

An aerial photograph of an industrial park. A rectangular plot of land, outlined in yellow, is situated in the center of the image. This plot is densely wooded with green trees. To the left of the plot are several large industrial buildings with grey roofs and numerous parking lots filled with cars. To the right of the plot are more industrial buildings, some with red roofs, and a paved road. The overall scene is a typical industrial development.

ANSLEY

REAL ESTATE

AMY MOLLOHAN & CO.

Exclusive Listed By

0 Lilburn Industrial Way, Lilburn, Ga 30058

0.63 Acres | Industrial Land For Sale

AMY MOLLOHAN

COMMERCIAL OFFICE

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amy@mollohanrealestate.com

PROPERTY OVERVIEW

0.63 Acres | Industrial Land For Sale

Investment Highlights

Prime Location: Adjacent to 4366 Lilburn Industrial Way, with easy access to major roads and local businesses.

Versatile Use: Ideal for parking trucks, storage units, or other commercial purposes, offering flexibility for various business needs.

Existing Infrastructure: Includes a 2000-square-foot warehouse building, ready for immediate use or customization.

Zoning and Permitted Uses: Located in the IA district, allowing for service-oriented businesses, industrial operations, warehousing, and more, with potential for outdoor storage and display.

Lot Dimensions: Over 60 feet of frontage and 440 feet deep, providing ample space for various operations.

Sizeable Lot: 0.6300 acres of commercial vacant land, ideal for investment and future development.

Strong Community Support: Part of the Lilburn Improvement District, with support for area development and business growth.

This property offers a valuable investment opportunity in a growing area, suitable for a wide range of commercial and industrial uses.

PROPERTY HIGHLIGHTS

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PROPERTY FACTS

Price	\$400,000
PRICE/SF	\$15 USD /SF
Property Subtype	Industrial
Sale Type	Investment or Owner User
Proposed Use	Industrial
No. Lots	1
Total Lot Size	0.63 AC
LAND SF	27,443 SF
Property Type	Land
APN/PARCEL ID	R6133-070

PROPERTY TAXES

Parcel Number	6-133-070
Improvements Assessment	\$209,120
Land Assessment	\$78,880
Total Assessment	\$288,000

