

The logo for SLT Real Estate, featuring the letters 'SLT' in a large, bold, white sans-serif font.

Real Estate

A scenic view of a campus featuring a stream with large, light-colored rocks in the foreground. In the background, there is a large, multi-story red brick building with white columns and arched windows, surrounded by green lawns and trees.

**Industrial for Lease**  
6,000+/- SF Available | 8181 Industrial Place,  
Alpharetta, Georgia 30004-6209

# Brokerage Disclaimer and Conditions



SLT Real Estate Georgia LLC has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review all documents independently.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by SLT Real Estate Georgia LLC or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession thereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of SLT Real Estate Georgia LLC or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.



## EXECUTIVE SUMMARY

+/- 6,000 SF of flex industrial warehouse space available for immediate occupancy in the McFarland Industrial Park in Alpharetta, Georgia. Approximately 4,000 SF of fully conditioned office consisting of a reception/waiting area, 11 offices, large conference room, breakroom with full kitchen, common storage area, two restrooms and a small suite with bathroom and additional kitchen area. Warehouse area is approximately 2,000 SF with a 14' roll-up drive-in door, 18' clear height, clear span warehouse space. Also includes a rear outdoor fenced storage area/truck court.

ASKING RATE:	\$14.00/SF NNN
TERM:	3-10 years
TENANCY:	Single

# PROPERTY INFORMATION

**ADDRESS** 8181 Industrial Place  
Alpharetta, Georgia

**COUNTY** Forsyth

**YEAR BUILT** 1988

**ACRES** 1.00 acre lot

**PARCEL ID** 019-005

**ZONING** Forsyth County M1

**BUILDING SIZE** +/- 16,000 sf

**BUILDING TYPE** Metal

**CLEAR HEIGHT** 18'

**# OF TENANTS** 2

**PARKING** Front Parking Lot

**DRIVE IN DOORS** 1 TOT. / 10' x 14'

**DOCK DOORS** 0



# PHOTOS



# PHOTOS



# PHOTOS



# DEMOGRAPHICS

## POPULATION:

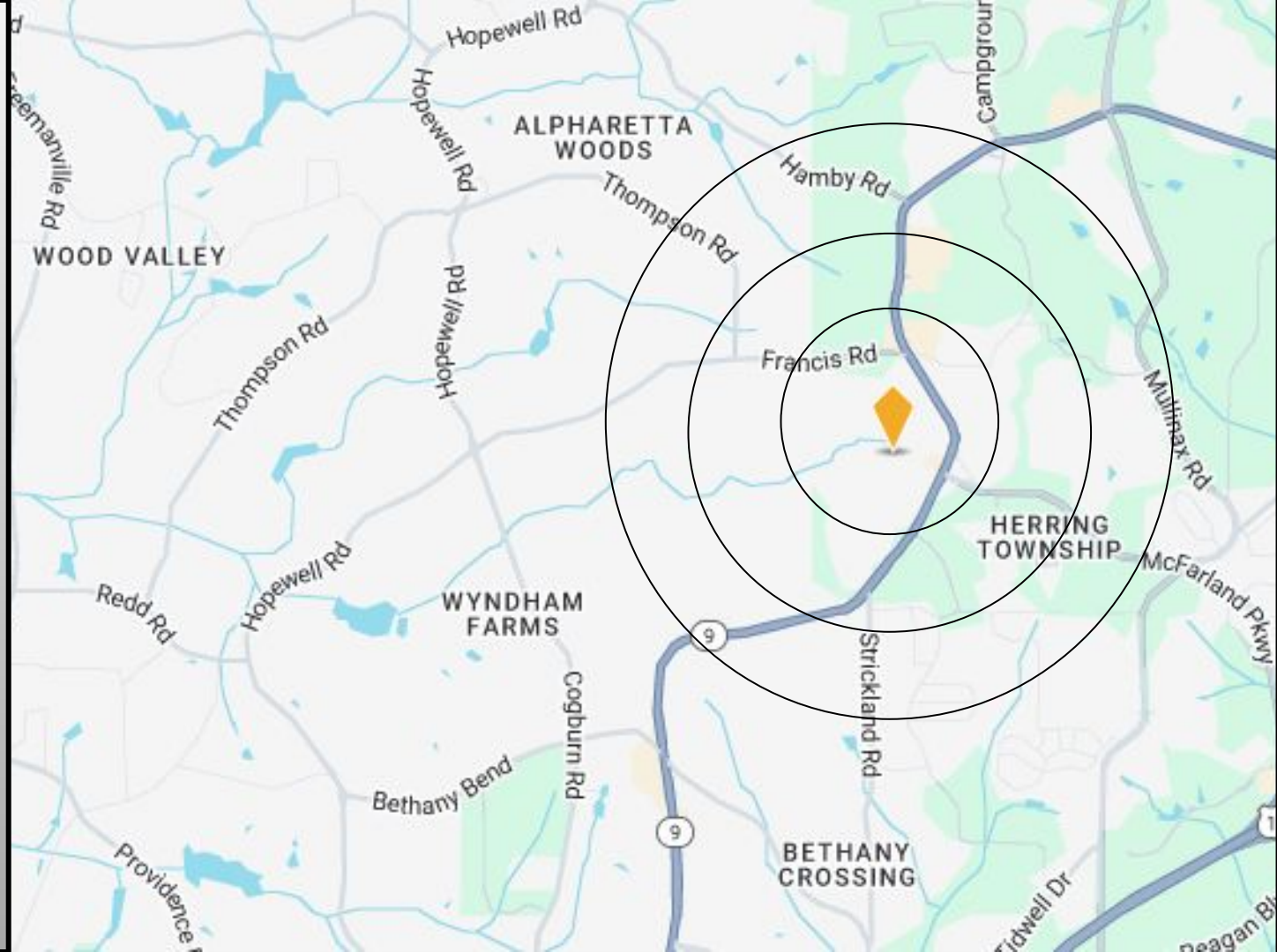
2 MILE	18,998
5 MILE	128,111
10 MILE	493,737

## HOUSEHOLDS:

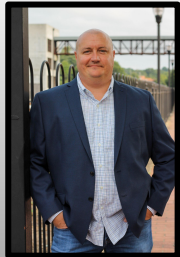
2 MILE	6,060
5 MILE	44,578
10 MILE	170,803

## AVERAGE HH INCOME:

2 MILE	\$186,210
5 MILE	\$175,904
10 MILE	\$171,426



Exclusively Listed by



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**SLT** Real Estate