

OFFICE/WAREHOUSE WITH FENCED OUTDOOR STORAGE

526-530 Lyle Circle | Lawrenceville, GA 30046



**ATLANTA LEASING
& INVESTMENT**

±5,484 SF Office/Whse Bldgs on 3.37 acres



OFFICE/WAREHOUSE WITH FENCED OUTDOOR STORAGE

±5,484 SF Office/Whse Bldgs on 3.37 acres

OFFERING PRICE *please inquire*

ADDRESS 526-530 Lyle Circle
Lawrenceville, GA 30046

SQUARE FEET ±1,902 SF commercial house
±4,000 warehouse building
±3.37 acres of secured outdoor
storage land

ZONING [City of Lawrenceville,
Light Manufacturing \(LM\)](#)

SALES HIGHLIGHTS

- Highly functional and versatile office + warehouse with outdoor storage
- ¾ mile from GA 316 and Collins Hill Road; 300 feet from Buford Drive
- 3.37 acres of private/fenced storage
- Near busy commercial corridor (NAPA, Sherwin-Williams and O'Reilly)
- Three land parcels included: Tax ID's: R5176 035A, R5176 035B, R5176 174
- Office has 1,200 SF daylight basement for storage
- Warehouse has 16' - 19' clear height + 3 phase power

EXECUTIVE SUMMARY

Atlanta Leasing Investment is pleased to offer 526-530 Lyle Circle (the "Property") for purchase. The Property consists of a +/- 1,902 SF commercial house currently used as an office HQ for a commercial contracting company plus a 4,000 SF warehouse building on 3.37 acres of land utilized as fenced outdoor storage.

HOUSE PHOTOS



526-530 LYLE CIRCLE, LAWRENCEVILLE, GA 30046

► David Aynes 678.665.3283

► Drew McDuffie 678.378.5876

► AtlantaLeasing.com/LyleCircle



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WAREHOUSE PHOTOS



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LAND PHOTOS



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ZONING



Zoning Districts

AR Agricultural Residential	RM-24 Multifamily Residential
BN Neighborhood Business	RM-12 Multifamily Residential
BG General Business	RM-8 Townhouse Residential
BOC Central General Business	RM-4-C Fee Simple Condominium Residence
HSE Highway Service Business	MH Manufactured Home Residential
LM Light Manufacturing	RM-M Modified Residential
HM Heavy Manufacturing	RM-HR Residential Multiple Family Highrise
OK Office/Institutional	R3180 Single-Family Residence 18,000 SQ FT
ON Office/Neighborhood	R3150 Single-Family Residence 15,000 SQ FT
CMU Community Mixed Use	R360 Single-Family Residence 7,500 SQ FT

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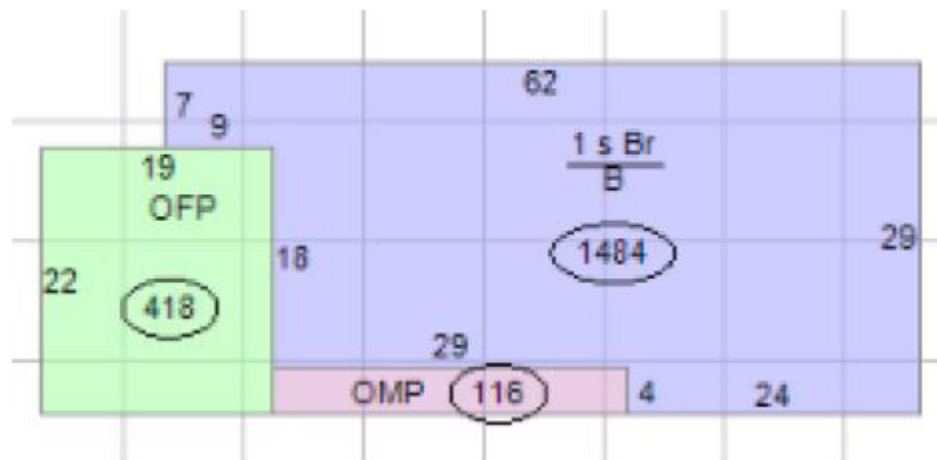
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OFFICE FLOOR PLAN

