

400 Overlook Business Park
1360 Union Hill Road, Alpharetta, GA 30004

131,210 SF of Warehouse Space FOR LEASE

1,500 – 12,000 SF SUITES AVAILABLE

**ABOUT A MILE FROM *Halcyon* and across
the road from *The Gathering at South Forsyth***

400 Overlook Business Park sits along Georgia-400, about 20 minutes north of Interstate-285. The twelve-building business park has multiple ingress and egress options via Union Hill Road and Tidwell Drive. Nine buildings are equipped with drive-in docks and dock high access.

HEATHER SARGENT

heather.sargent@foundrycommercial.com
404.649.6922

REID HANNER

reid.hanner@foundrycommercial.com
404.281.7068

JORDAN CAMP

jordan.camp@foundrycommercial.com
404.969.9487



FOUNDRY
COMMERCIAL

9 BUILDINGS Parallel to Georgia-400





DRIVE TIMES in Miles

1	The Gathering at South Forsyth	1
2	Halcyon	1.8
3	Avalon	4.5
4	I-85	15.2
5	I-285	17
6	CSX - South Doraville	19.2
7	Norfolk Southern - Chamblee	20.6
8	DeKalb-Peachtree Airport	20.6
9	Gwinnett County Airport	21.5
10	CSX - Palmer Yard	28.2



