

1250

ALPHA DRIVE
ALPHARETTA, GA 30004

33,500 SF FOR SALE | ALPHARETTA, GA



CRAIG VIERGEVER, SIOR
cviergever@lee-associates.com
O: 404.442.2843
C: 404.281.4481

TYLER FLEMMING
tflemming@lee-associates.com
O: 404.442.2855
C: 404.694.5661

CHANCE TAYLOR
ctaylor@lee-associates.com
O: 404.442.2805
C: 404.662.6847

LEE & ASSOCIATES

1250

ALPHA DRIVE

ALPHARETTA, GA 30004

PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS

- 33,500 SF Available
 - ±10,000 SF office
- Situated on 4.77 AC
- 19' - 26' clear height
- Class III wet sprinkler
- 90' truck court depth
- 3 (10' x 10') DH doors with 1 pit leveler
- 2 ramped DI doors; 1 @ (14'W x 18'H)
- Rear load configuration
- ±36 auto parking spaces
- 800 AMPS, 3 phase power
- ±0.4 AC available for potential expansion, outside storage, parking

LOCATION HIGHLIGHTS

- Distance to:
 - McFarland Parkway: 0.2 miles
 - Highway 9: 1.3 miles
 - GA-400: 1.6 miles
 - Highway 141: 5.9 miles
 - I-285: 19.3 miles

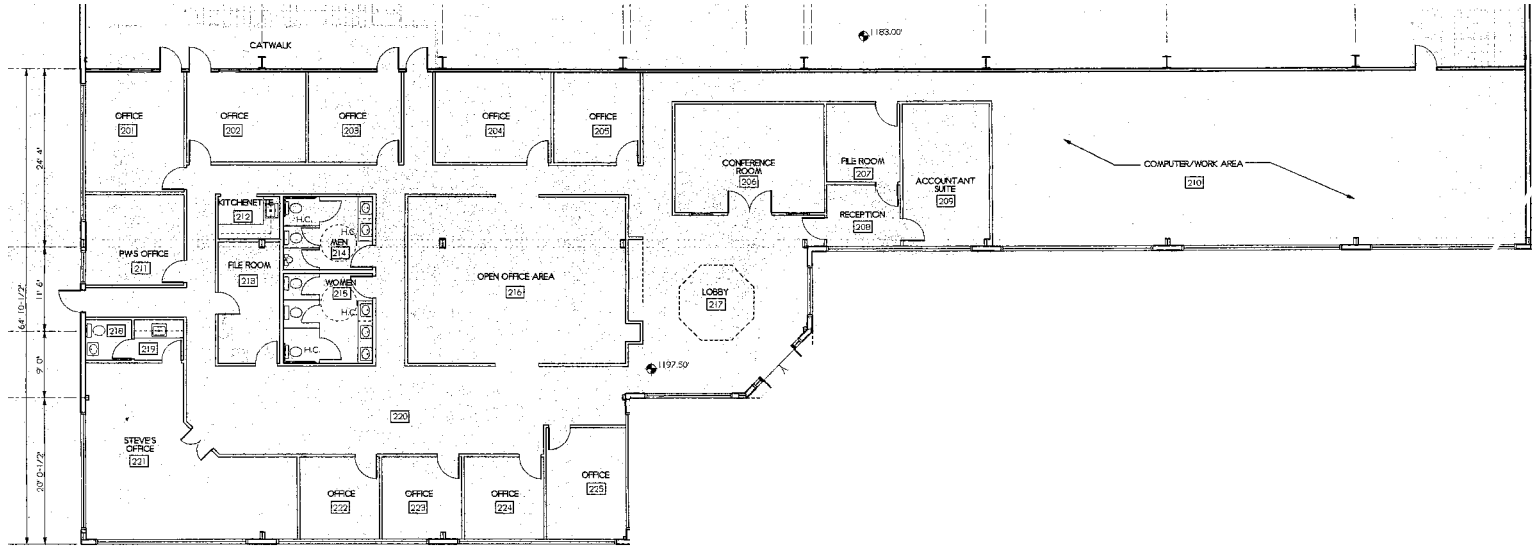


1250

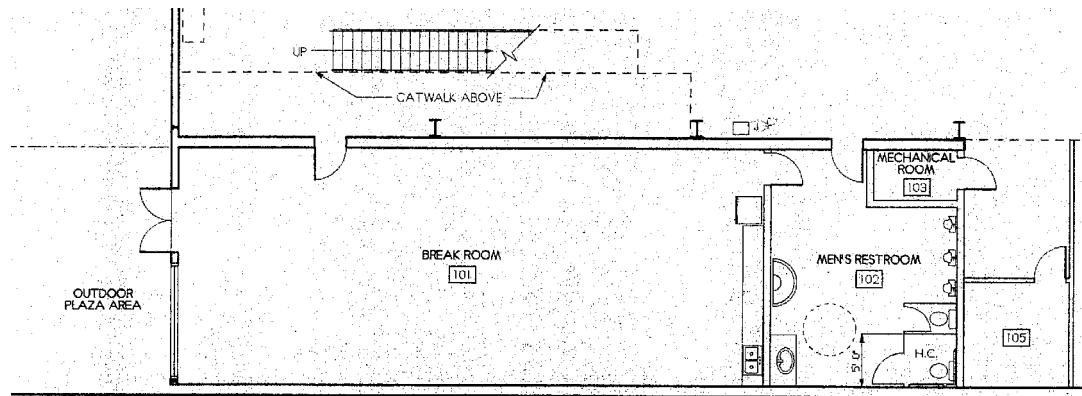
ALPHA DRIVE
ALPHARETTA, GA 30004

FLOORPLAN

UPPER LEVEL OFFICE



LOWER LEVEL OFFICE



1250

ALPHA DRIVE
ALPHARETTA, GA 30004

WAREHOUSE

