



IRONSHIELD  
BREWING



**OFFERING MEMORANDUM**

# Turn Key Brewery

**394 N CLAYTON ST**

Lawrenceville, GA 30046

**PRESENTED BY:**

**TOM HUNTER**

O: 770.289.2792

tom.hunter@svn.com



## PROPERTY DESCRIPTION

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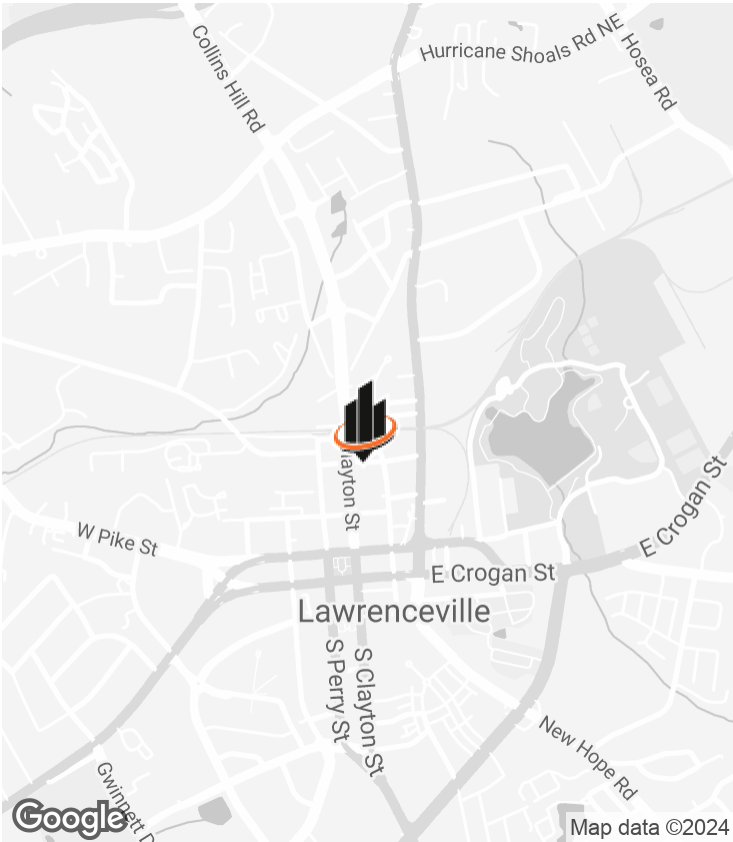
A 50,610 sq. ft. industrial building on 2.54 acres built in 1976. The building was converted to and fully equipped as a commercial brewery with canning and kegging capabilities scaled to accommodate contract brewing as well as on-site tap-room sales. The 50-barrel brewhouse is fully automated, with Sprinkman/Krones equipment.

### LOCATION DESCRIPTION

Located on the north side of Downtown Lawrenceville in Gwinnett County, GA, approximately 32 miles NE of downtown Atlanta. The property is located on the newly upgraded gateway entrance route into Lawrenceville from the GA-316 corridor. and Georgia Gwinnett University The property is within walking distance to the square in Lawrenceville, the Slowpour Brewery, restaurants, the Aurora Theater, and other nearby attractions. The historic train station is 1 block to the north along the CSX rail line, which may ultimately be upgraded for high-speed passenger traffic connecting Athens to Atlanta, GA and key points in between.



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$8,750,000
BUILDING SIZE:	50,610 SF
LOT SIZE:	2.54 Acres
PRICE / SF:	\$172.89
YEAR BUILT:	1974
RENOVATED:	2020
ZONING:	LM
MARKET:	Atlanta
SUBMARKET:	Lawrenceville
APN:	R5146B044

