

**4627 Atlanta Highway, Flowery Branch, GA**



**PHASE 1 DETAILS**



**23,100**  
TOTAL SF



**BTS**  
OPTIONS



**5K-12K**  
SF DIVISIBLE



**DELIVERED**  
Q1 2026

FLOWERY BRANCH, GA

For More Information  
and Leasing, Contact:

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# PROJECT SITEPLAN



**Bldg. 100**  
**12,000 RSF**  
 Construction Complete

**Bldg. 200**  
**11,100 RSF**  
 Construction Complete

## PROJECT SPECIFICATIONS

### PHASE 1

**Total SF:** 23,100 RSF  
**Parking:** 28 Spaces  
**Clear Height:** 18'  
**Power:** Upgradeable 400amp 3 Phase

### BUILDING 100

**Total SF:** 12,000 RSF  
**Drive-In Doors:** 3X 12'14'  
**Building Width:** 125'  
**Building Depth:** 96'

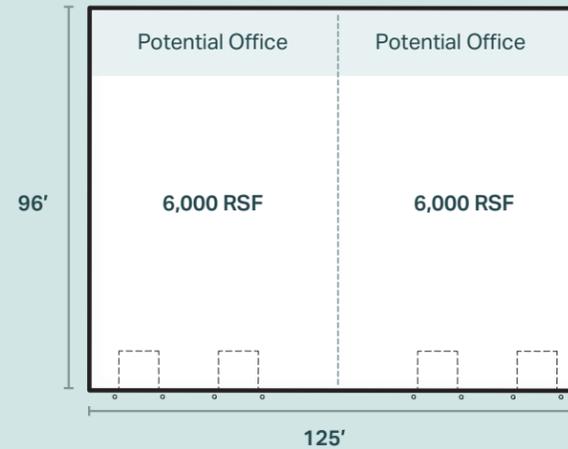
### BUILDING 200

**Total SF:** 11,100 RSF  
**Drive-In Doors:** 4X 12'14'  
**Building Width:** 150'  
**Building Depth:** 74'

# PHASE I FLOORPLANS

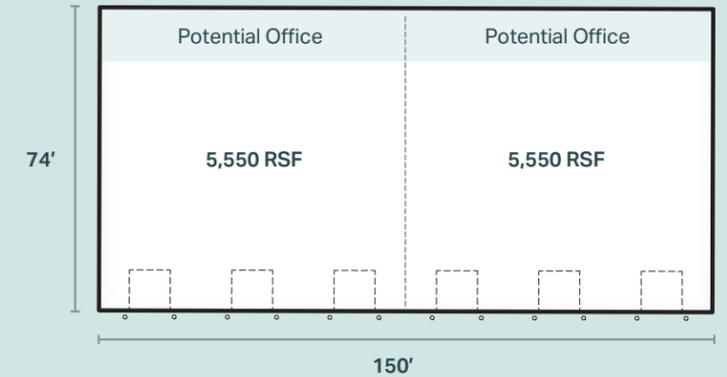
**Building 100 12,000 RSF**

Single or Two Tenant Opportunity



**Building 200 11,100 RSF**

Single or Two Tenant Opportunity



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**Lincoln**

## 4627 Atlanta Highway, Flowery Branch, GA



**POINTS OF INTEREST**

UPS Package Hub	6 Miles
FedEx Ground Hub	12 Miles
Inland Port	14 Miles
Downtown Atlanta	41 Miles
Hartsfield-Jackson Int'l Airport	50 Miles

**TRAVEL DISTANCES**

Interstate 985	< 1 Mile
Exit 14	1.3 Miles
Sprout Springs Road	2 Miles
Interstate 85	8.4 Miles
Interstate 285	33 Miles

**CONTACT BROKER FOR PRICING AND RATES**

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