400 Overlook Business Park

12,900 SF Building 1

FOUNDRY
COMMERCIAL

1,500 SF
SUITE A

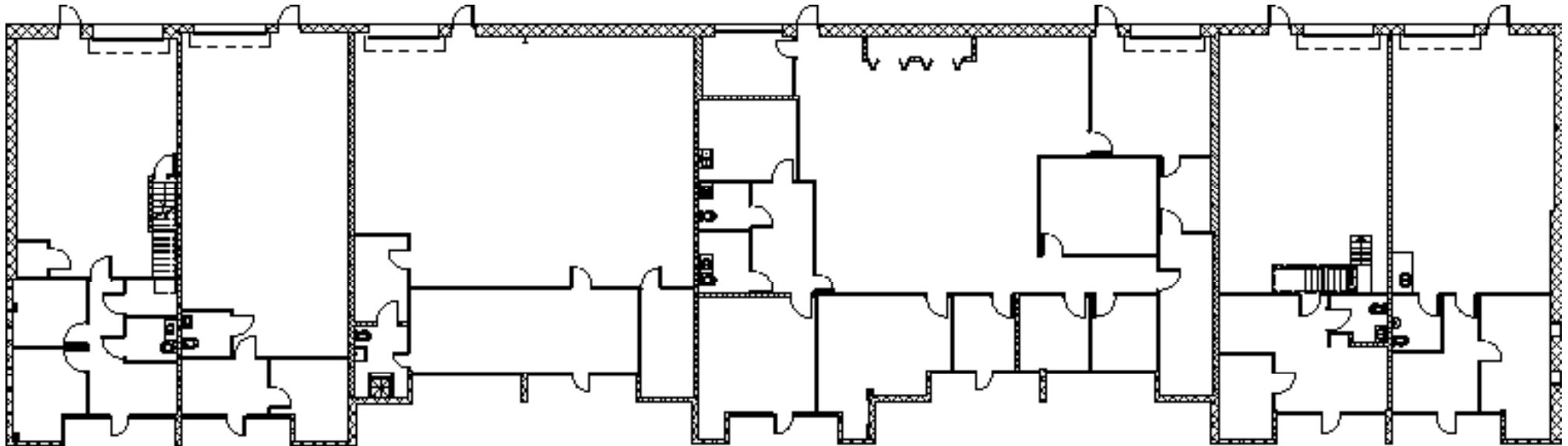
1,500 SF
SUITE B

2,700 SF
SUITE C

4,300 SF
SUITE DE

1,500 SF
SUITE F

1,500 SF
SUITE G



HEATHER SARGENT

heather.sargent@foundrycommercial.com
404.649.6922

REID HANNER

reid.hanner@foundrycommercial.com
404.281.7068

JORDAN CAMP

jordan.camp@foundrycommercial.com
