

# New Construction Warehouse Condos

EXCLUSIVELY OFFERED BY  
WILSON HUTCHISON REALTY, LLC



WILSON HUTCHISON  
REALTY, LLC



## Industrial and Personal Small-Bay Warehouse Condominiums

**3770 Francis Circle  
Alpharetta, GA 30004**

**Unit 513  
For Lease at  
\$2,650/month**

**1,250 SF  
End Unit**

**\*Artistic rendering\***

**Robert Wilson  
770-318-9439 – Cell  
Or  
[Robert@wilsonhutch.com](mailto:Robert@wilsonhutch.com)**

**Industrial / Personal Use • Warehouse / Manufacturing / Hobby**

The information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.

**5755 North Point Parkway, Suite 44, Alpharetta, GA 30022 Tel: 770-242-7917 Fax: 678-325-4824 | [www.wilsonhutch.com](http://www.wilsonhutch.com)**



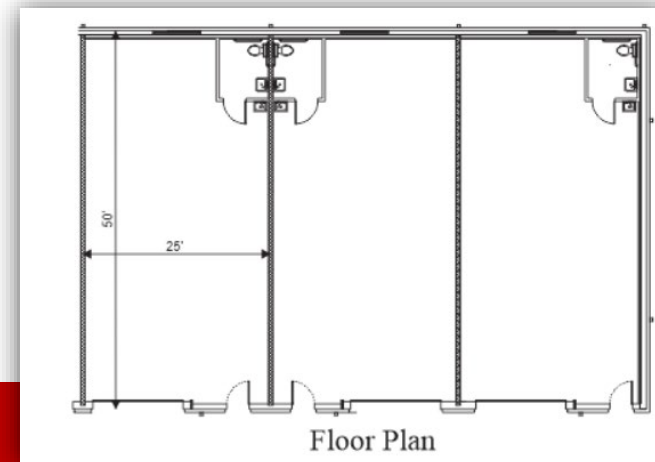
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- **Zoned: M1**
- **12' x 14' insulated sectional, high-rise overhead door**
- **20' tall ceilings**
- **Insulated walls and ceilings**
- **Air conditioning and heat**
- **ADA Half Bath with tankless water heater**
- **High Bay LED light fixtures**
- **Laundry sink**
- **Sprinkler System**
- **Drywall and painted ceilings**
- **Drywall walls**
- **Concrete Floor**
- **Hose bib at interior of overhead door**
- **110v receptacle at front and rear wall and each sink**
- **Condominium Association**
- **Protective Covenants**
- **2 assigned parking spaces per Suite with additional overflow parking**



