



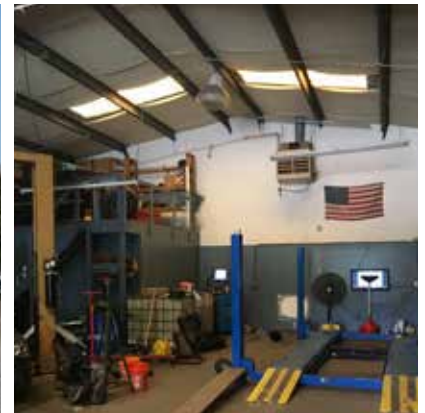
Unique Industrial Micro Campus - Lilburn

13,900SF • 1.05 Acres • Zoned IA (Industrial Activity)

4418 LILBURN INDUSTRIAL WAY SW, Lilburn GA 30047



- Located less than a mile from the center of Lilburn village
- 4 miles from I-85 at Indian Trail exit 101
- Flexible owner occupy or leasing opportunity
- Approx. 6,000 SF office/warehouse - immediately available for user
- Automotive paint booth can remain with sale of property
- Ample 3 Phase Power Service (Front buildings)



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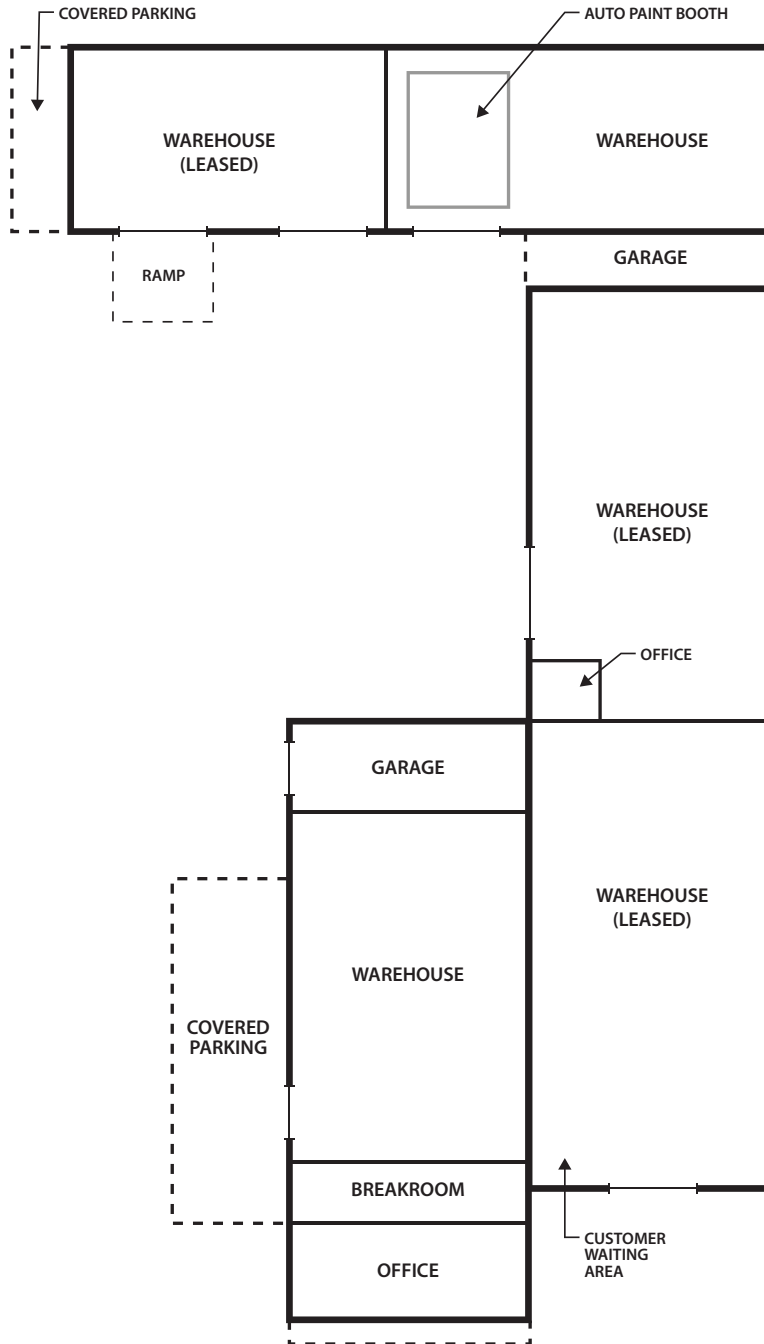
**ATLANTA LEASING
& INVESTMENT**