404.969.9487

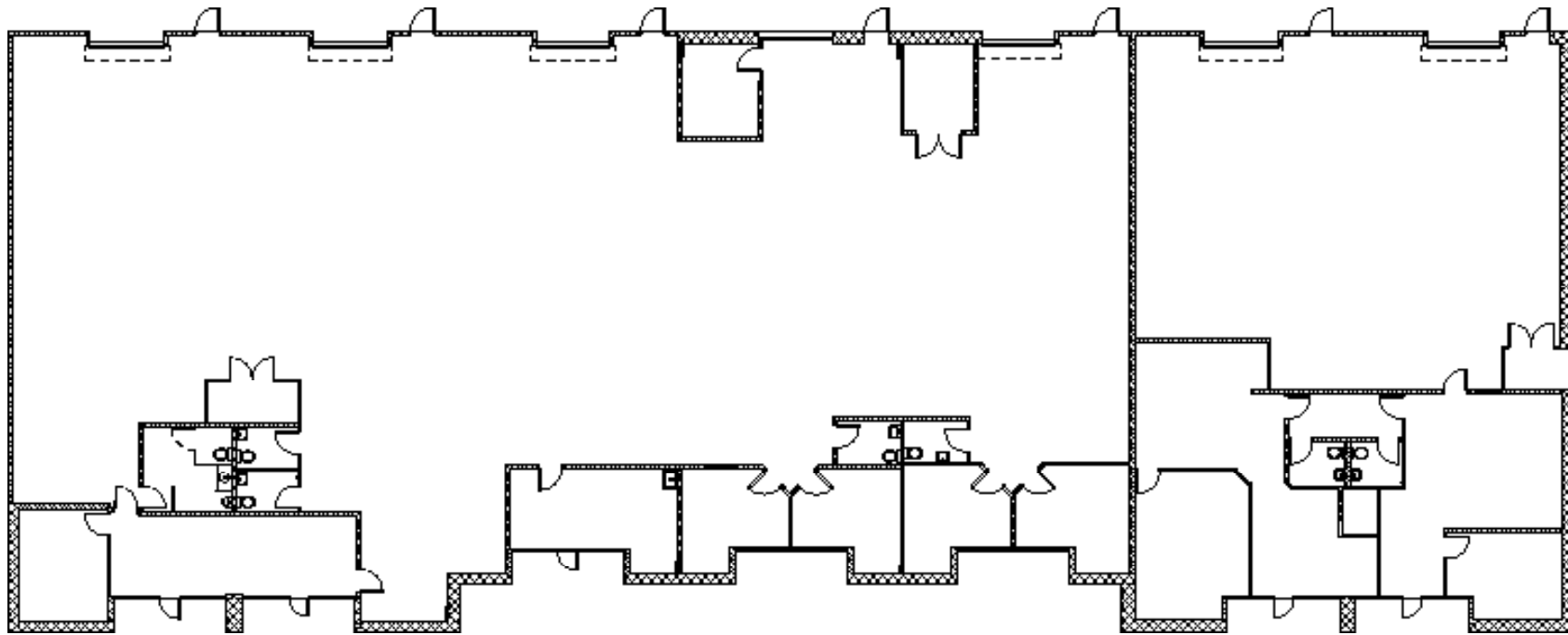
400 Overlook Business Park

16,800 SF Building 2

FOUNDRY
COMMERCIAL

12,000 SF
SUITE A

4,800 SF
SUITE B



HEATHER SARGENT

heather.sargent@foundrycommercial.com
404.649.6922

REID HANNER

reid.hanner@foundrycommercial.com
404.281.7068

JORDAN CAMP

jordan.camp@foundrycommercial.com
404.969.9487

400 Overlook Business Park

13,370 SF Building 3

