

FLEX / SERVICE-BAY LEASING OPPORTUNITY

312C & 314C N Glynn St

Two Flex-Service Bays — 314C Includes a Fenced, Gated Yard

312 & 314 North Glynn Street • Fayetteville, GA 30214 • ±560 SF & ±1,191 SF

33,000+ VPD

GLYNN ST / HWY 85 CORRIDOR

SUITE 312C • ±560 SF

\$700 / MO + CAM

Est. CAM ±\$2.50/SF/yr

SUITE 314C • ±1,191 SF + FENCED YARD

\$1,200 / MO + CAM

Est. CAM ±\$2.50/SF/yr

Property & Lease Options

THE OFFERING

Address	312 & 314 N Glynn St, Fayetteville, GA 30214
Property Type	Flex / Service-Repair
Parcel	±0.92 AC • Tax Parcel 053004029
Year Built	1981
Construction	Masonry, grade-level bays
Suite 312C	±560 SF
Suite 314C	±1,191 SF + fenced yard*
Zoning	DMU-GC, City of Fayetteville
Parking	Shared surface lot

*Fenced/gated yard square footage not yet surveyed.

312 • SUITE C AVAILABLE

Approximate, per surveyor sketch; verify independently.



Suite 312C

±560 SF • one bay

ASKING	BASE RATE
\$700/mo + CAM	±\$15.01/SF

Compact end-cap bay with grade-level roll-up door and man door — well suited to a service, trade, or small showroom user. Est. CAM ±\$2.50/SF/yr (±\$117/mo); total ±\$817/mo.

Suite 314C

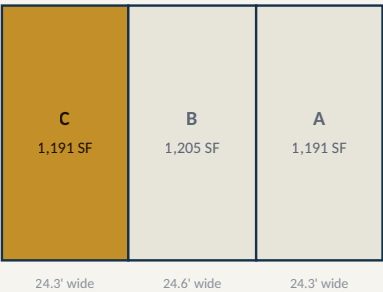
±1,191 SF • grade-level bay + fenced yard

ASKING	BASE RATE
\$1,200/mo + CAM	±\$12.10/SF

Grade-level bay with a fenced, gated paved yard included — ideal for a tenant needing secured outside storage or vehicle parking alongside the shop. Est. CAM ±\$2.50/SF/yr (±\$248/mo); total ±\$1,448/mo.

