

FOR SALE



6525 Shiloh Rd Unit D-700 Alpharetta, GA. 30005

EXCELLENT LOCATION

- **List Price: \$1,497,600.00/\$240.00 SF**
- **Square Footage: 6,240 +- SF**
- **2 Story Commercial Office Building**
- **1st Floor: Reception, 2 offices, 2 potential offices, large open room, kitchen/break area, 2 bathrooms, small warehouse space, 1 rear drive in door.**
- **2nd Floor: 5 offices, 2 bathrooms, large kitchen/break area, large open room, oversized conference room.**
- **Year Built: 2005**
- **CAM: \$578.00 per month/\$1.12 SF/YR**
- **4 HVAC Units : 3 are 3 years old or newer.**
- **TAXES 2025:\$11,861.78**
- **Located in Point Corporate Business Park—South Forsyth.**
- **< 1 mile from Halcyon, < 2 miles from GA 400, Exit 12**
- **Property will be vacant at closing.**
- **Owner User or Investment Opportunity**
- **Showings by appointment only.**



BAGLEY COMMERCIAL PROPERTIES

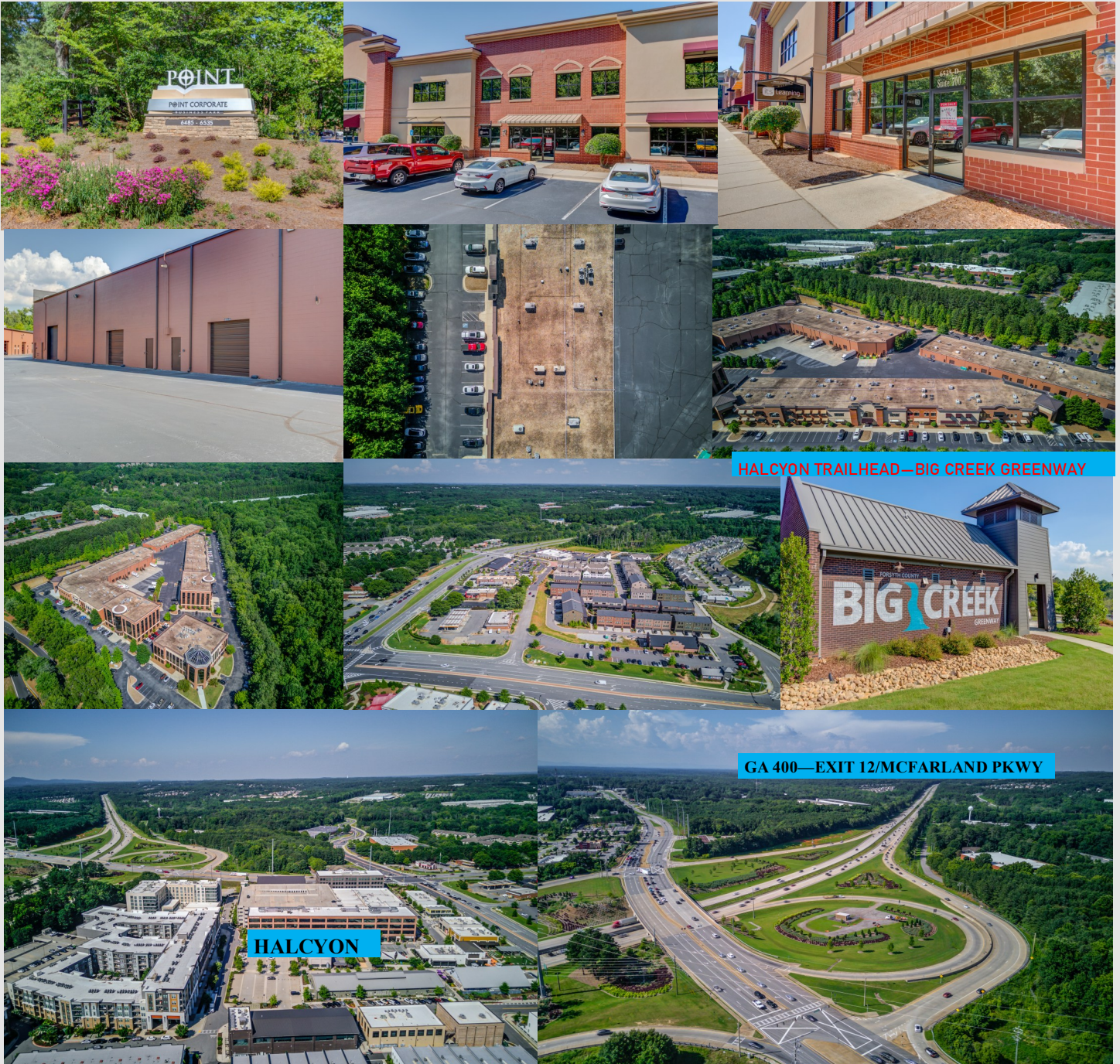
Doug Sills, Associate Broker
678-923-5538 (Cell)