Front Office Building Sketch



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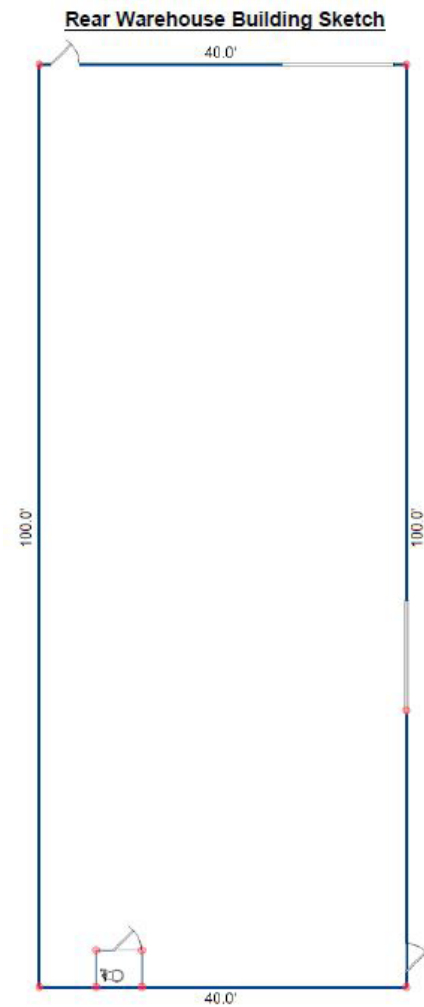
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WAREHOUSE FLOOR PLAN



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PARCEL MAP



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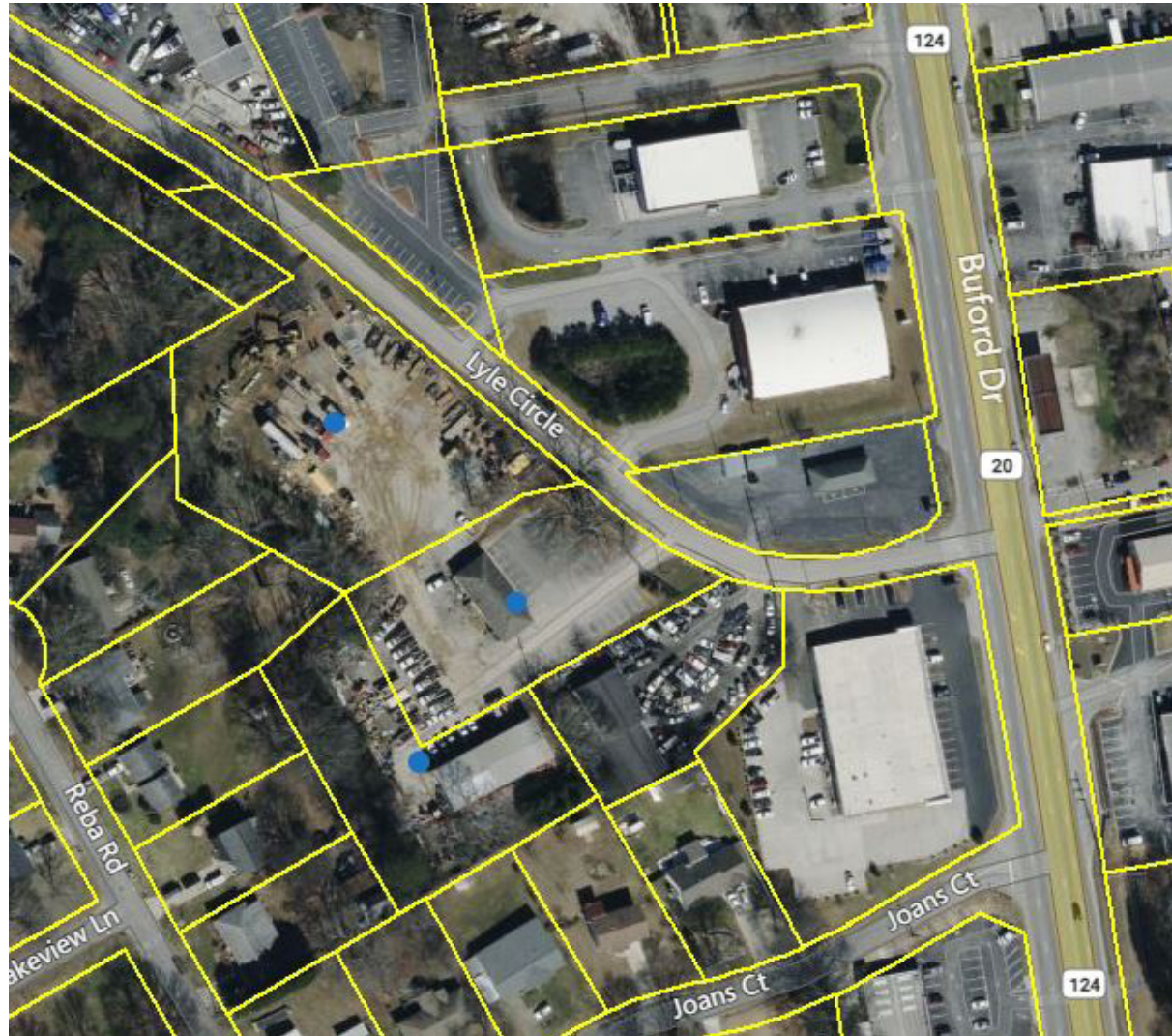
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AREA MAP



