

Sale, Lease or Sale/Leaseback Opportunity!
4035 Brogdon Exchange, Sugar Hill, Georgia 30024



Ideal for an Investor or Owner Occupant!
Lease Income in Place with upside potential

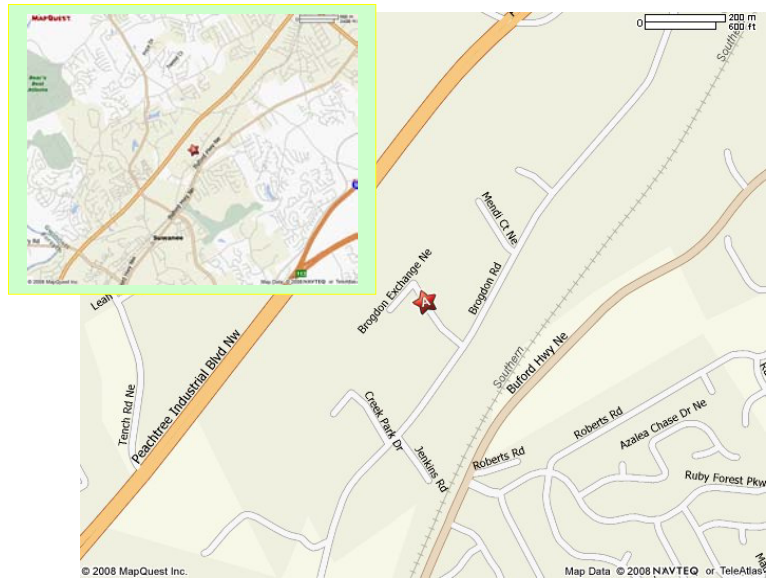
Vital Statistics:

Acreage: 3.33
Zoning: HM1-Light Industry
Built 2006
Sq. Ft 12133
Ceiling Height: 20 feet

Amenities:

3 Suites 2 curb cuts on Scenic Hwy
Well Maintained
Existing Lease through May 2010

Lease at \$7.00/sf or
Purchase for \$1,050,000.00



Represented Exclusively by: J. Michael Sweigart, CCIM of

JMS Real Estate Group, Inc.

Quality Commercial Real Estate Services for Investors, Business & Non Profit Organizations

3870 Peachtree Industrial Boulevard, Suite 150, PMB 354 Duluth, Georgia 30096

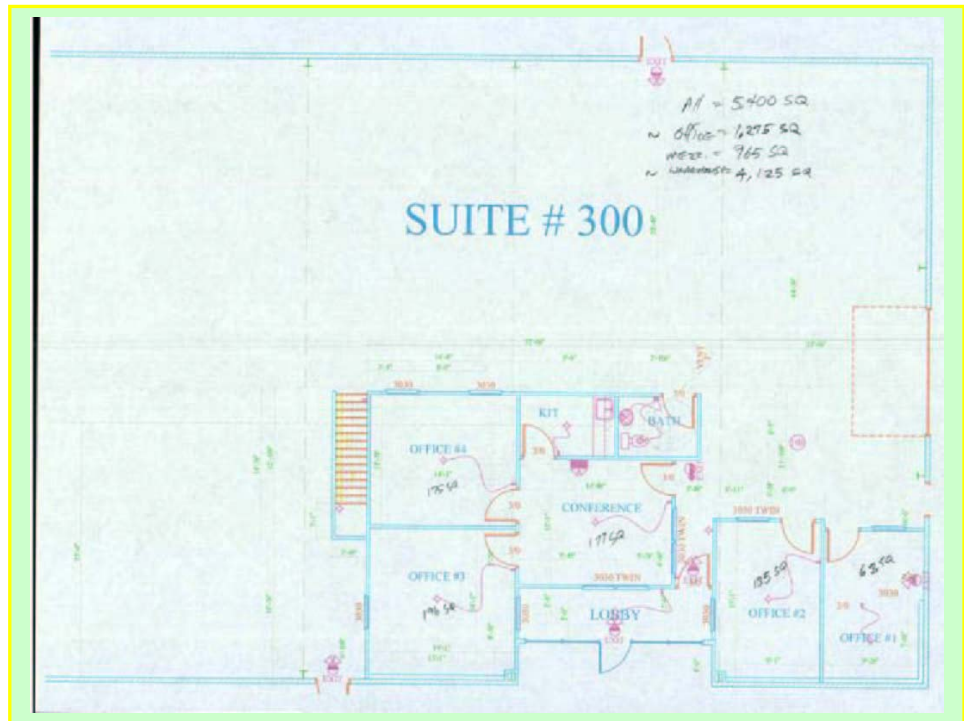
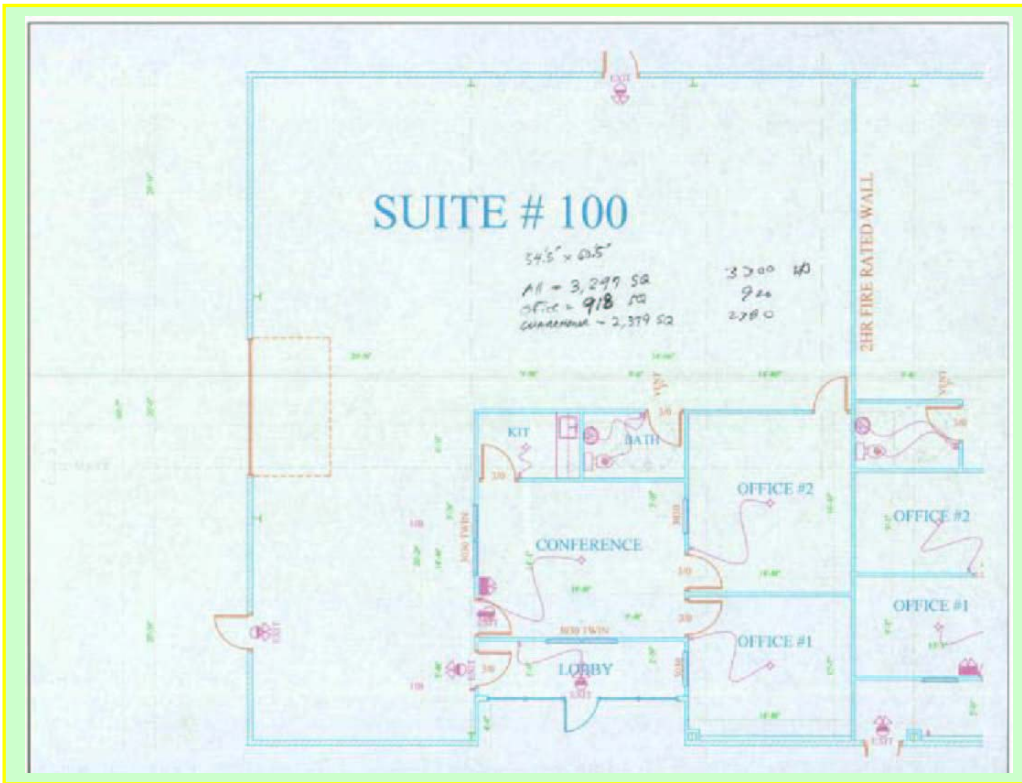
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Seller will lease back Suite 100 or 300!

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