

1818 BRIARWOOD INDUSTRIAL COURT

18,500 SQ. FT.

Rental Rate: \$5.50 psf NN / Sales Price \$1,650,000 (\$89.19/SF)

UNIQUE USER OPPORTUNITY

For Lease or For Sale



Property Features

- 18,500 sf free standing building
- Fully air conditioned
- 3 dock high doors (1 recessed)
- Heavy power with 2,000 amps
- Great intown location off I-85 at North Druid Hills (behind REI)
- 16' clear ceiling height
- Ample parking
- 2,500 sf of new office
- Newly renovated



PROFORMA FOR PURCHASE

Purchase Price	\$1,650,000
Equity (25%)	\$412,500
Loan	\$1,237,500
Debt Service /Year	\$104,956

25 year amortization @ 6.5% interest

Monthly Mortgage—\$8,746

This is equal to a flat lease rate of \$5.67 psf net for the next 25 years.