

4366 Lilburn Industrial Way SW Lilburn, GA

PRIME COMMERCIAL OPPORTUNITY • 0.6300 ACRES • IA ZONING
DISTRICT • 60 FEET OF FRONTAGE | 440 FEET DEEP

HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Prime industrial development opportunity on 0.63 acres of commercial vacant land
- Over 60 feet of road frontage with approximately 440 feet of depth
- Located adjacent to 4366 Lilburn Industrial Way with convenient access to major transportation corridors
- Ideal site for truck parking, fleet storage, contractor yards, or outdoor equipment storage
- Previously evaluated for self-storage development
- Flexible IA (Industrial-A) zoning supports a wide range of commercial and industrial uses
- Permitted uses include warehousing, manufacturing, fabrication, research facilities, showroom space, and service-oriented businesses
- Outdoor storage and display permitted with applicable regulations
- Strong visibility within a growing industrial corridor
- Positioned within the Lilburn Improvement District, supporting continued business growth and infrastructure investment
- Excellent opportunity for owner-users, investors, and developers seeking industrial land in a high-demand market

SYSTEMS & MECHANICALS

- Commercial vacant land ready for future development
- Zoned IA (Industrial-A)
- Approximate lot size: 0.63 acres
- Frontage: 60+ feet
- Depth: Approximately 440 feet
- Property ID: R6133 282
- Alternate ID: 33417246
- Utilities available in the area (buyer to independently verify capacity and connection requirements)
- Suitable for truck parking, storage facilities, warehousing, industrial operations, and related commercial uses
- Site development subject to Gwinnett County zoning, permitting, and engineering requirements
- Outdoor storage permitted in accordance with zoning regulations and screening requirements
- Future improvements and utility configurations can be customized to meet operational needs

AMY MOLLOHAN & CO.

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