.ft. mezzanine. Building lends itself well for basic office or a light manufacturing facility and is easily partition-able for the owner occupant desiring to lease unused space. Building is only a couple miles from I-285 and has rail access running behind the property.



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