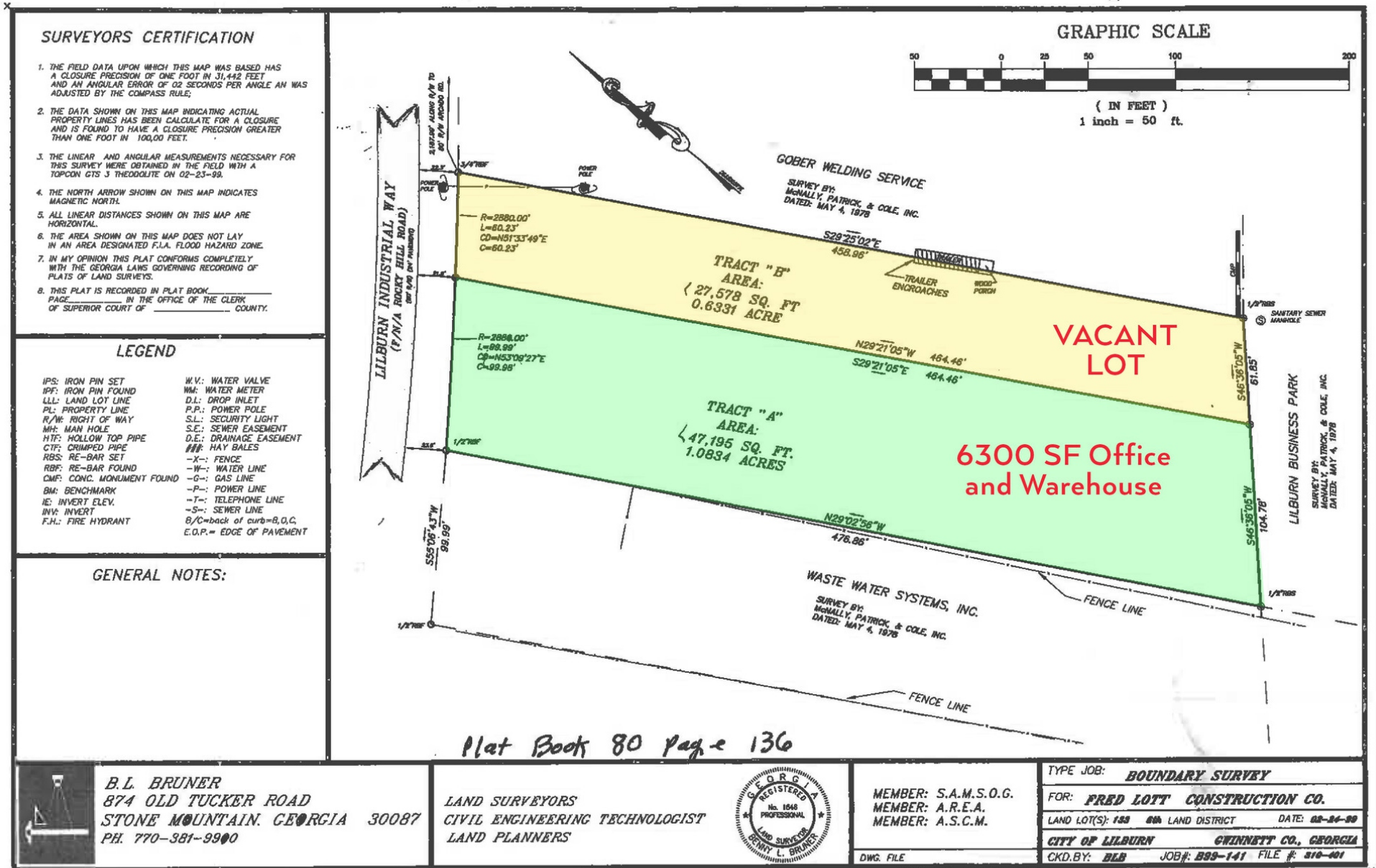


LILBURN SURVEY

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PROPERTY PICTURES

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AERIAL MAP

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ZONING DESCRIPTION

Section 403. O-I, Office-Institutional District.

403-1 Purpose and Intent

The O-I District is intended to provide areas for lands devoted to public use, parks, governmental buildings and facilities, offices, office parks, and educational and institutional uses. Land may be privately-owned, or owned by the state or local government, and may be located throughout the 2030 Comprehensive Plan Character Area designations.

403-2 Permitted and Conditional Uses

Permitted and conditional uses shall be as provided in Article 6, "Use and Supplemental Conditions Tables." In cases where a use is permitted but there are specific use regulations for that use specified in Article 7, such regulations shall also apply and must be complied with.

403-3 Dimensional Requirements

Dimensional requirements shall be as provided in Table 4.3, "Dimensional Requirements for Nonresidential Zoning Districts."

403-4 Design Principles and Guidelines

Design criteria to be applied in this zoning district shall be as provided in Table 4.4, "Design Criteria for Nonresidential Zoning Districts."

Section 404. CB, Commercial Business District.

404-1 Purpose and Intent

The CB District is intended to provide locations in which commercial retail, professional service, and office activities can be established so as to best serve the community and traveling public. The CB District is also intended to accommodate redevelopment of under-utilized and/or aging commercial sites to mixed-use developments with an integrated higher density residential component.

The purpose of this district is to provide for and encourage the proper grouping, development and design management of regional and community oriented roadside uses which include a wide variety of sales and services that will best accommodate the needs of the city and the traveling public in order to reduce highway traffic congestion, traffic hazards, and blight along the public streets of the city. The district generally corresponds to the 2030 Comprehensive Plan Character Area designation of the "Lawrenceville – Highway 29 Overlay" and the "MUR Overlay".