FOUNDRY
COMMERCIAL

1,500 SF
SUITE A

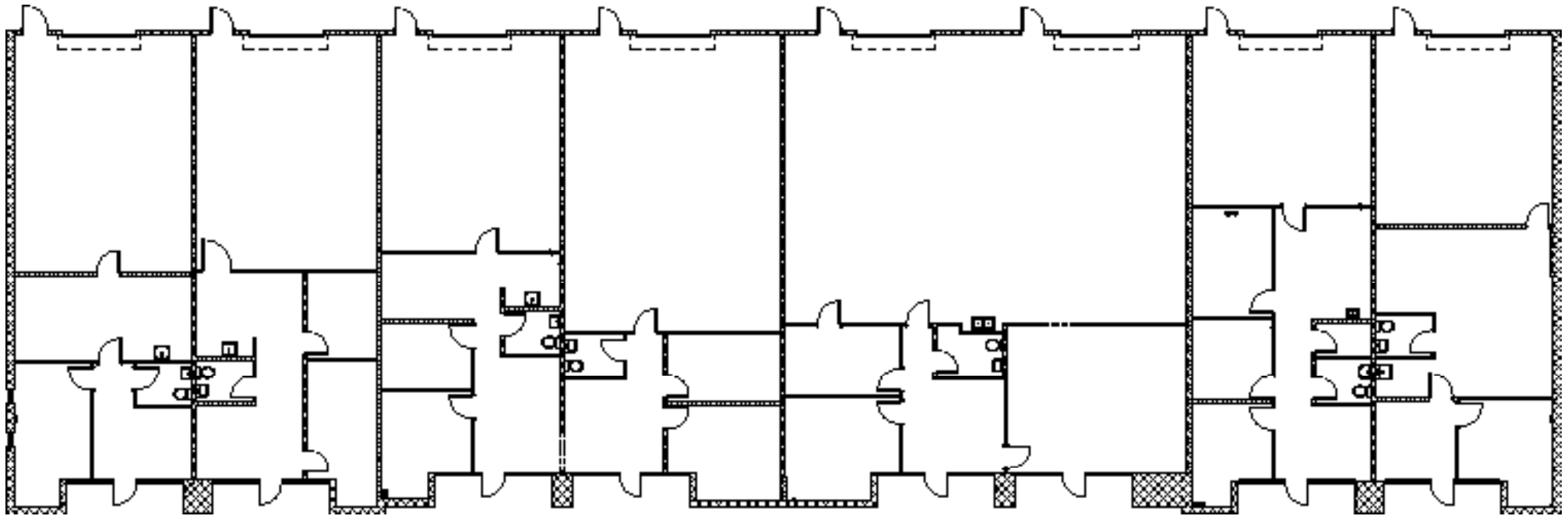
1,625 SF
SUITE B

3,450 SF
SUITES C & D

3,545 SF
SUITES E & F

1,625 SF
SUITE G

1,625 SF
SUITE H



HEATHER SARGENT

heather.sargent@foundrycommercial.com
404.649.6922

REID HANNER

reid.hanner@foundrycommercial.com
404.281.7068

JORDAN CAMP

jordan.camp@foundrycommercial.com
404.969.9487

15,145 SF Building 4

2,125 SF