doug@bagleycommercial.com

ALL INFORMATION BELIEVED ACCURATE BUT NOT WARRANTED.

Drone & Exterior Photos—6525 Shiloh Rd Unit D-700

- Located in Corporate Business Park
- > 1 mile from Halcyon
- > 2 miles from GA 400 via Exit 12



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INTERIOR PHOTOS OF 6525 Shiloh Rd Unit D-700

FIRST FLOOR



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INTERIOR PHOTOS OF 6525 Shiloh Rd Unit D-700

SECOND FLOOR



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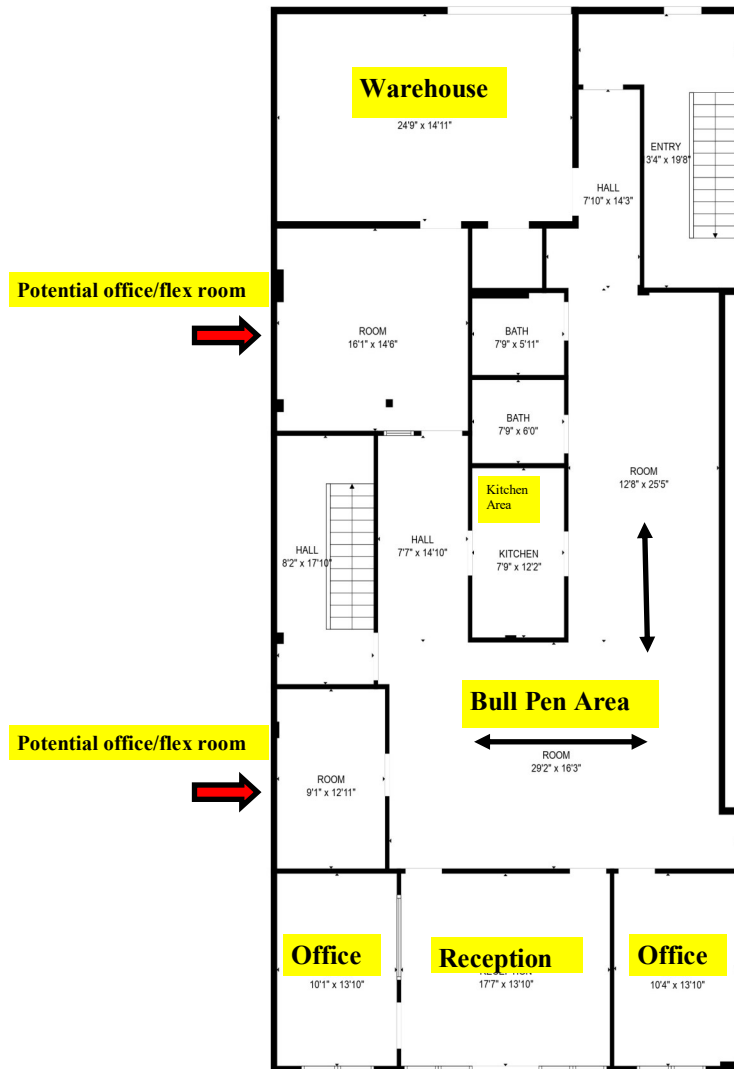
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FLOOR PLAN — FIRST FLOOR
All measurements are Approximate