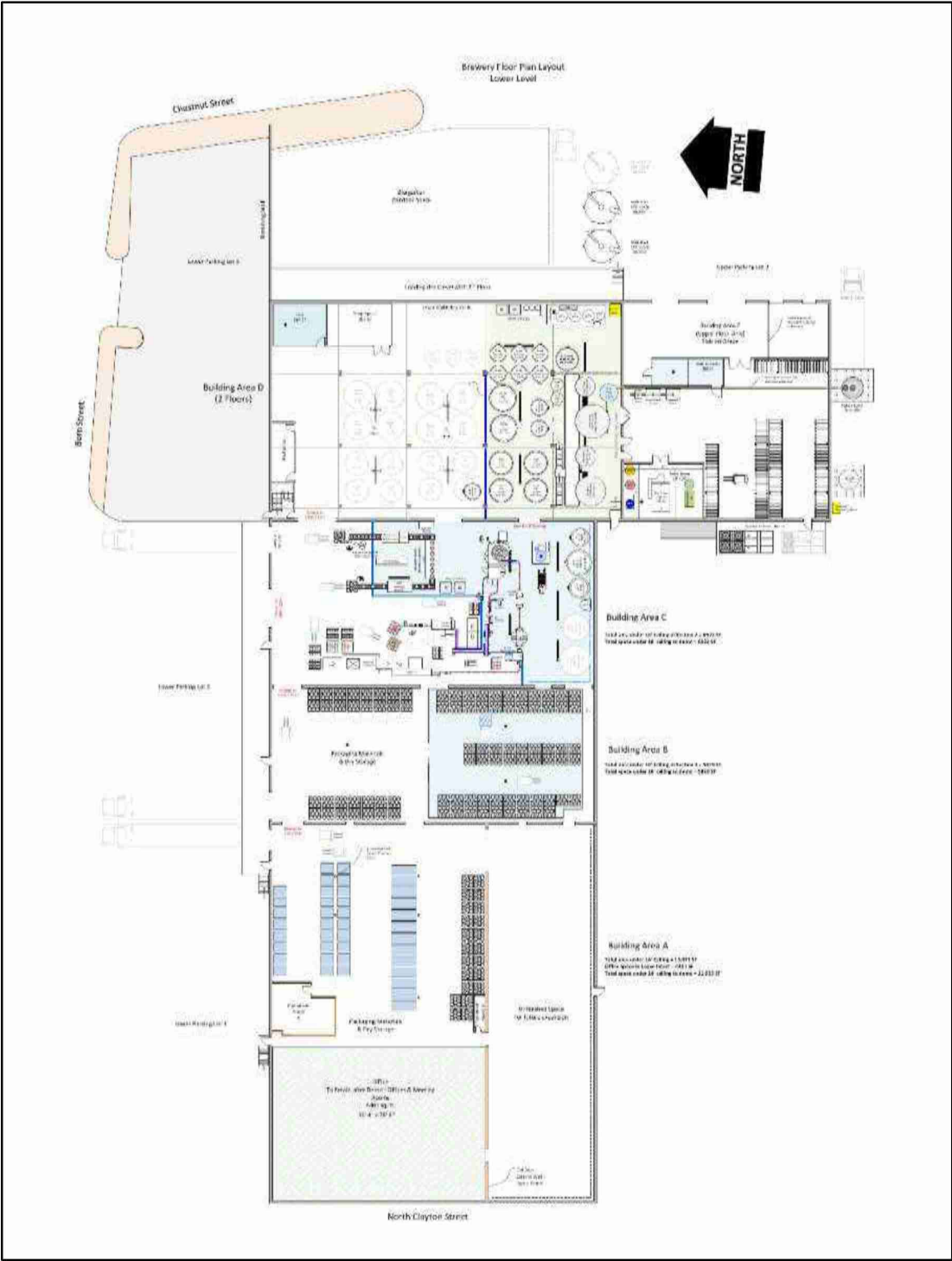
PROPERTY OVERVIEW

50,610 sq. ft. industrial building on 2.54 acres built in 1976. Building was converted to and fully equipped as a commercial brewery with canning and kegging capabilities scaled to accommodate contract brewing as well as on-site tap-room sales. The 50-barrel brewhouse is fully automated, with Sprinkman/Krones equipment.

PROPERTY HIGHLIGHTS

- Turnkey Brewery
- 50 Barrel Capacity
- Sprinkman/Krones equipment
- Canning Line
- Tasting Room and Outdoor Event Area
- Walkable to Downtown Lawrenceville and Slowpour Brewery
- Large cold storage room
- Large parking area
- Located on new gateway route into city

