

FOR SALE

+/- 20,000 SF Free Standing Office / Flex Building in West Midtown



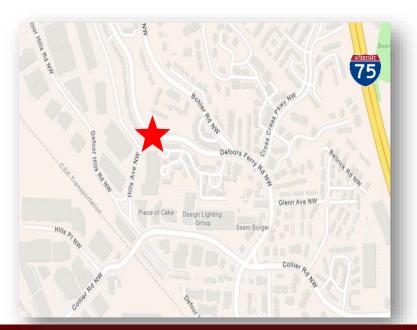


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Executive/Property Summaries 3 Tax Plats 5 Survey 6 Floorplan 7 Defoor Business Park 8 Photos 9 Aerials 12 Demographics / Zoning Definition 14

Alan Joel
Principal
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EXECUTIVE SUMMARY	
PROPERTY ADDRESS	2170 Defoor Hills Road NW Atlanta, GA 30318
ZONING	I-1 (Light Industrial)
PARCEL NUMBERS	17-0194-LL-083 7 17-0194-LL-084 5
SUBMARKET	West Midtown
LOT SIZE	1.52 & 0.48 Acres (2.00 Acres)
PARKING	68 Spaces (3.5/1,000 SF)
HVAC	100%
2022 TAXES	\$47,094.13 (\$2.35/SF)
SALES PRICE	\$5,500,000.00 (\$275.00/SF)
STREET FRONTAGE	100 feet along Defoor Hills Road
TOPOGRAPHY	Mostly level, gently sloping towards the southwest corner of property
FLOOD PLAIN	Not in 100-year flood plain



EXECUTIVE SUMMARY

Joel & Granot Real Estate is pleased to present this 19,950 SF office / flex building located in West Midtown. The property is located along the west side of Defoor Hills just north of Hills Avenue in the city of Atlanta, Fulton County. The building is an excellent single-story brick and block building built in 1991. There is ample parking. Perfect for an owner/user occupant. The property is located in a highly accessible area of Atlanta that has been heavily developed into many commercial uses as well as multiple residential homes and apartments.





PROPERTY SUMMARY	
Gross Building Area:	19,950 SF
Office Area:	13,150 SF
Conditioned Warehouse:	6,800 SF
Foundation:	Reinforced concrete footings. Concrete floors
Structural:	Reinforced concrete columns and block
Roofs:	Flat, built-up. Gutters and downspouts
Exteriors:	Painted brick walls. Building front has brick ornamentation
Fenestration:	Entry doors are glass and windows are aluminum frame
Interior Finish:	Includes painted sheetrock walls, dropped acoustical tile ceiling and carpet floor in office areas. Tile flooring in break room and restrooms. Interior doors are solid wood. The building is fully sprinklered. The unfinished area exposed ceilings, concrete block walls and flooring
Clear Heights:	18' above the grid and in warehouse 10' finished ceiling height
HVAC:	Eight (8) Roof mounted units
Plumbing:	Copper or PVC supply lines, cast iron or PVC waste lines assumed. Laundry room available.
Electrical:	Adequate electrical service and typical complement of electrical service

outlets/switches in each unit.

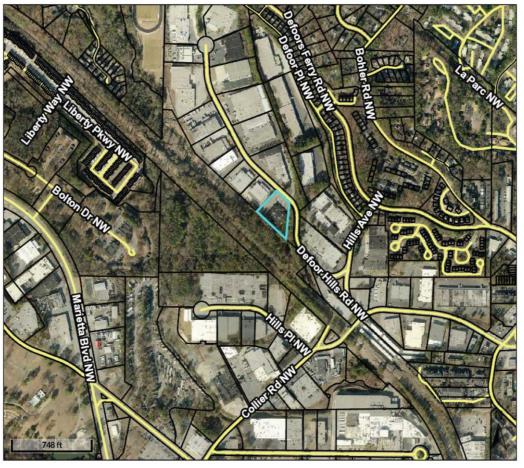




TAX PLATS Page 5







Parcel ID 17 0194 LL0837 Class Code 13 Taxing District 05 1.521 Acres

Owner

Physical Address 2170 DEFOOR HILLS RD NW BMS LAND HOLDINGS LLC 2170 DEFOOR HILLS DL ATLANTA, GA 30318

Assessed Value \$2,909,200

Last 2 Sales Date

Price Reason 2/9/2005 0 Sale < = 10 6/2/1999 \$460000 Unvalidate Collier Rd NW

Parcel ID	170194
	LL0845
Class Code	13
Taxing	05
District	
Acres	0.535

Physical Address Owner

2170 DEFOORS HILLS RD NW STE ATLANTA, GA 30318

> Assessed Value

DEFOOR HILLS RD NW Date BMS LAND HOLDINGS LLC

\$4,200

Last 2 Sales Price Reaso 2/9/2005 0 Sale · 12/31/2004 \$1175000 Unva Stam



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LIST OF SPECIAL EXCEPTIONS , PART II , SCHEDULE B, COMMITMENT NO.2-16378, ISSUED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF : 8/24/04