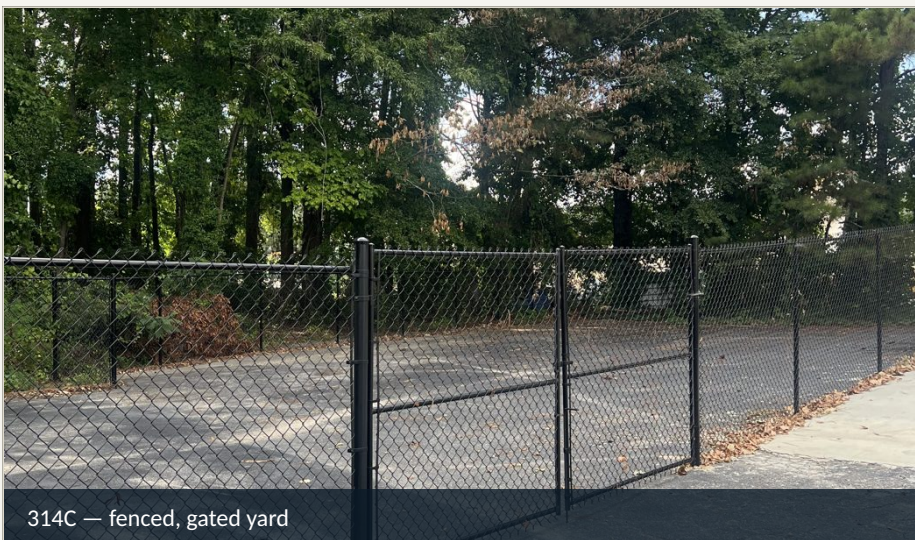
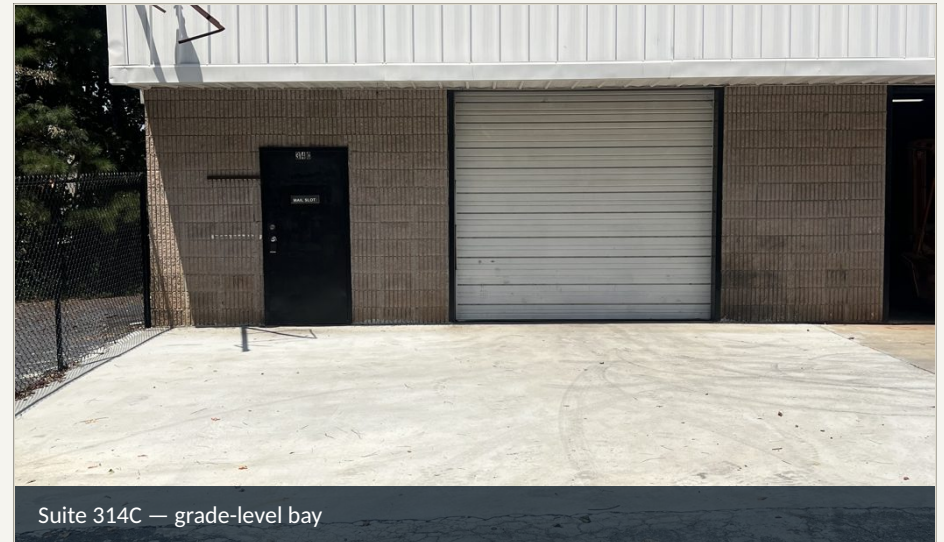
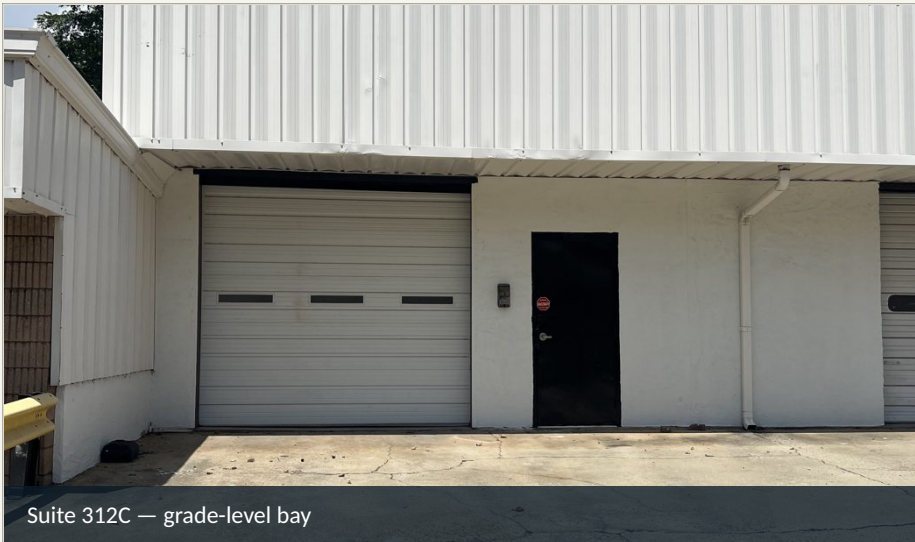
314 • SUITE C AVAILABLE

Approximate, per surveyor sketch; verify independently. Fenced yard shown in photos, not to scale here.



Interior & Site Photos

MOVE-IN READY



Location & Rate Support

Fayetteville-area industrial/flex space is currently asking **\$9.00–\$13.00/SF** at comparable small-bay product, with a broader submarket range of **\$7.75–\$12.50/SF** (median $\pm$ \$8.40) across larger bulk-industrial bays. Small sub-1,200 SF bays typically price at a premium to that bulk range — 312C's \$15.01/SF base and 314C's \$12.10/SF base land at or above the top of that broader range. 314C's rate is well supported by recent local small-bay comps and its fenced yard; 312C's is the more aggressive ask of the two and the one most likely to draw a question from a prospective tenant or co-broker.

