

Presented By:

DENNIS POWELL

Managing Broker

770.364.2740

dennisppg@gmail.com

SABINE GOELLES

Commercial Realtor

678.596.4828

sabineppg@gmail.com

POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A

Cumming, GA 30040

commercial400.com



POWELL
PROPERTY GROUP

**6200 ROSS ROAD,
DORAVILLE, GA
30340**

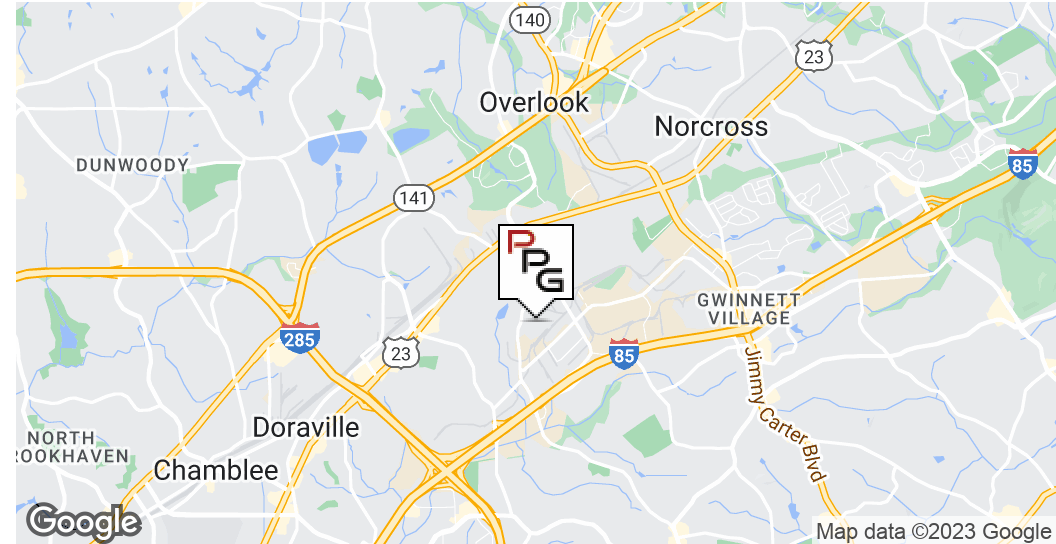
Industrial Property :

6200 ROSS ROAD NORTHWEST, DORAVILLE, GA 30340

FOR SALE

6200 ROSS ROAD, DORAVILLE, GA 30340

6200 ROSS ROAD NORTHWEST, DORAVILLE, GA 30340



OFFERING SUMMARY

Sale Price:	\$8,913,920
Building Size:	55,712 SF
Lot Size:	2.88 Acres
Number of Units:	1
Price / SF:	\$160.00
Year Built:	1968
Renovated:	2017
Zoning:	M1- Light Industrial district by Gwinnett County
Market:	North West Atlanta
Submarket:	Doraville

PROPERTY OVERVIEW

55,712 SF free standing Industrial office/warehouse building with 11,381 SF of office space. SHOWINGS BY APPOINTMENT ONLY.

PROPERTY HIGHLIGHTS

- Great location with just 1 mile to I-85 and 2.5 miles to I-285
- New roof installed in 2016 and new HVAC installed between 2020-2022
- 4 loading docks 14' by 14'; 2 drive-in doors 20' by 15'; train siding door ground 20' by 23'
- Clear height 21', maximum ceiling height 26'
- 47 parking spaces and additional truck parking
- Three 10,000-pound cranes and one 6,000-pound crane
- 480 V, 3-phase power
- An inactive railroad spur is adjacent to the property

DENNIS POWELL

Managing Broker
770.364.2740
dennisppg@gmail.com

SABINE GOELLES

Commercial Realtor
678.596.4828
sabineppg@gmail.com

POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A, Cumming, GA 30040
770.364.2740
commercial400.com