SUITE A

2,125 SF
SUITE B

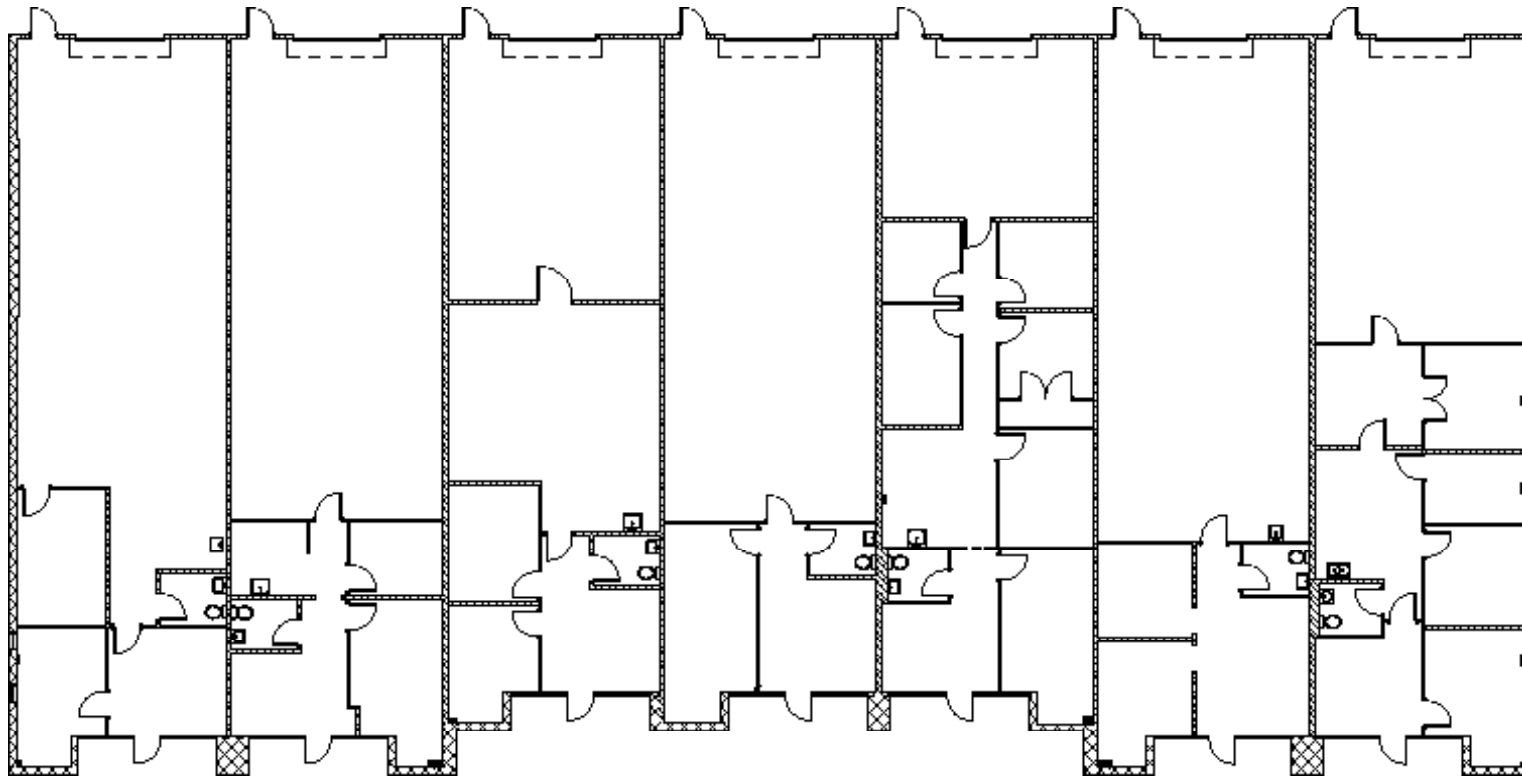
2,125 SF
SUITE C

2,000 SF
SUITE D

2,520 SF
SUITE E

2,125 SF
SUITE F

2,125 SF
SUITE F



HEATHER SARGENT

heather.sargent@foundrycommercial.com
404.649.6922

REID HANNER

reid.hanner@foundrycommercial.com
404.281.7068

JORDAN CAMP

jordan.camp@foundrycommercial.com
404.969.9487



13,540 SF Building 5

2,125 SF
SUITE A