FLOOR PLAN



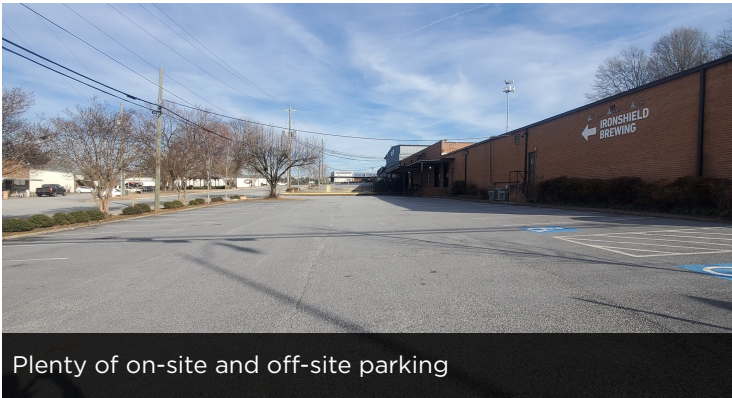




Brewery Facing N. Clayton Street



Brewery Event Area



Plenty of on-site and off-site parking



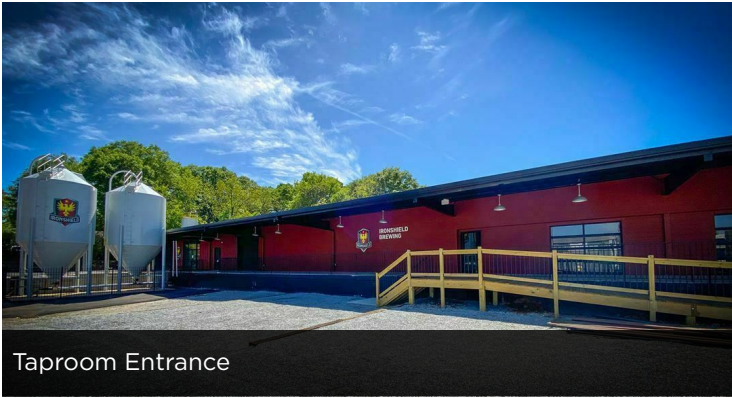
Grain Silos