404-2 Permitted and Conditional Uses

Permitted and conditional uses shall be as provided in Article 6, "Use and Supplemental Conditions Tables." Requirements for conditional use permits and/or administrative conditional approval, supported by site development and screening standards pertain to highway oriented and heavier commercial uses, predominantly associated with automobile functions, protect surrounding neighborhoods and contribute to aesthetic enhancement of the City.

404-3 Dimensional Requirements

Dimensional requirements shall be as provided in Table 4.3, "Dimensional Requirements for Nonresidential Zoning Districts."

404-4 Design Principles and Guidelines

Design criteria to be applied in this zoning district shall be as provided in Table 4.4, "Design Criteria for Nonresidential Zoning Districts."

Article 4, Zoning Districts, Lilburn, GA City Code

Section 405. IA, Industrial Activity.

405-1 Purpose and Intent

The purpose of the IA district is twofold: to provide suitable areas for service-oriented business, and industrial operations and processes integrated with office and/or showroom uses, and related ancillary retail and service activities, with a minimum of interference from traffic and conflicting uses; and to provide and protect areas for processing, fabricating, manufacturing, warehousing, and research industrial uses which do not create noise, odor, smoke, vibration, dust or other emissions and which do not possess other objectionable characteristics that might be detrimental to surrounding neighborhoods or other uses permitted in the district. This district also includes more intensive auto repair establishments and those industrial uses which cannot comply with the limited emissions characteristics, but do comply with all state and federal guidelines for emissions and discharge of effluents into the air, water, and soil, subject to administrative conditional approval or special use permit.

Site standards and design/screening measures are required. Outdoor storage and display is permitted in this District with regulation in association with specified uses in this district. Properties within the IA District generally correspond to the 2030 Comprehensive Plan Character Area designation of "Outlying Commercial and Industrial."

405-2 Permitted and Conditional Uses

Permitted and conditional uses shall be as provided in Article 6, "Use and Supplemental Conditions Tables." Uses may be clustered into industrial parks, as differentiated by proportion of office and showroom/retail operations, or as stand-alone facilities. More intense and industrial uses potentially incompatible with adjacent properties require conditional or SUP approval.

405-3 Dimensional Requirements

Dimensional requirements shall be as provided in Table 4.3, "Dimensional Requirements for Nonresidential Zoning Districts."