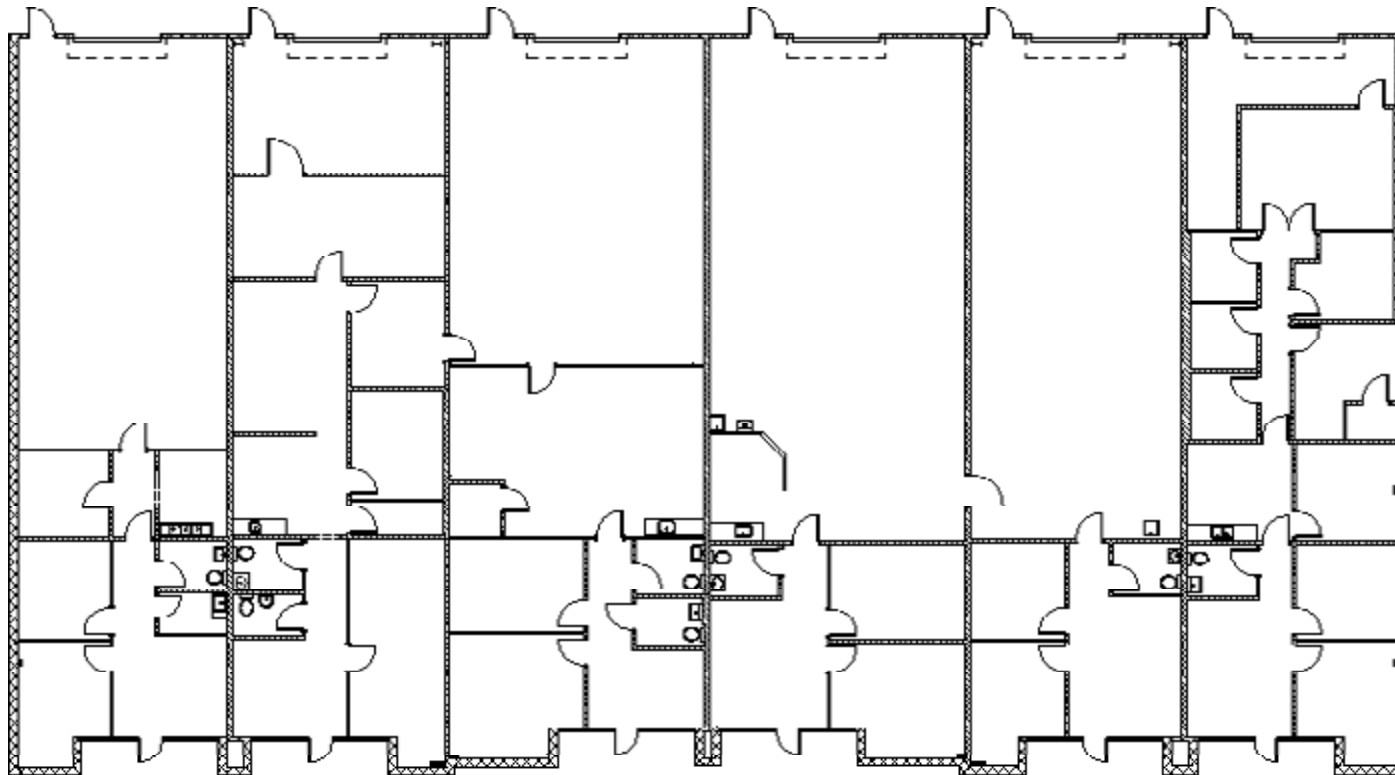
2,125 SF
SUITE B

2,520 SF
SUITE C

2,500 SF
SUITE D

2,145 SF
SUITE E

2,125 SF
SUITE F



HEATHER SARGENT

heather.sargent@foundrycommercial.com
404.649.6922

REID HANNER

reid.hanner@foundrycommercial.com
404.281.7068

JORDAN CAMP

jordan.camp@foundrycommercial.com
404.969.9487

400 Overlook Business Park

13,850 SF Building 6

FOUNDRY
COMMERCIAL

4,250 SF
SUITES A & B

