

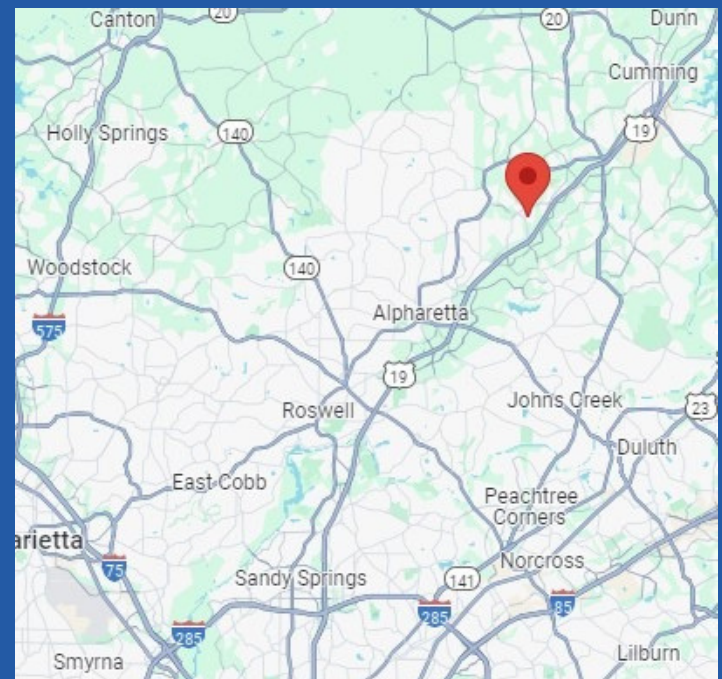
# Office Warehouse w/ Outside Storage For Sale

725 Branch Drive  
Alpharetta, GA 30004



## Property Highlights

- 23,560 +/- Sq Ft on 2 +/- Acres of Fenced, Paved Outside Storage
- 4,495 +/- Sq Ft Office
- 12,807 +/- Sq Ft Clear Span Warehouse
- 858 +/- Sq Ft Production Room
- 4 DH Doors, (1) 14'x14' DI Door
- 5,400 +/- Sq Ft Basement Warehouse w/ 2 DH Positions, 2 DI Doors
- 600 Amp, 120/240 V, 3-Phase power
- 20 +/- Parking Spaces
- Building Expandable By 1,800 +/- Sq Ft (Building Frame in place)
- Light Industrial Zoning
- 1.9 Miles to GA 400



Neal Shiver, CCIM

Phone 404-564-5754 | Cell 404-643-1373

[nshiver@commercialproadvisors.com](mailto:nshiver@commercialproadvisors.com)



Office Warehouse w/ Outside  
Storage For Sale

725 Branch Drive  
Alpharetta, GA 30004



Neal Shiver, CCIM  
Phone 404-564-5754 | Cell 404-643-1373  
[nshiver@commercialproadvisors.com](mailto:nshiver@commercialproadvisors.com)



Office Warehouse w/ Outside  
Storage For Sale

725 Branch Drive  
Alpharetta, GA 30004



Neal Shiver, CCIM  
Phone 404-564-5754 | Cell 404-643-1373  
[nshiver@commercialproadvisors.com](mailto:nshiver@commercialproadvisors.com)



Office Warehouse w/ Outside  
Storage For Sale

725 Branch Drive  
Alpharetta, GA 30004



Neal Shiver, CCIM  
Phone 404-564-5754 | Cell 404-643-1373  
[nshiver@commercialproadvisors.com](mailto:nshiver@commercialproadvisors.com)





Office Warehouse w/ Outside  
Storage For Sale

725 Branch Drive  
Alpharetta, GA 30004



Neal Shiver, CCIM  
Phone 404-564-5754 | Cell 404-643-1373  
[nshiver@commercialproadvisors.com](mailto:nshiver@commercialproadvisors.com)