Brewhouse side view



Grain Silos



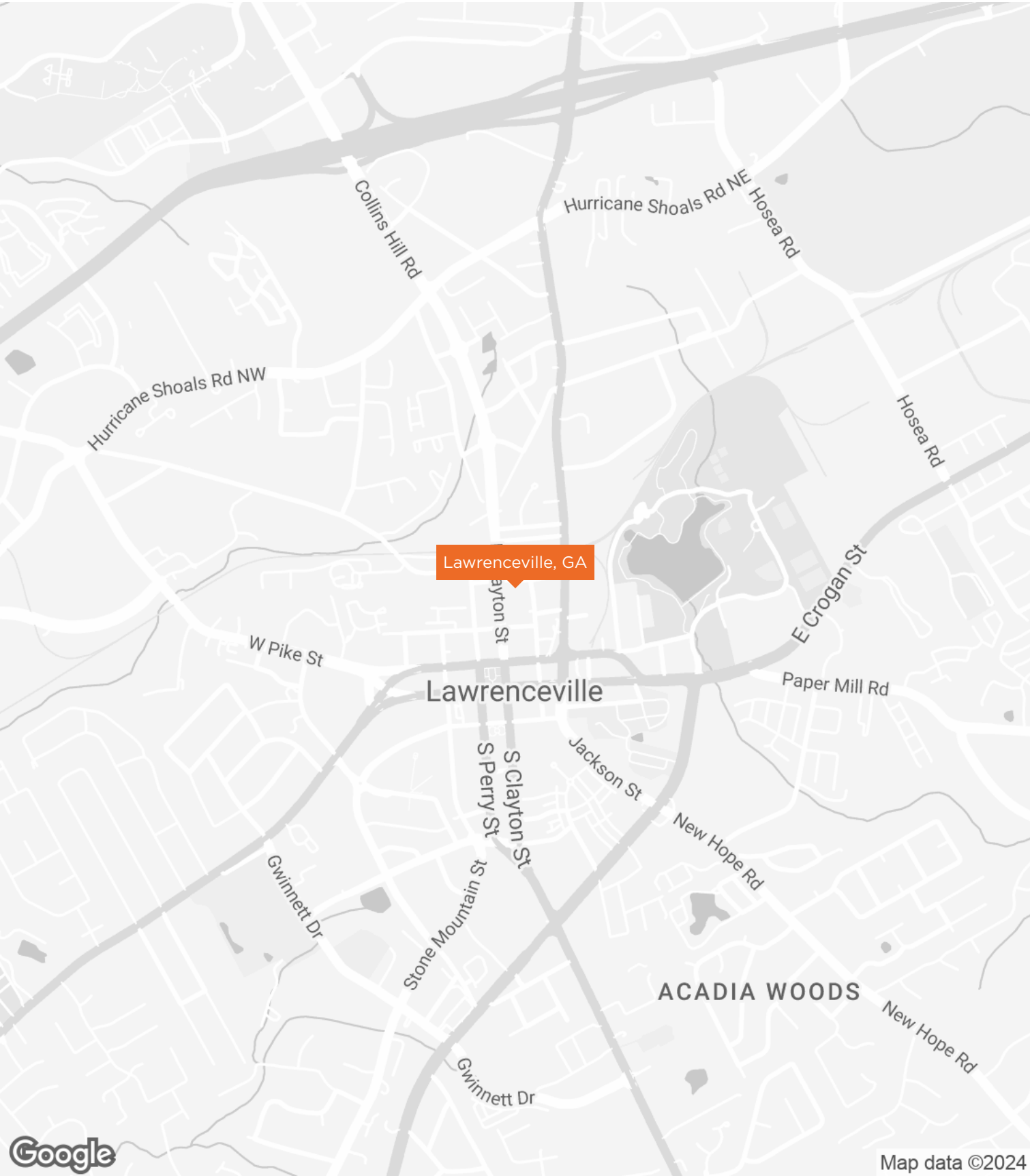
Taproom Entrance



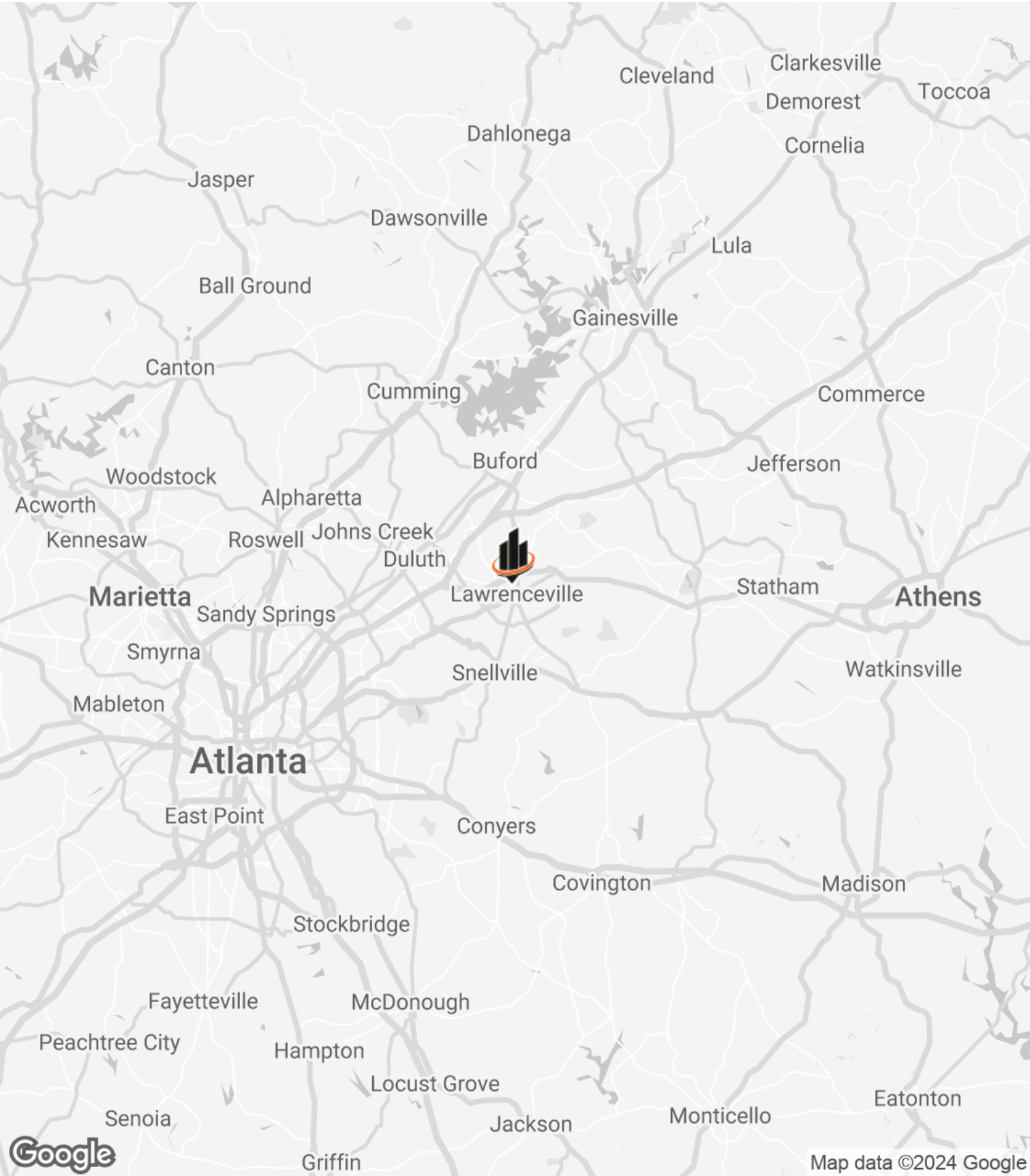
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REGIONAL MAP

