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PRICE REDUCED

Income Producing Commercial Kitchen & Warehouse Opportunity

FOR SALE | 2715 Peachtree Square, Atlanta | GA

Colliers International's Food Advisory Services group is pleased to offer the opportunity to acquire both the building and business located at 2715 Peachtree Square, Atlanta, GA (the "Property"), an income producing commercial kitchen and distribution facility. The 13,748 SF building is conveniently located approximately 1 mile north of I-285 and tucked between I-85 and GA-400.

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Offering At a Glance

Address	2715 Peachtree Square, Atlanta, GA
Price	\$1,300,000
Rental Income	\$246,315 or \$17.92 SF
Year Built	1973
Renovated	2012
Stories	1
Total Building	13,748 SF
Occupancy	100%; multi-tenant
Parking	20 spaces

2715 Peachtree Square, Atlanta | GA

The building is situated on .95 acres with modern office space, an up-scale conference room, large open warehouse, a completely finished dining and gathering room, and a state-of-the-art commercial kitchen.

Executive Summary

2715 Peachtree Square is a 13,748 SF food commissary and industrial distribution facility, owned and operated by The Food Movement. This offering represents the opportunity for an investor or user to acquire both an immediately profitable food services business, as well as prime real estate in the Northeast corridor of Atlanta. An ideal buyer would be an owner/operator of an existing food services company who is looking to grow their business with minimal capital expense outlay and can use the commercial kitchen and distribution space, or a passive investor looking for a cash flowing investment. The day one profitability and turnkey nature of the operation will allow a company to scale their business exponentially while limiting risk.

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Property Description

The Food Movement is Atlanta's first and foremost food truck commissary and serves as an incubator and central commissary for well-known, independently owned food trucks serving the Atlanta community. The Food Movement's commissary kitchen is a hub and community for 'foodtrepreneurs'.

Jurisdiction:	Dekalb County
Total Square Footage:	±13,748 SF
Site Size:	.95 Acres
Zoning:	Industrial
Auto Parking:	± 20
Year Built/Expanded:	1973; 2012
Loading	2 Dock High Doors 1 Drive-in Door
Clear Height:	16'
Property Type:	Commercial Kitchen/Office/Warehouse
Power:	2200-4000 amps 277/480 Volt, 3 Phase
Slab Thickness:	4" - 6"
Roof:	TPO
Sprinkler:	Wet System
Walls	Pre-cast Concrete



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Understanding the Food Truck Business

Food trucks and street food is a rapidly growing industry in metro Atlanta. Food trucks thrive off the densely populated CBD's of Downtown, Buckhead, Central Perimeter, etc, as well as from endless catering opportunities from offices, weddings, corporate events, private parties, and film sets. One of the most difficult aspects of running a food truck business is obtaining and holding the proper licenses. A food truck operator has to obtain various licenses from local cities and counties in order to operate, and one of the key components a truck must comply with is showing it has a central commissary base of operation. There are currently over 175 food trucks operating in metro-Atlanta, and each one must have a central commissary, such as the Food Movement, to prep and store food and to park the truck when not in use. There are only two public food truck commissaries available, and for this reason The Food Movement is a vital component of the food truck industry in Atlanta.



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Commercial Kitchen Specifications

Walk-In cooler / freezer
18' x 8' x 8' x 8'

24' custom 'Captive Aire' oven hood

3 electric convection ovens
w/ 3 phase & 240 volt power

Ceramic 48" charbroiler

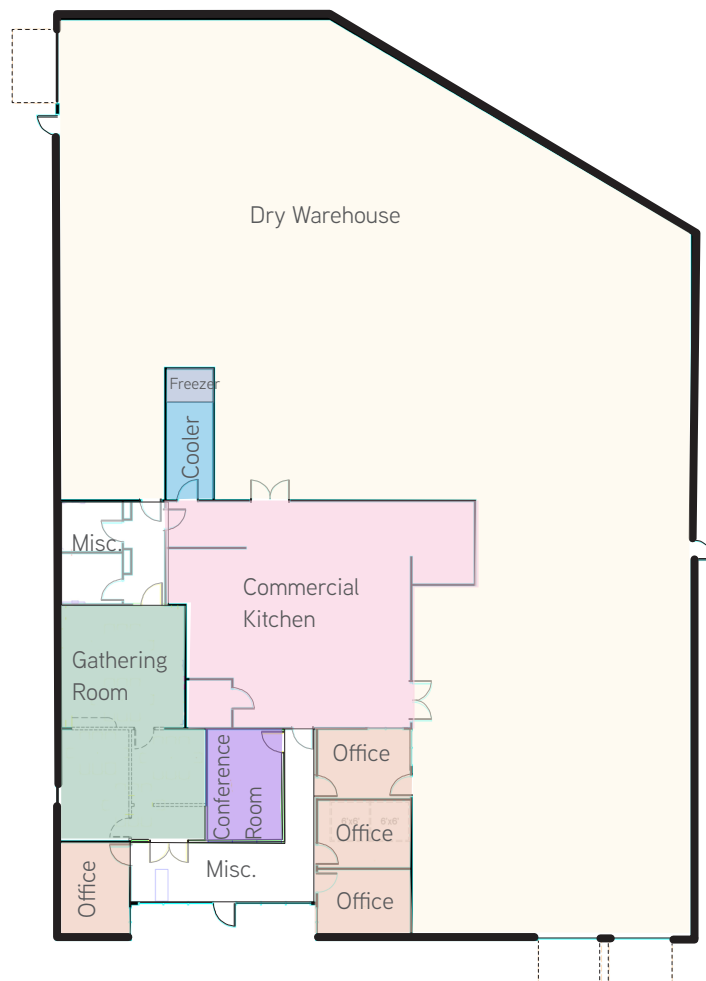
4 industrial compartment sinks

8 portable stainless steel tables

2 Ice-o-matic ice makers w/ 600 lb.
total production capability

Plethora of stainless steel
shelving racks plus much more!

2715 Peachtree Square Floor Plan



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CLOCKWISE FROM TOP:
Dining & Gathering Room // Warehouse // Commercial Kitchen // Parking Lot

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