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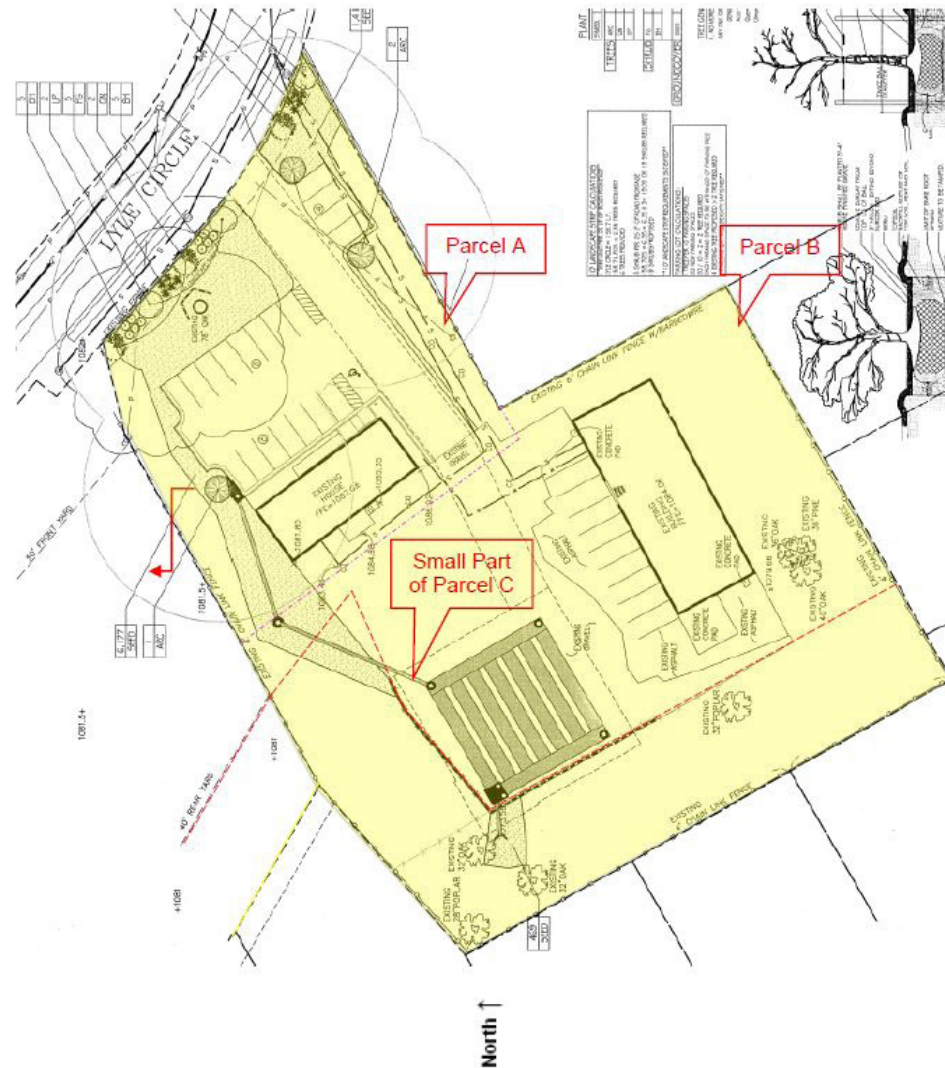
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SURVEY PLAN - PARCEL A+B



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SURVEY PLAN - PARCEL C



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