405-4 Design Principles and Guidelines

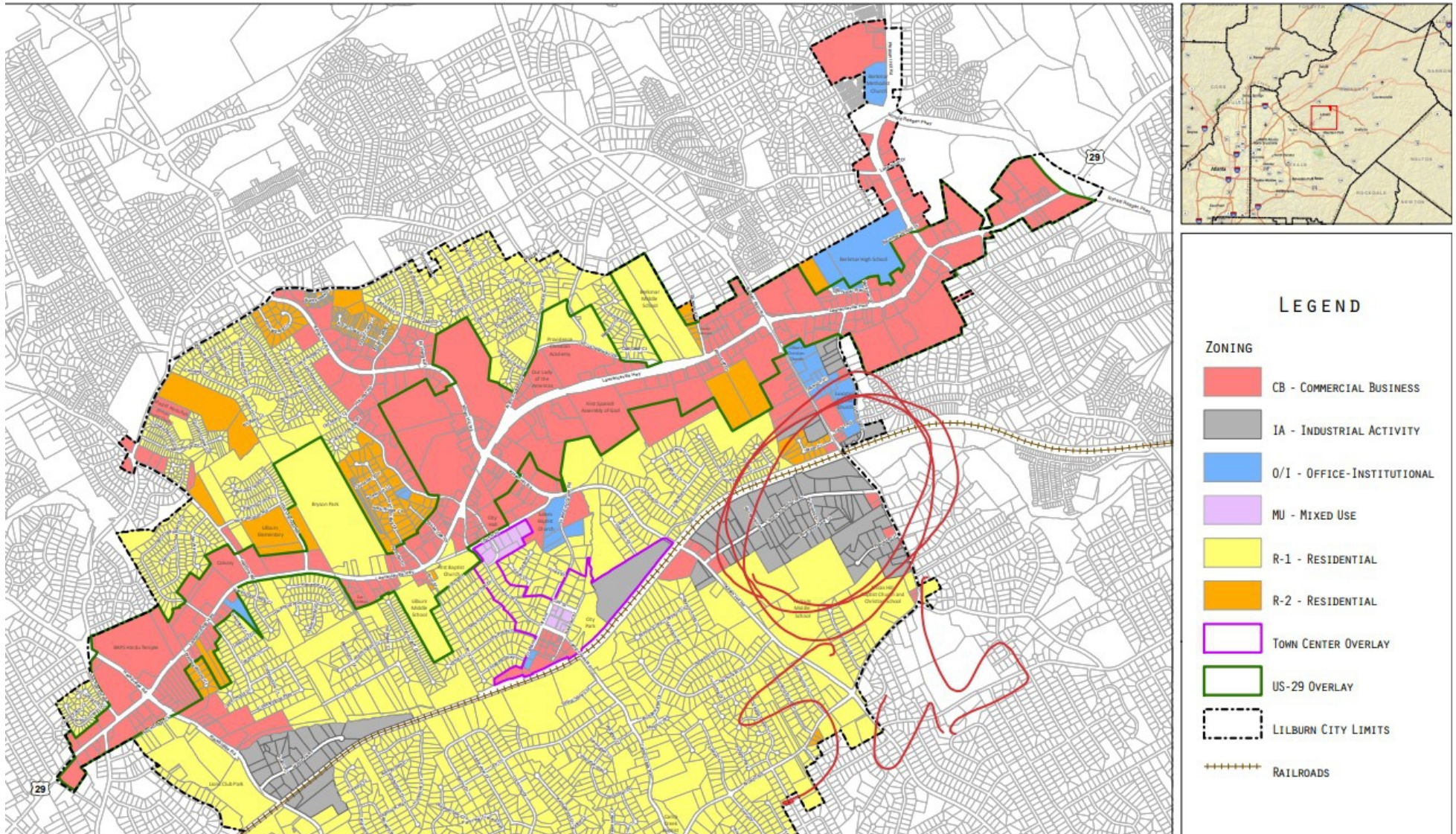
Design criteria to be applied in this zoning district shall be as provided in Table 4.4, "Design Criteria for Nonresidential Zoning Districts."

ZONING MAP

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OFFICIAL ZONING MAP - LILBURN, GA



FLOOD MAP | TOPO MAP | Exhibit A



REALIST

APN R6133-282 | CLIP 1037539679

📍 Lilburn Industrial Way Sw, Lilburn, GA 30047, Gwinnett County

STANDARD FLOOD MAP



Special Flood Hazard Area (SFHA)	Out
Community Participation Status	R - Regular
Distance to 100 yr Flood Plain	56 ft
Community Number - Map Panel & Suffix	130100-0114F
Flood Zone Code	X
Panel Date	September, 29, 2006
County	Gwinnett
Original Panel Firm Date	March, 4, 1980
FIPS Code	13135
Coastal Barrier Resource Area (CBRA)	Out
Community Name	Lilburn, City Of