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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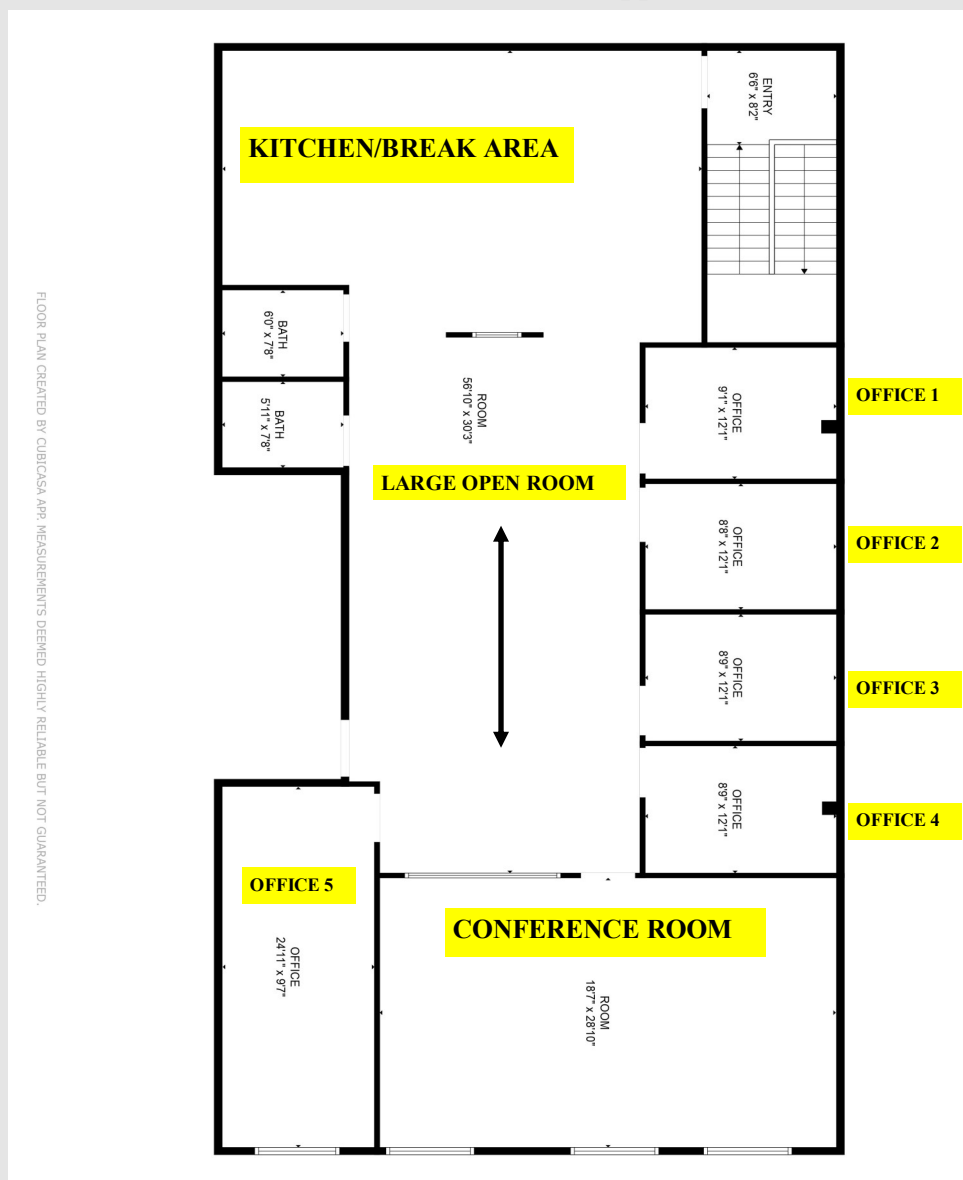
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FLOOR PLAN — SECOND FLOOR
All measurements are Approximate