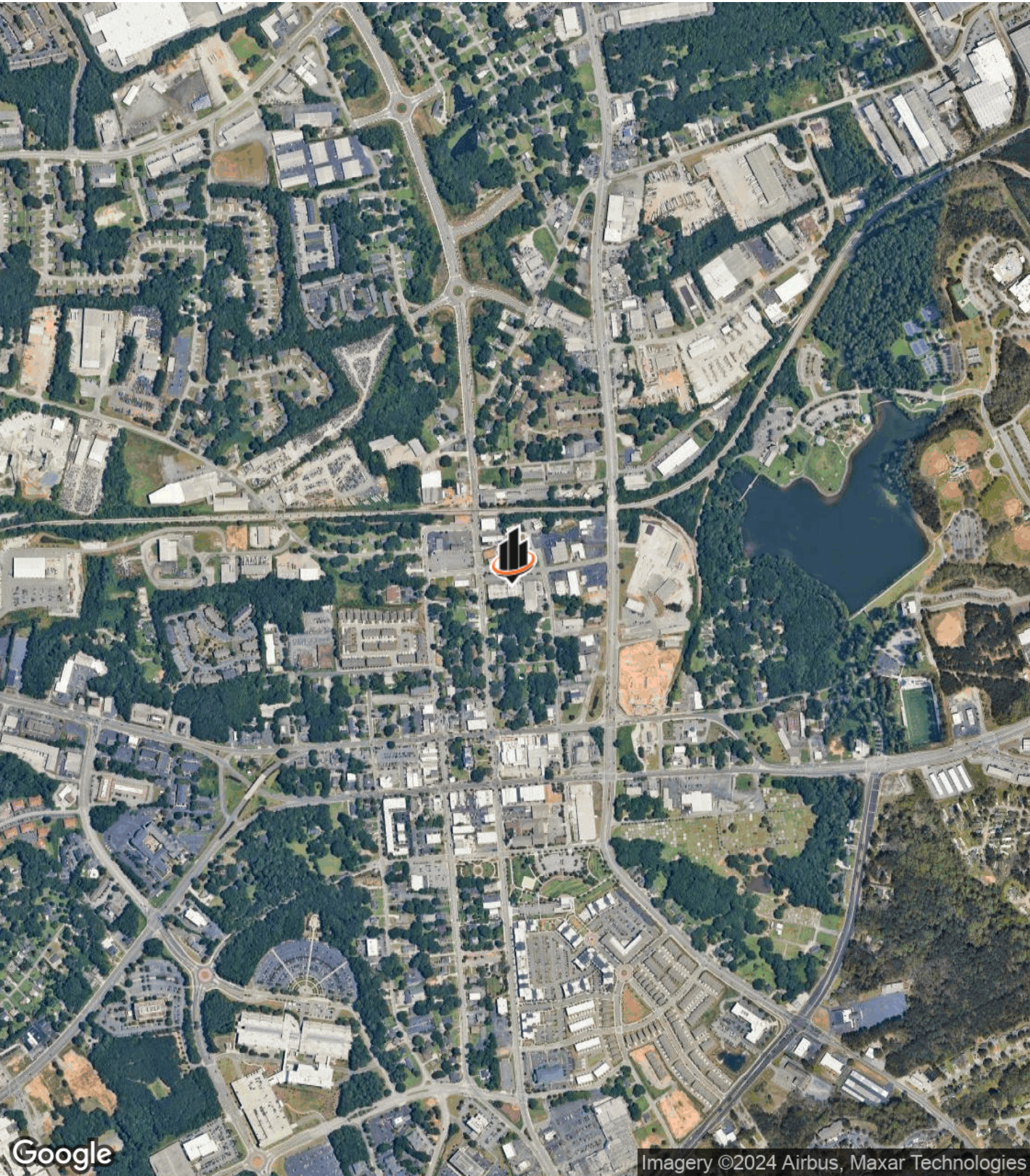






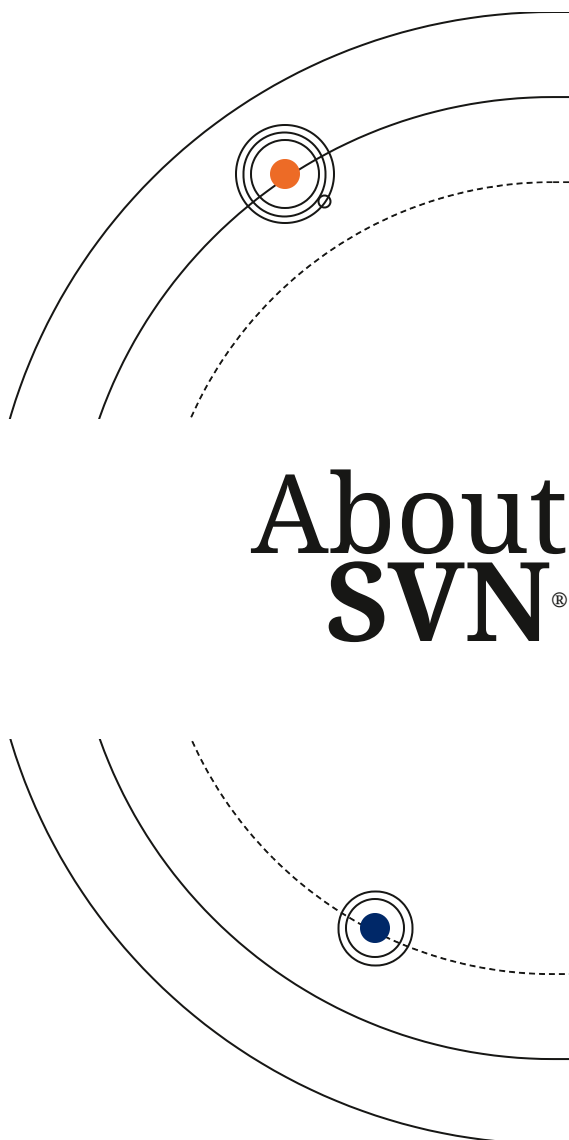


AERIAL MAP





## ABOUT SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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## ADVISOR BIO 1



### TOM HUNTER

Senior Advisor

tom.hunter@svn.com

Direct: **770.289.2792** | Cell: **770.289.2792**

## PROFESSIONAL BACKGROUND

Tom Hunter serves as Senior Advisor and Associate Broker for SVN Interstate Brokers and Interstate Auction Company, independently-owned offices of SVN based in Atlanta, GA. SVN is a leading commercial real estate brokerage firm with over 100 offices nationwide.

Over the course of his 38-year commercial brokerage career, Hunter has developed and executed high-impact, accelerated marketing programs for all types of commercial real estate assets for banking and investment clients throughout the United States.

Prior to becoming a commercial real estate broker and auctioneer, Hunter served as a project manager for Bank Earnings International, Inc., (acquired by Electronic Data Systems, Inc.) and BEI Real Estate Services (acquired by Amresco) where he provided consulting services to financial institutions for commercial real estate loan portfolios and real estate asset management and dispositions.