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- Close & easy access to restaurants, shopping and banking
- 2 Blocks from Killian Hill Road – main access to Indian Trail & I-85
- Three distinct low maintenance buildings
- Multiple user and tenant space combination options
- Three tenants currently leasing @ 7,500 SF
- Ample parking
- Various ceiling heights up to 19 feet +/-
- Electric and Natural Gas Service
- Two septic systems – recently serviced
- 1 Dock high door
- 5 Drive-in Roll up doors
- 2 Residential style garage doors
- Covered outdoor parking areas

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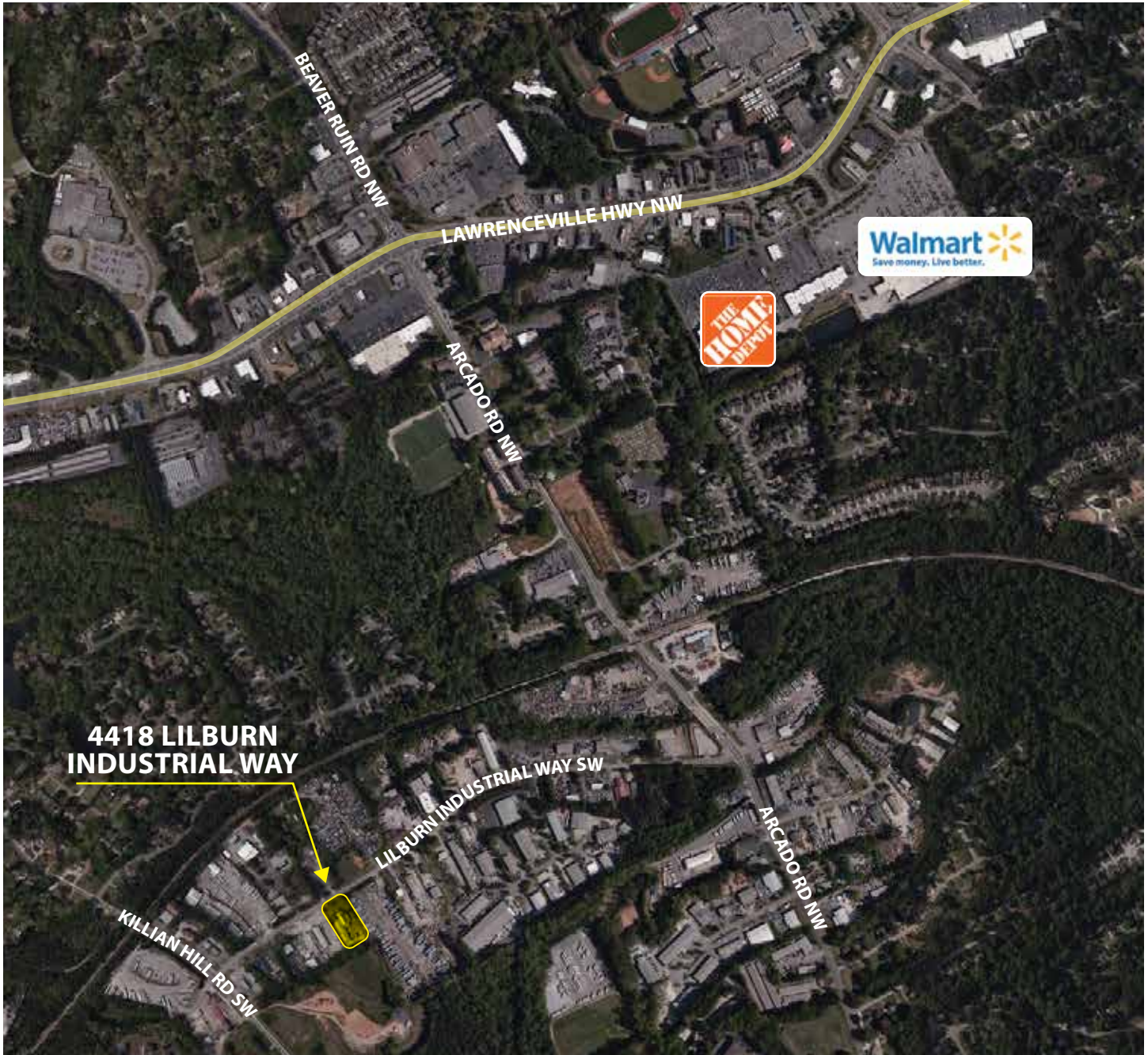
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