350 SF
SUITE C

1,500 SF
SUITE D

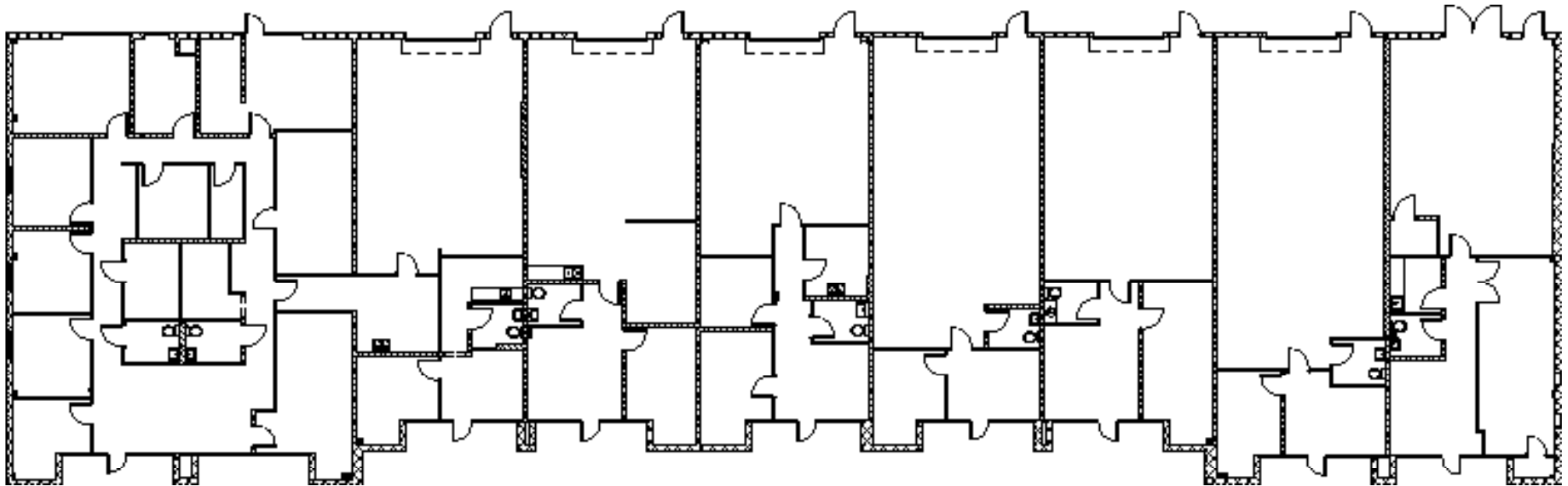
1,500 SF
SUITE E

1,500 SF
SUITE F

1,500 SF
SUITE G

1,625 SF
SUITE H

1,625 SF
SUITE I



HEATHER SARGENT

heather.sargent@foundrycommercial.com
404.649.6922

REID HANNER

reid.hanner@foundrycommercial.com
404.281.7068

JORDAN CAMP

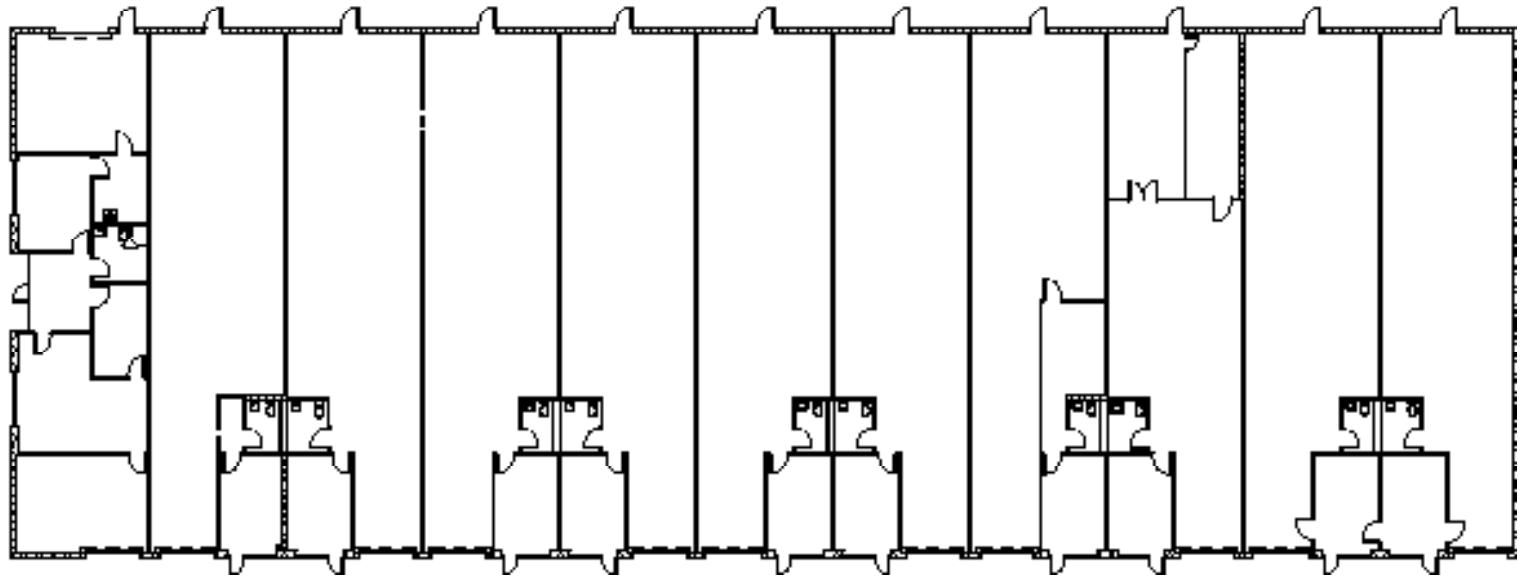
jordan.camp@foundrycommercial.com
404.969.9487