6200 ROSS ROAD, DORAVILLE, GA 30340

6200 ROSS ROAD NORTHWEST, DORAVILLE, GA 30340



POWELL
PROPERTY GROUP



DENNIS POWELL

Managing Broker
770.364.2740
dennisppg@gmail.com

SABINE GOELLES

Commercial Realtor
678.596.4828
sabineppg@gmail.com

POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A, Cumming, GA 30040
770.364.2740
commercial400.com

6200 ROSS ROAD, DORAVILLE, GA 30340

6200 ROSS ROAD NORTHWEST, DORAVILLE, GA 30340



DENNIS POWELL

Managing Broker
770.364.2740
dennisppg@gmail.com

SABINE GOELLES

Commercial Realtor
678.596.4828
sabineppg@gmail.com

POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A, Cumming, GA 30040
770.364.2740
commercial400.com

6200 ROSS ROAD, DORAVILLE, GA 30340

6200 ROSS ROAD NORTHWEST, DORAVILLE, GA 30340



DENNIS POWELL

Managing Broker

770.364.2740

dennisppg@gmail.com

SABINE GOELLES

Commercial Realtor

678.596.4828

sabineppg@gmail.com

POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A, Cumming, GA 30040

770.364.2740

commercial400.com

6200 ROSS ROAD NORTHWEST, DORAVILLE, GA 30340



Managing Broker
770.364.2740
dennisppg@gmail.com

Commercial Realtor
678.596.4828
sabineppg@gmail.com

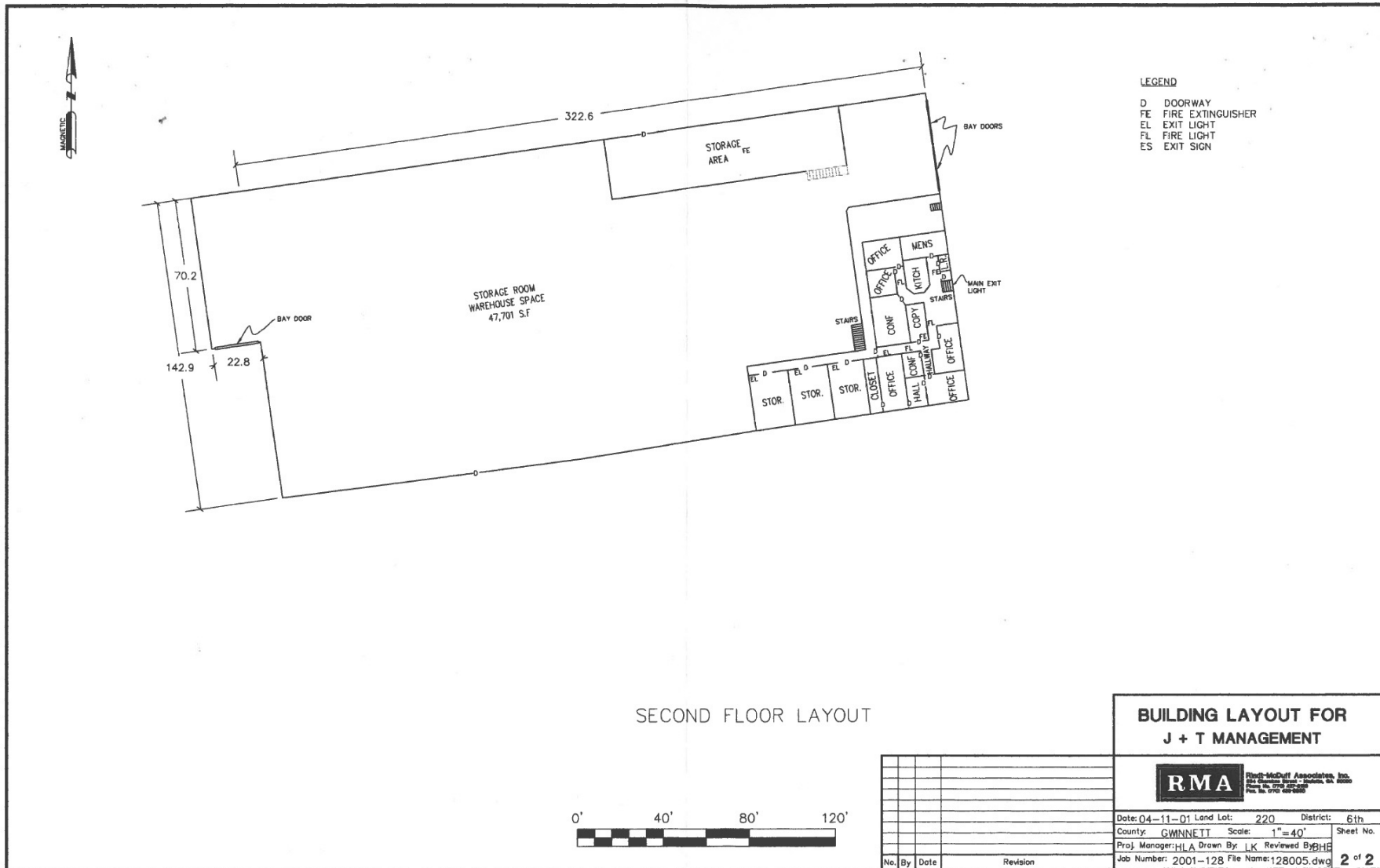
343 Dahlonega Street, Suite A, Cumming, GA 30040
770.364.2740
commercial400.com