Indemnity Aprenient by 2170 DeFeor-Hills, LLC, dated September 19, 2001. Had for record September 24, 2001 at 3:46 p.m., recorded in Deed Book 31026, Page 33, Records of Futton County, Georgia. SHOW OF SERVEY

Survey Certification

THE UNDERSIGNED HEREBY CERTIFIES TO: "BMS Land Holdings, LLC

THE UNDERSINED BEREBY CERTIFIES TO "BMS Land Holdings, LLC land for holdings, LLC land for North Gregory in and Chineger The learnance Consupers, and of hy 27, 2004, that he is a fully registered land surveyor of the State of Georgia; that the attaches print of energy in sents in secondate with the minimum transduce destablished by the State of States of the State of Consequence of the State of Consequence of the State of Consequence of the States of the State

BASED ON THE INFORMATION SHOWN ON THE FLOOD

HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF

H.U.D. THROUGH THE FEDERAL INSURANCE ADMINISTRA-

TION. IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF THE FLOOD HAZARD AREA

THIS PLAT IS BASED UPON FIELD DATA WHICH HAS A

PRECISION RATIO OF ONE FOOT IN 15,000 FEET. AN

AVERAGE ANGULAR ERROR OF 03 SECONDS PER ANGLE

POINT AND WAS ADJUSTED USING THE COMPASS RULE

PER COMMUNITY PANEL NUMBER 13121C0233E EFFECTIVE DATE: JUNE 22 , 1998

IN 198,589 FEET. TRAVERSE DATA OBTAINED USING

A TOPCON GTS - 3 SERIES TOTAL STATION.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED

FOR CLOSURE AND HAS A PRECISION RATIO OF ONE FOOT

MEANING ROBERTS OF THE STATE OF

now or formerly BRIDGITTE C. FLETCHER D.B. 11200 , PG. 294 AREA OF INDEMNITY AGRESSA AS PER S.E. 3(1) . O.B. 3103 PG. 33 S40°43'5 "E 168.96 ARC=164.43' RAD=176.91' S11°12'51"E CHD=158.58 540 water m.h. TRACT 1 S10°17'08"W # 1.52 ACRES 110.60' 66,009 SQ. FT. C.S.X. ARC=185.21' RAD=245.49' S12°26'58"E CHD=180.85" 1/2" 103 P.O.B. REFERENCE PLAT(S)

1. INDEMNITY AGREEMENT EXHIBIT "B", 1270 DEFOOR HILLS BUILDING

PREPARED BY : SOUTHERN CIVIL ENGINEERING, INC.

DATED: 9/19/01, D.B. 31026 , PG'S. 34-35

Legal Description

All that tract or parcel of land lying and being in Land Lot 194 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

To arrive at TRUE POINT OF ESCENNING, commons at a 1% inch rebar set on the westerly right-of-way of Tobor Hills Read (50 RM), and 1% inch rebar set being. TO 10% for an onlywesterly from the fight-own of Colline Read, 1% RM), and 1% inch rebar set being. TO 10% for an onlywesterly from the fight-own of Colline Read, 1% inch open the celegating said of sind open tay pige found and the TRUE FORTI OF RESIDENTING. These constitutes a finance of 25.0.5 for to 1% inch rebar set, those North 40 degrees 4 limits of 50 seconds East a distance of 25.0.5 for to 1% inch rebar set, those North 40 degrees 4 limits of 50 seconds East a distance of 25.0.5 for to 1 with rebar set, those North 40 degrees 4 limits of 50 seconds East a distance of 15.0.5 for to 1 with rebar set, the condition of 15.0.5 for the 10 seconds 10 seconds



All that tract or parcel of land lying and being in Land Lot 194 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

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the control of the cont



VICINITY MAR N.T.S.