TOPO MAP



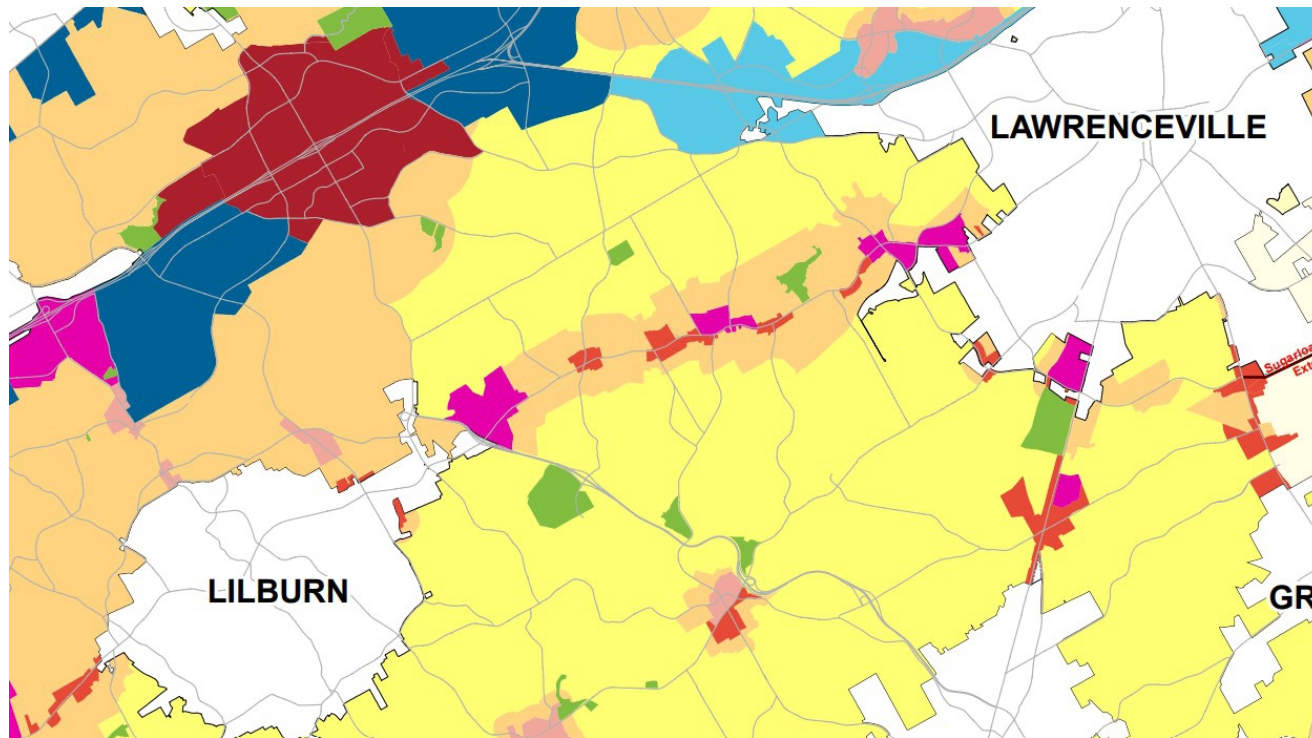
Exhibit A

Legal Description for 0 Lilburn Industrial Way.

All that tract or parcel of land lying and being in Land Lot 133 of the 6th District of Gwinnett County Georgia and being known as Tract A as per plat dated February 24, 1999, by Benny L Bruner Georgia Registered Land Surveyor No. 1644 and recorded in Plat Book 80, Page 136 Gwinnett County Georgia records, which plat is incorporated herein and made a part hereof by reference