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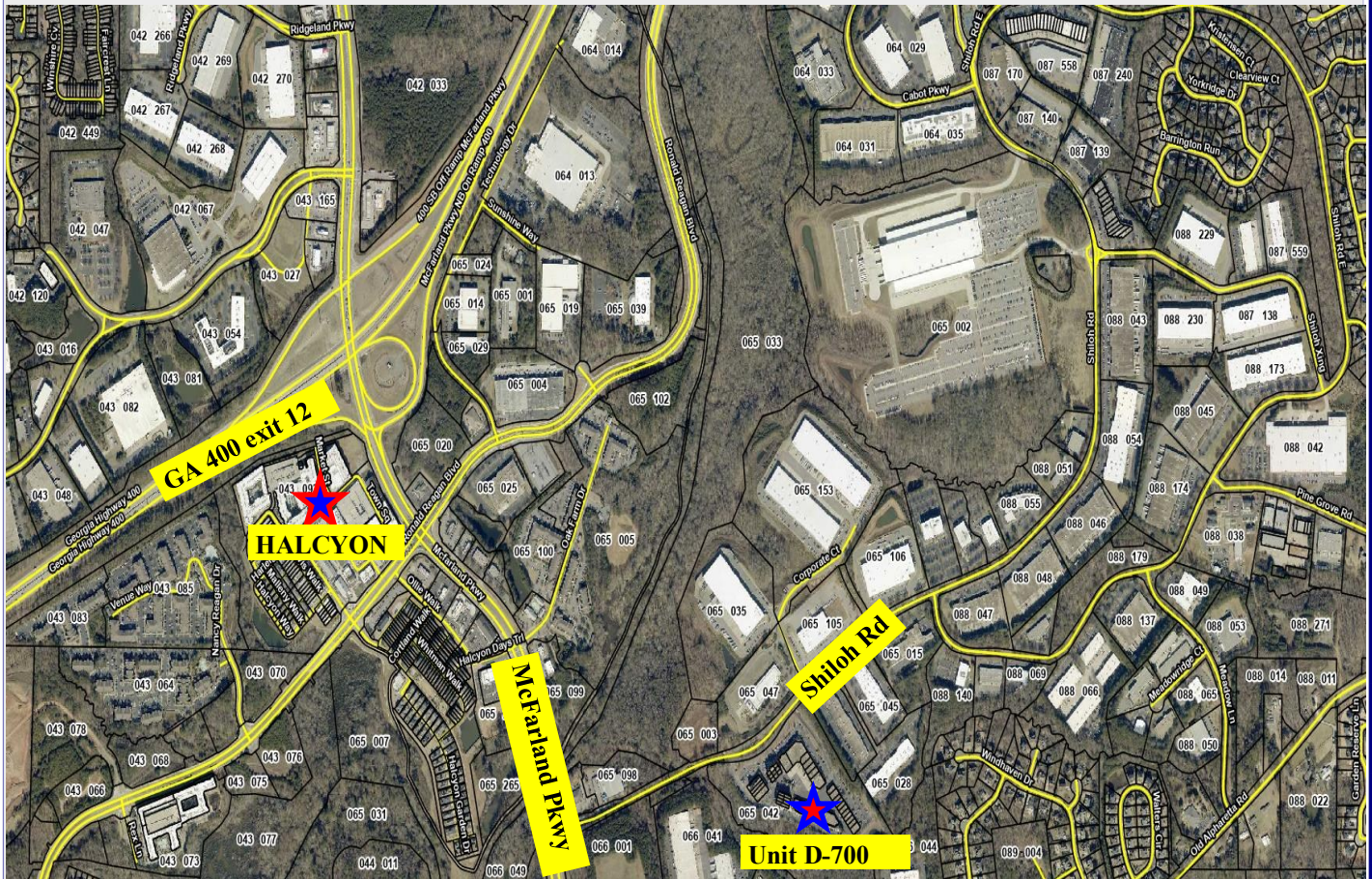
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LOCATION MAP



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Disclaimer: The information included in this packet has been obtained from sources believed to be reliable. While Bagley Commercial Properties does not doubt its accuracy, we do not make any guarantee's, warranties, with regards to the included information. It is your responsibility to independently confirm its accuracy and completeness. References to square footage or age are approximate. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. The information contained in this packet is proprietary and confidential, and should not be distributed to any other potential purchaser without the consent of Bagley Commercial Properties.

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