PROPERTY ADDRESS 2170 DEFOOR HILLS ROAD

TOTAL ACREAGE = 2.00 87,116 SQ. FT.

TOTAL PARRING SPACES = 65 (INCLUDES 3 H.C. SPACES) PROPERTY IS ZONED : 1-1 (INCHE INDUSTRIAL DISTRICT) SETBACKS : FRONT - 40', SIDE - IP NOT BUILT TO THE LOT LINE, SHALL BE SETBACK AT LEAST 5, REAK - NO LETER REQUIREMENT



BOUNDARY AND ABOVE GROUND AS-BUILT SURVEY FOR

BMS LAND HOLDINGS, LLC, BANK OF NORTH GEORGIA AND CHICAGO TITLE INSURANCE COMPANY

LAND LOT 194 FULTON COUNTY SCALE: 1" = 40'

17th DISTRICT GEORGIA NOV. 29 , 2004

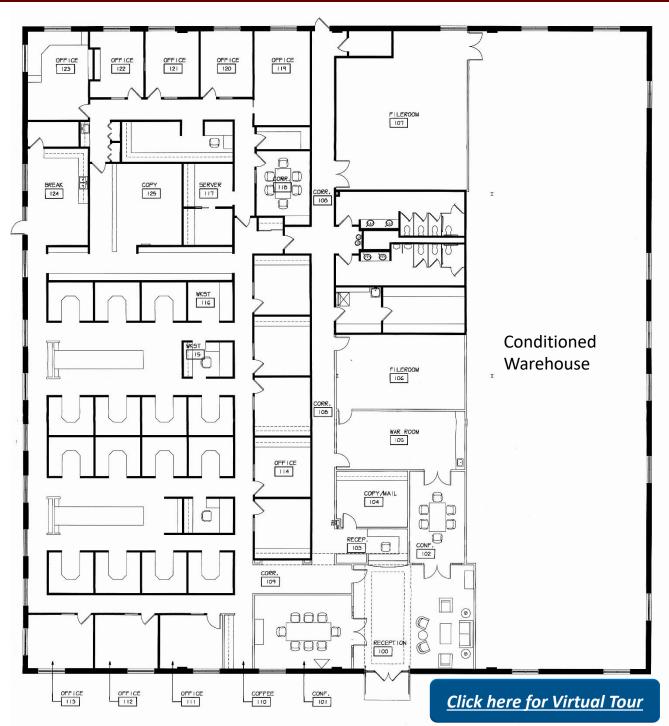
REVISED: 1/13/05 TO ADD CERTIFICATION AND CHANGE NAMES