Tax Parcel ID # R6133282

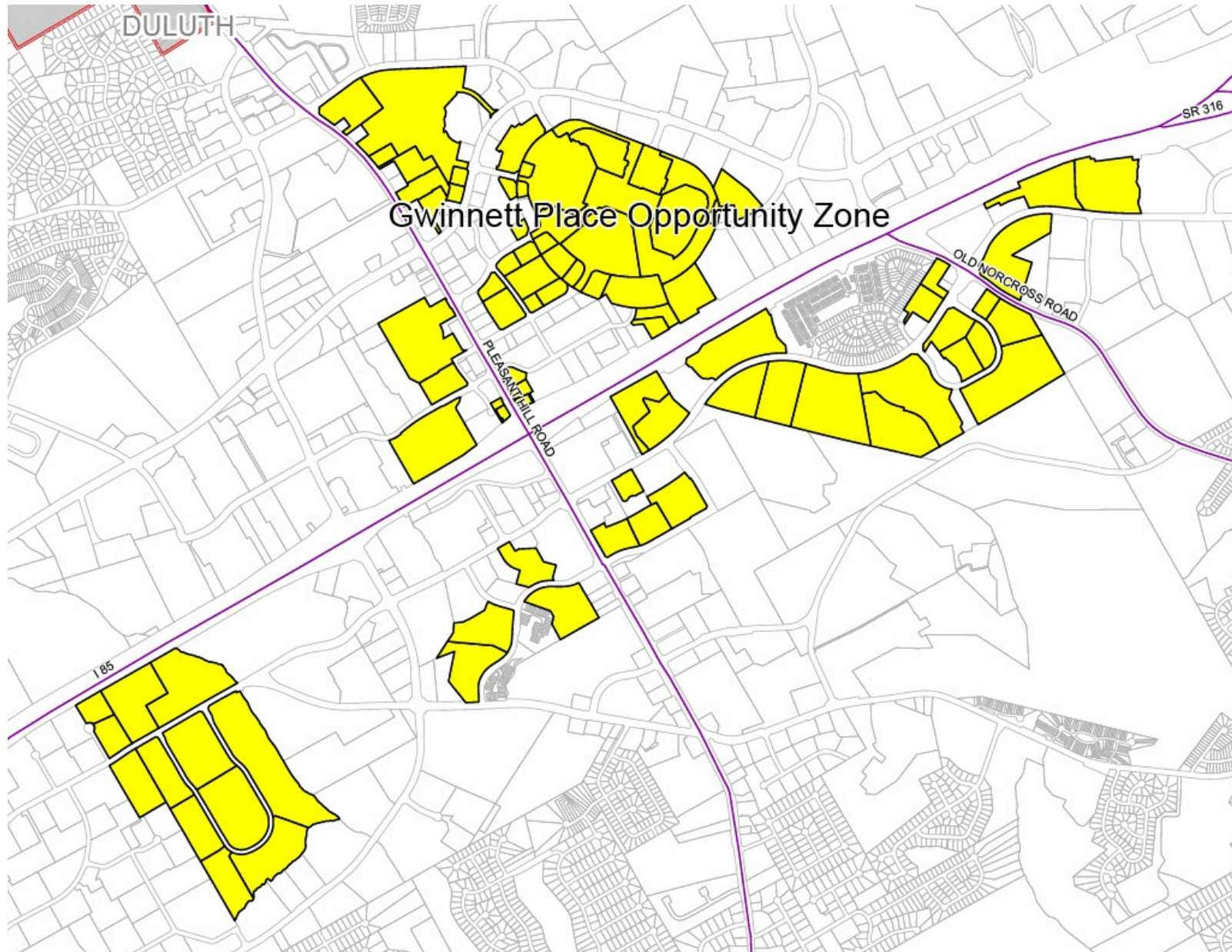
GWINETTE ZONING KEY



GWINNETTE PLACE OZ

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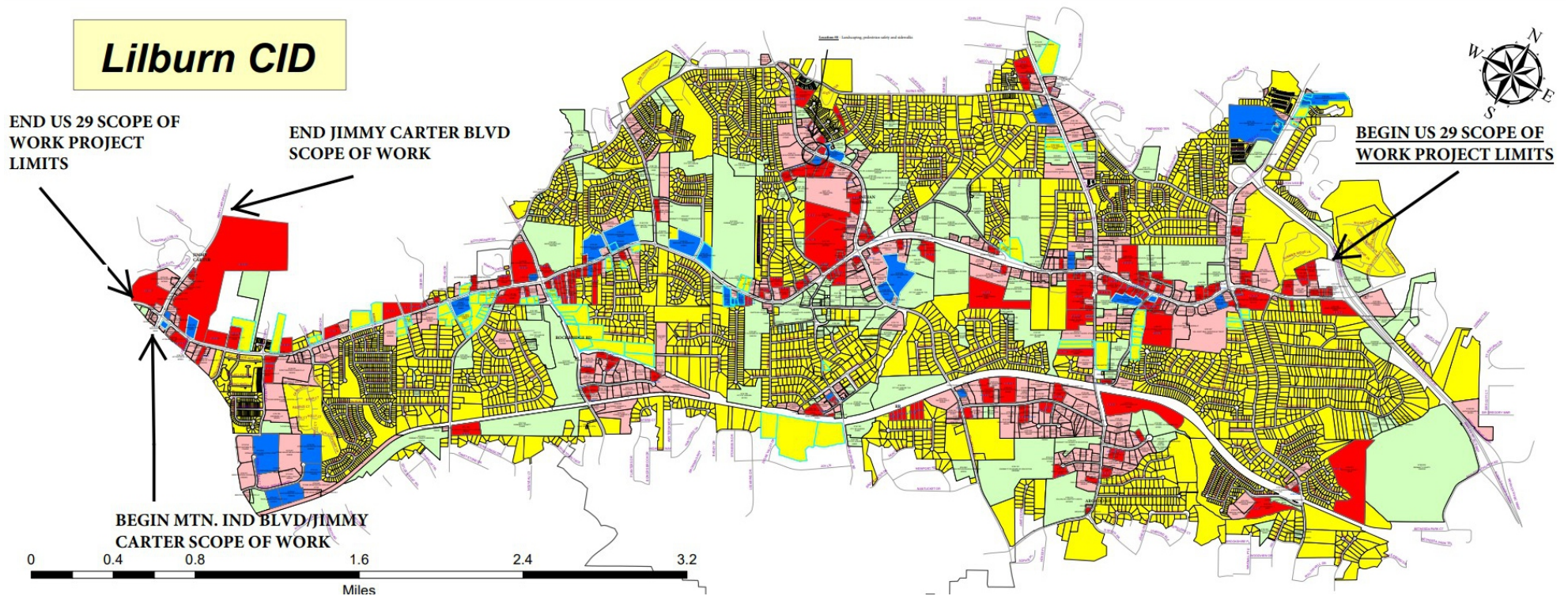
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LILBURN CID

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TAX REPORT



Tax Assessor's Office

Property Detail	
LOTT PHYLLIS BAILEY LOTT FREDERICK BOBBS Sr Mailing Address 5770 RUTLAND TRCE LITHONIA, GA 30058-3207 Property Location LILBURN INDUSTRIAL WAY	Property ID R6133 282 Alternate ID 33417246 Address LILBURN INDUSTRIAL WAY Property Class Commercial Vacant Land Neighborhood 9210 Lilburn to Lawrenceville areas Deeded Acres 0.6300

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2024	Adjusted for Market Conditions	\$131,800	\$0	\$131,800	\$52,720	\$0	\$0	\$52,720
2023	Adjusted for Market Conditions	\$100,100	\$0	\$100,100	\$40,040	\$0	\$0	\$40,040
2022	New Parcel	\$70,000	\$0	\$70,000	\$28,000	\$0	\$0	\$28,000

Sales History									
Book	Page	Date	Owner	Grantee	Type	Deed	Validity	Vacant Land	Sale Price
60315	357	11/14/2022	FRED LOTT CONSTRUCTION CO INC	LOTT PHYLLIS BAILEY	S	Fu		Yes	\$0

Land Details				
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth
		0.6300	0.00	0.00

Legal Description	
Line	Description
1	LILBURN INDUSTRIAL WAY

0 Lilburn Industrial Way, Lilburn, Ga 30058

0.63 Acres

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