

For Sale
Gross Leased Industrial Building
214 Brumbelow Rd.
Carrollton, Ga. 30117



- **Industrial flex building with 60 month modified gross lease in place**
- **Tenant, Hart Chrome and Restoration, in place since 2019**
- **New 5 year lease signed in February 2024**
- **New exterior paint**
- **Upgraded LED lighting package installed throughout**
- **4,320 sf warehouse with 16' ceilings**
- **1,500 sf office plus 1,000 sf shop for small detailing, heated and cooled**
- **Heavy power**
- **HVAC system 2 years old**
- **NOI: \$42,000/yr**
- **Price: \$550,000**

Offered for Sale Exclusively by
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