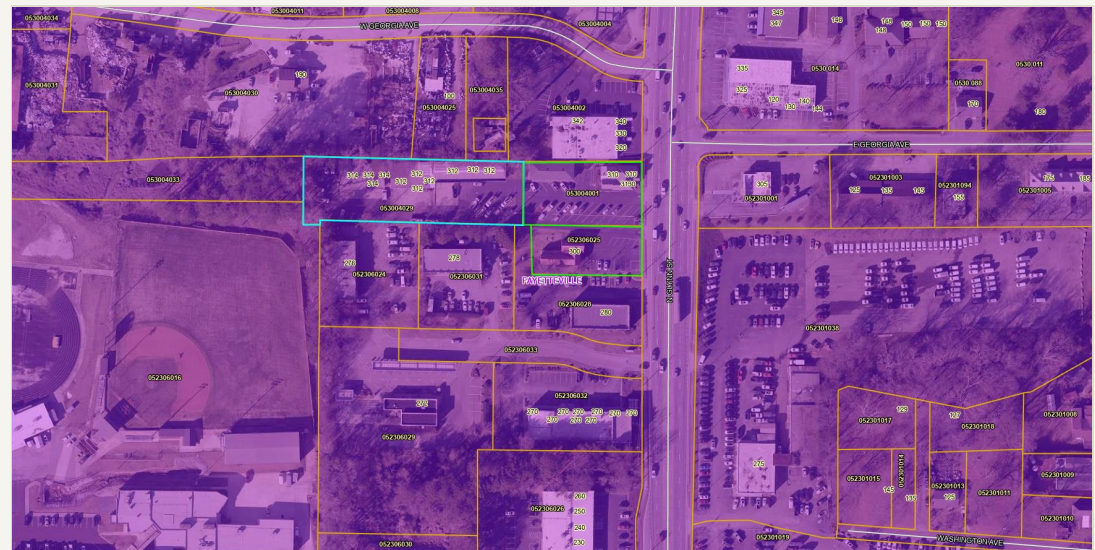
SUBMARKET	SIZE	ASKING RENT/SF
Suite 312C (Subject)	±560 SF	±\$15.01 base + CAM
Suite 314C (Subject)	±1,191 SF	±\$12.10 base + CAM
101 Kenwood Rd, Fayetteville	Small-bay industrial	\$9.00 – \$13.00
Fayetteville submarket — median	Bulk industrial/ service	\$8.40
Fayetteville submarket — high	Bulk industrial/ service	\$12.50

Sources: CoStar submarket lease comparables and current Fayetteville, GA listings. Figures approximate; verify independently.

Note on zoning: 312–314 N Glynn St is zoned DMU-GC (Downtown Mixed-Use – Gateway Corridor), confirmed directly with City of Fayetteville Planning & Zoning. Several current uses on-site pre-date this designation; prospective tenants should confirm their intended use with the City before executing a lease.

FAYETTE COUNTY • SOUTH ATLANTA

- CVS • McDonald's • Michaels • Captain D's
- Arby's • Dunkin' • Firehouse Subs • DQ
- Fayette County High School (1,360+ students) — adjacent
- Piedmont Fayette Hospital — minutes away
- Glynn Hood Plaza & Fayette Place Shopping Centers — nearby
- 33,000+ VPD on Glynn St / Hwy 85



Fayette County GIS parcel map — 312–314 N Glynn St outlined in cyan.

SCHEDULE A TOUR

Let's talk about 312C & 314C.

Two flex-service bays on the Glynn Street corridor — available individually.



PRESENTED BY

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This Offering Memorandum has been prepared to provide summary information to prospective tenants and does not purport to be all-inclusive or to contain all information a prospective tenant may require. All figures — including square footage, dimensions, lease rates, and operating data — are approximate and were obtained from sources deemed reliable but are not guaranteed. Prospective tenants should conduct their own due diligence and independently verify all information. Lease rates and availability are subject to change or withdrawal without notice.