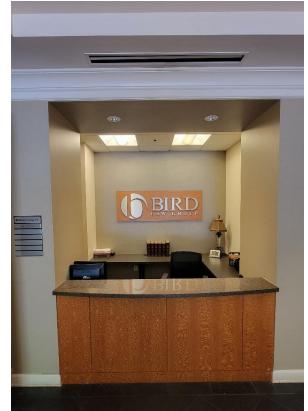
PLAT NO. 04-1080961



FLOOR PLAN Page 7









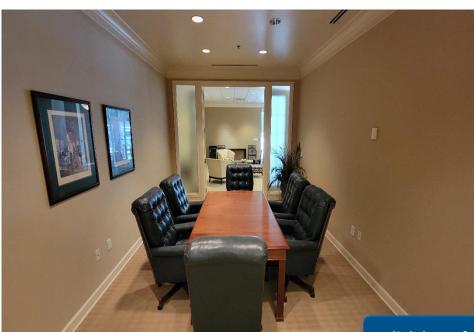




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PHOTOS Page 7











PHOTOS Page 7





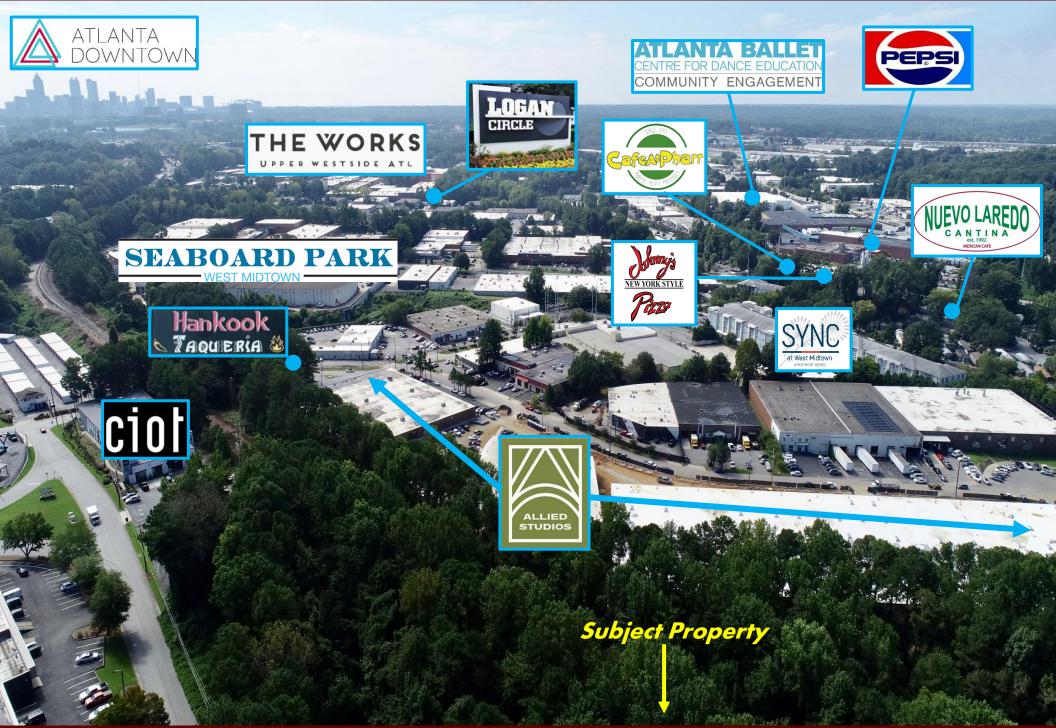




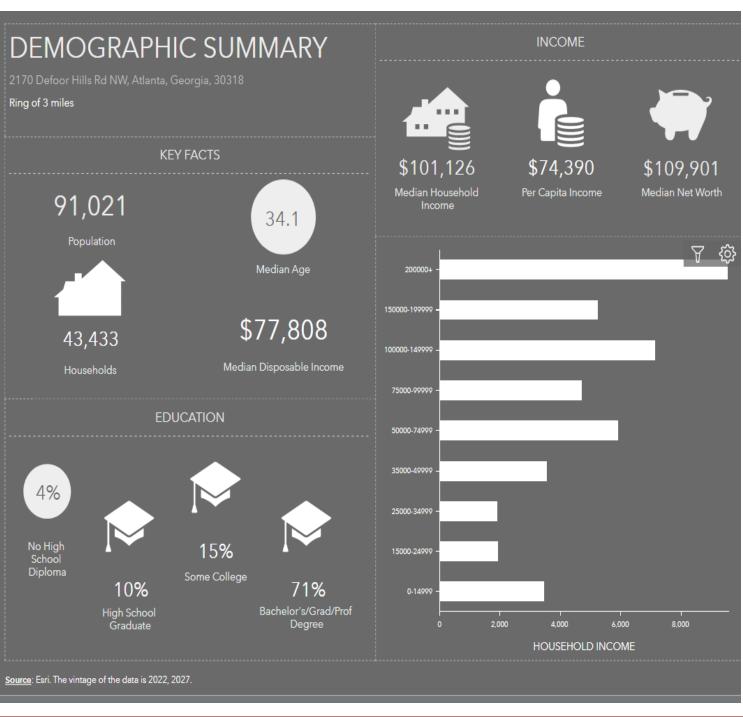
AERIAL FACING VININGS Page 12











Chapter 16. – I-1 Light Industrial District Regulations

Sec. 16-16.001. - Scope of provisions.

The regulations set forth in this chapter or set forth elsewhere in this part when referred to in this chapter, are the regulations in the I-1 Light Industrial District. (Code 1977, § 16-16.001)

Sec. 16-16.002. - Statement of intent.

The intent of this chapter in establishing the I-1 Industrial District is as follows:
(1) To provide locations for wholesaling, warehousing, storage, light manufacturing, processing, repair services, and sales lots, in addition to other retail and service establishments.
(2) To create, expand or extend such districts only where there is adequate and direct access to major transportation facilities and where there is minimal conflict with residential districts.

(3) To permit dwellings or lodging units as accessory to permitted principal uses. (4)To permit the conversion of industrial buildings which are 50 years of age or older to multi-family dwellings so as to promote the city's policy of permitting combined living and workspace in suitable locations.

Click here to view the full list of Permitted Uses





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