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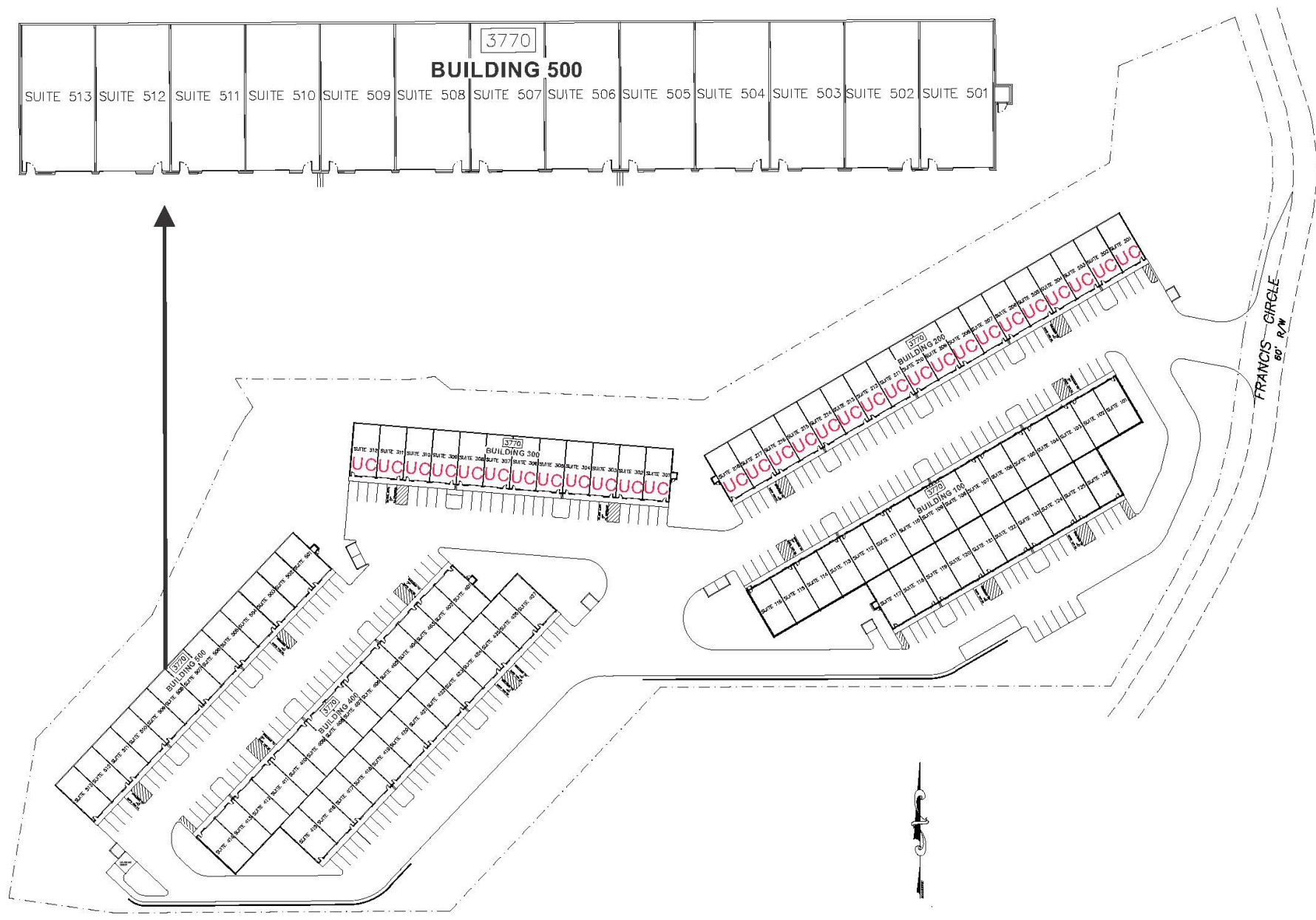
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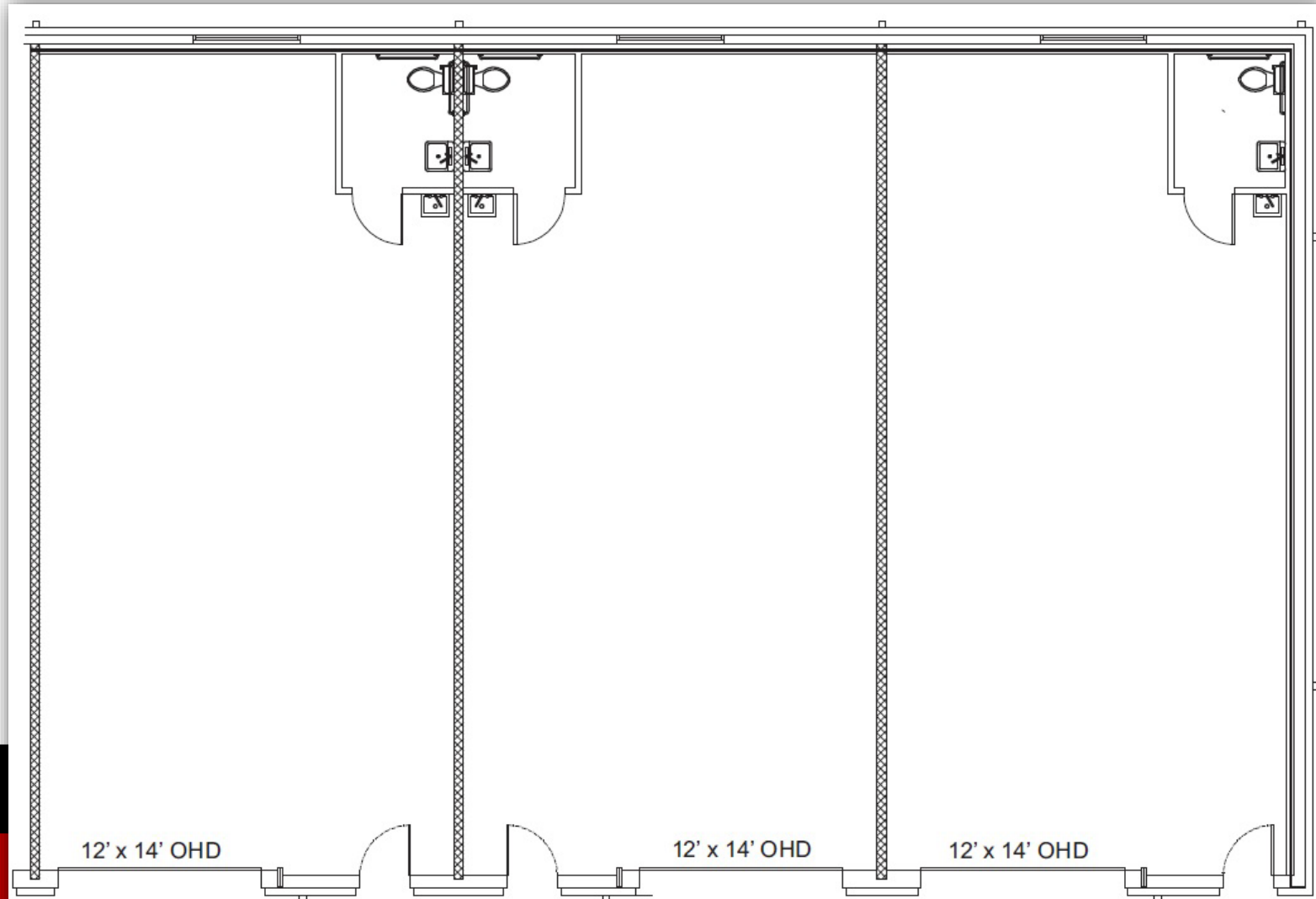
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## **Partial Floorplan**



**Typical Unit 25' wide x 50' deep x 20' tall**

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