400 Overlook Business Park

23,250 SF Building 10

FOUNDRY
COMMERCIAL

1,250 SF
MAINTENANCE BLDG



HEATHER SARGENT

heather.sargent@foundrycommercial.com
404.649.6922

REID HANNER

reid.hanner@foundrycommercial.com
404.281.7068

JORDAN CAMP

jordan.camp@foundrycommercial.com
404.969.9487

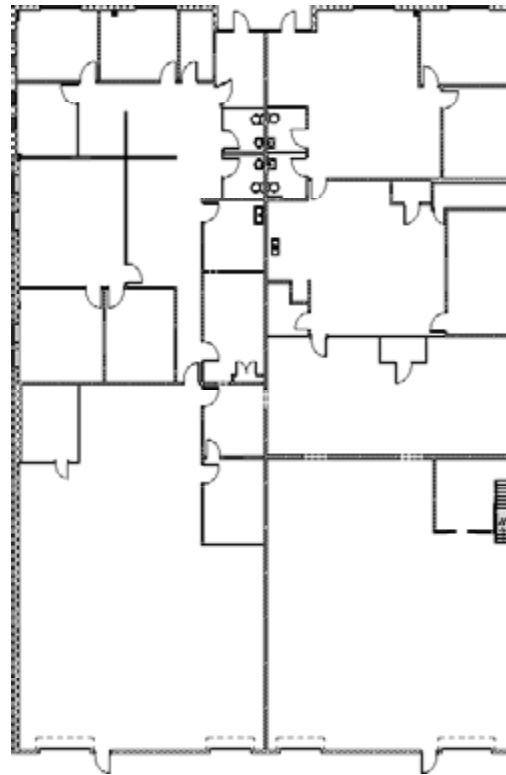
400 Overlook Business Park

12,080 SF Building 11

FOUNDRY
COMMERCIAL

6,040 SF
SUITE A

6,040 SF
SUITE B



HEATHER SARGENT

heather.sargent@foundrycommercial.com
404.649.6922

REID HANNER

reid.hanner@foundrycommercial.com
404.281.7068

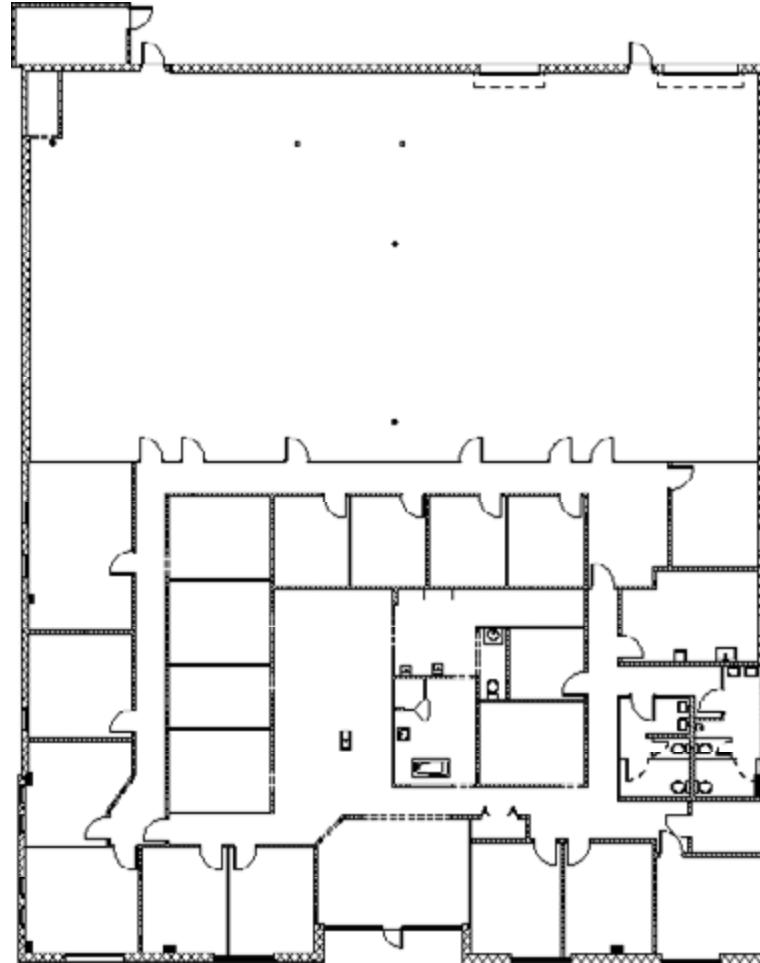
JORDAN CAMP

jordan.camp@foundrycommercial.com
404.969.9487

400 Overlook Business Park

12,200 SF Building 12

FOUNDRY
COMMERCIAL



HEATHER SARGENT

heather.sargent@foundrycommercial.com
404.649.6922

REID HANNER

reid.hanner@foundrycommercial.com
404.281.7068

JORDAN CAMP

jordan.camp@foundrycommercial.com
404.969.9487



HALCYON



DINING

You'll find both full service and quick counter service restaurant options serving breakfast, brunch, lunch, dinner, desserts, coffee, wine, beer, cocktails and more!



SHOPPING

Halcyon is home to many boutiques with merchandise that you won't find anywhere else! Shops carry a range of products that appeal to a diverse mix of ages and styles.



SERVICES

Halcyon merchants offer a range of services from facials and pedicures to dance classes and doggy daycare.



ENTERTAINMENT

Sit back and relax in the plush leather recliners at CMX Cinebistro while you watch one of the latest movie releases. *Coming Soon:* an X-Golf indoor simulator and sports bar.

ABOUT A MILE FROM 400 Overlook Business Park



Visit visithalcyon.com



The Gathering

AT SOUTH FORSYTH

MIXED-USE DEVELOPMENT *designed to become the entertainment hub of North Georgia and the gateway into South Forsyth County.*

ACROSS THE ROAD FROM
400 Overlook Business Park



FAMILY-FRIENDLY
RETAIL & DINING



OPEN COMMUNITY
GREENSPACES



STATE-OF-THE-ART ARENA
& COMMUNITY CENTER

Visit thegatheringatsouthforsyth.com



LESS THAN 5 MILES FROM 400 Overlook Business Park

AVALON

Avalon is a new experience in the timeless art of living well. In the heart of Alpharetta, this sustainability designed, 86-acre community features:

- More than 570,000 square feet of retail
- A 12-screen all premium theater
- Conference center and full-service hotel
- Class A office
- Single-family residences and luxury rental homes

Avalon infuses resort-level hospitality throughout a walkable, seamlessly connected community of shopping, dining, entertainment, living and working. It's more than just another place to go, it's a place to be — a hub of activity that delivers the luxury of the modern South.

Visit experienceavalon.com