6200 ROSS ROAD, DORAVILLE, GA 30340

6200 ROSS ROAD NORTHWEST, DORAVILLE, GA 30340



POWELL
PROPERTY GROUP



DENNIS POWELL

Managing Broker
770.364.2740
dennisppg@gmail.com

SABINE GOELLES

Commercial Realtor
678.596.4828
sabineppg@gmail.com

POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A, Cumming, GA 30040
770.364.2740
commercial400.com

6200 ROSS ROAD, DORAVILLE, GA 30340

6200 ROSS ROAD NORTHWEST, DORAVILLE, GA 30340



DENNIS POWELL

Managing Broker
770.364.2740
dennisppg@gmail.com

SABINE GOELLES

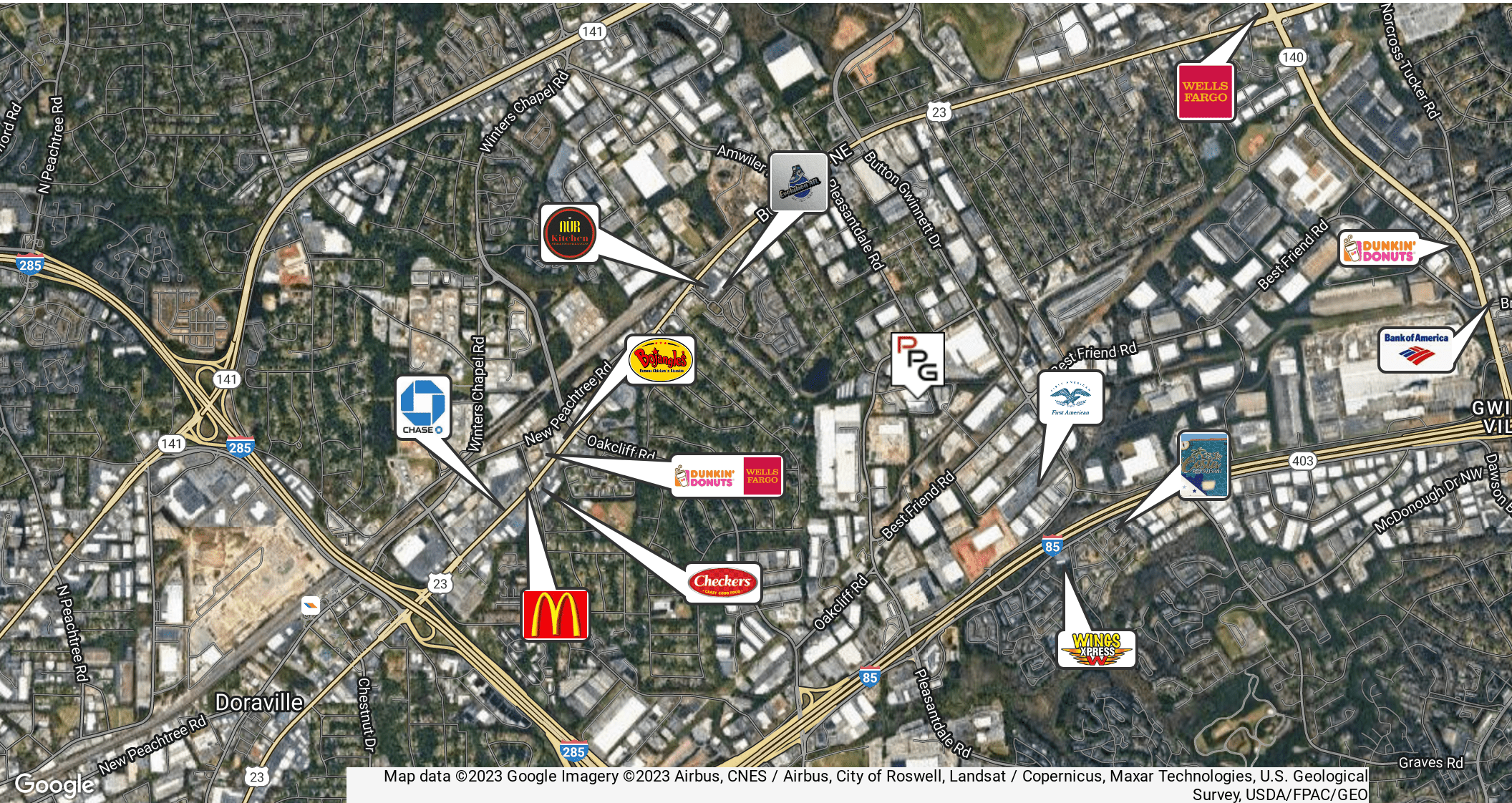
Commercial Realtor
678.596.4828
sabineppg@gmail.com

POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A, Cumming, GA 30040
770.364.2740
commercial400.com

6200 ROSS ROAD, DORAVILLE, GA 30340

6200 ROSS ROAD NORTHWEST, DORAVILLE, GA 30340



Map data ©2023 Google Imagery ©2023 Airbus, CNES / Airbus, City of Roswell, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

DENNIS POWELL

Managing Broker
770.364.2740
dennisppg@gmail.com

SABINE GOELLES

Commercial Realtor
678.596.4828
sabineppg@gmail.com

POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A, Cumming, GA 30040
770.364.2740
commercial400.com