With an extensive commercial real estate background, Hunter has completed numerous property analysis and feasibility studies, identified potential buyer groups, structured property offerings, and implemented marketing plans on time, under budget, optimizing results to reach targeted buyers. Hunter's client list includes international, regional and local financial institutions, government agencies, and private investors.

Some of the notable disposition transactions Hunter has been involved in include the sale of a surplus 400-acre psychiatric hospital complex in Livonia, Michigan for the State of Michigan for \$31,000,000 and a 22 building, section 8, apartment portfolio in the Little Havana district of Miami, Florida for \$36,000,000. Regardless of the asset size or value, Hunter always endeavors to structure the offering to achieve a sale for the highest price possible for the client.

Hunter is a member of the Atlanta Commercial Board of Realtors and the National Auctioneers Association. In addition, he frequently volunteers as an auctioneer for fund raising auctions held by charitable organizations. Hunter earned an MBA with concentrations in Finance and Real Estate from the Terry College of Business at the University of Georgia (1984) and a Bachelor of Science degree (1980) in Psychology.

## EDUCATION

MBA University of Georgia Terry College of Business  
BS, University of Georgia

### SVN | Interstate Brokers

3300 Holcomb Bridge Rd, Ste 240  
Peachtree Corners, GA 30092  
404.303.1232