6200 ROSS ROAD, DORAVILLE, GA 30340

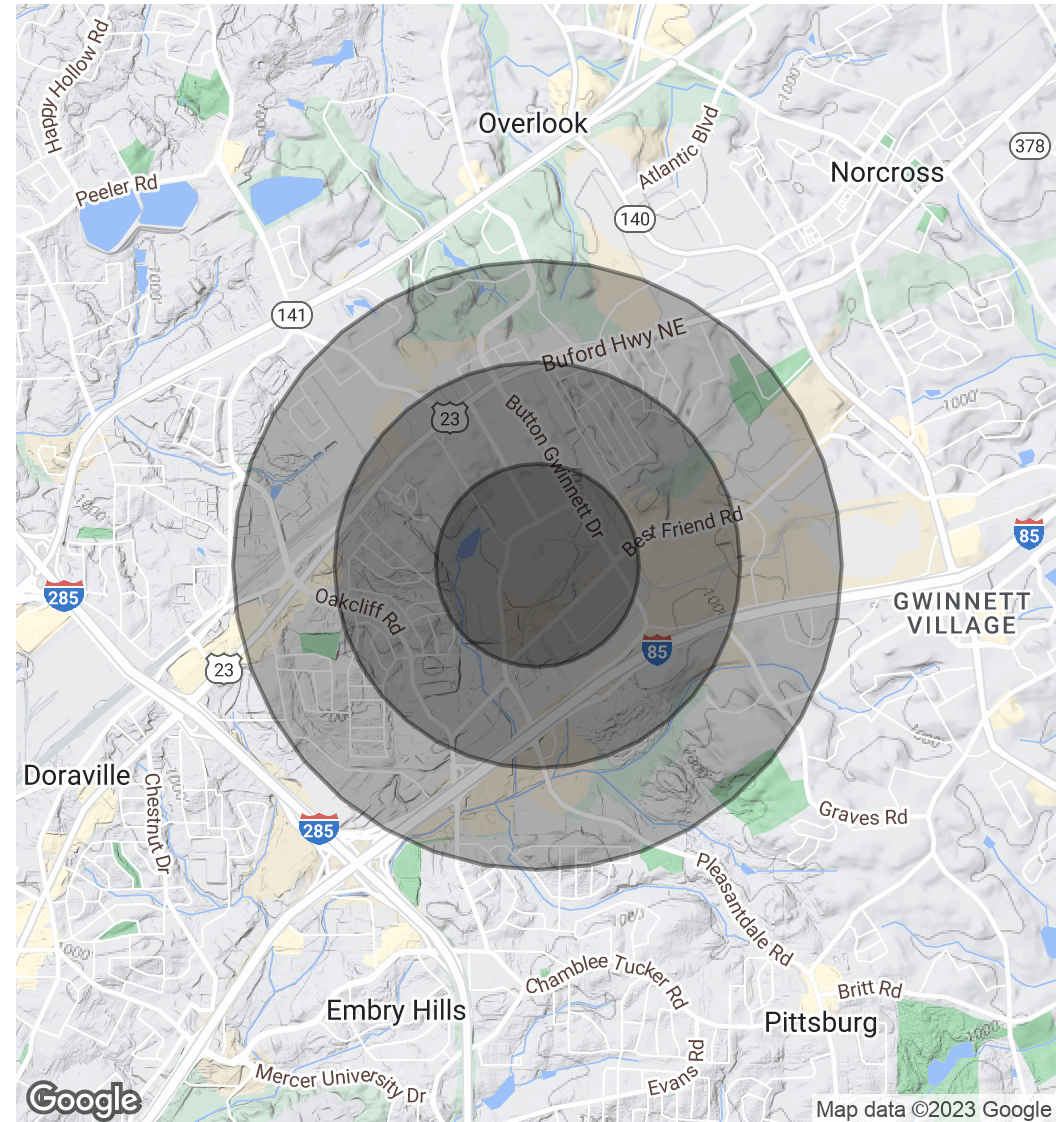
6200 ROSS ROAD NORTHWEST, DORAVILLE, GA 30340



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,312	9,371	21,353
Average Age	34.0	32.1	32.5
Average Age (Male)	31.2	30.5	32.3
Average Age (Female)	34.6	32.7	32.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	559	3,993	8,866
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$56,568	\$44,862	\$48,889
Average House Value	\$218,426	\$116,942	\$119,820

* Demographic data derived from 2020 ACS - US Census



DENNIS POWELL

Managing Broker
770.364.2740
dennisppg@gmail.com

SABINE GOELLES

Commercial Realtor
678.596.4828
sabineppg@gmail.com

POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A, Cumming, GA 30040
770.364.2740
commercial400.com