

Presented By:

SCOTT HANLON

Commercial Realtor

404.558.0596

shanlonppg@gmail.com

POWELL PROPERTY GROUP, INC

416 Pirkle Ferry Road, Suite K300

Cumming, GA 30040

commercial400.com



1370 UNION HILL INDUSTRIAL COURT

Industrial Property:

ALPHARETTA, GA 30004

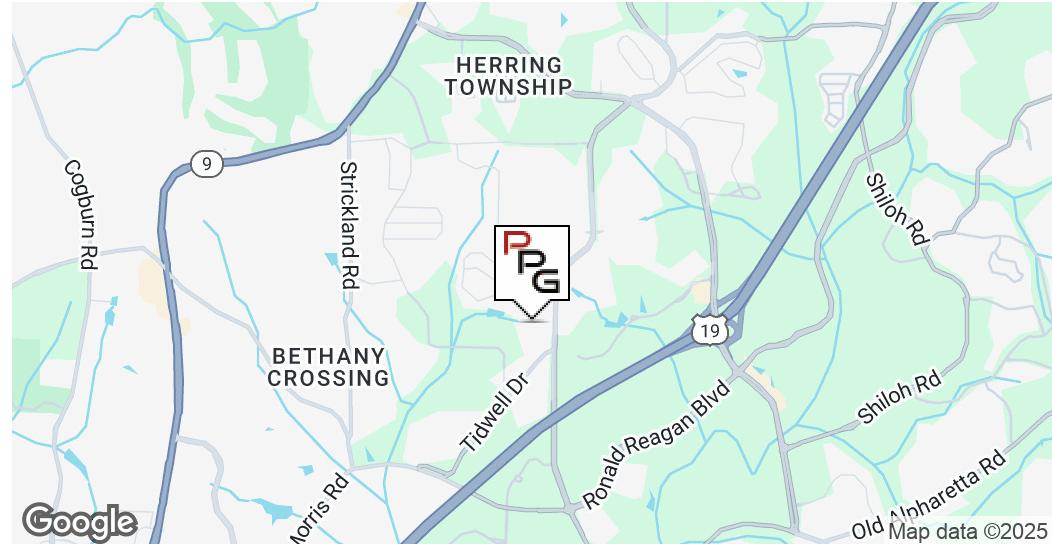
FOR LEASE

1370 UNION HILL INDUSTRIAL COURT

ALPHARETTA, GA 30004



POWELL
PROPERTY GROUP



Lease Rate

\$14.00 SF/YR

OFFERING SUMMARY

Available SF: 2,250 SF

Zoning: M1

PROPERTY OVERVIEW

Discover an exceptional opportunity at our industrial property located in the heart of Alpharetta, GA. Boasting two 12' x 14' drive-in doors and three-phase power, this space is designed to accommodate your operational needs with ease. Enjoy the convenience of its proximity to GA-400 and Halcyon, ensuring efficient transportation access and a vibrant hub of activity just moments away. With 18' ceilings and a small office buildout, this property is ideal for businesses seeking a flexible and functional workspace. Embrace the advantages of an Alpharetta mailing address, positioning your enterprise within a prestigious business community. Elevate your operations in this versatile and well-appointed industrial space.

PROPERTY HIGHLIGHTS

- Two 12' x 14' Drive In Doors
- Three Phase Power
- 18' Ceilings
- Office Buildout
- Ample parking spaces

SCOTT HANLON

Commercial Realtor

404.558.0596

shanlonppg@gmail.com

POWELL PROPERTY GROUP, INC

416 Pirkle Ferry Road, Suite K300, Cumming, GA 30040

404.558.0596

commercial400.com

1370 UNION HILL INDUSTRIAL COURT

ALPHARETTA, GA 30004



POWELL
PROPERTY GROUP



SCOTT HANLON

Commercial Realtor

404.558.0596

shanlonppg@gmail.com

POWELL PROPERTY GROUP, INC

416 Pirkle Ferry Road, Suite K300, Cumming, GA 30040

404.558.0596

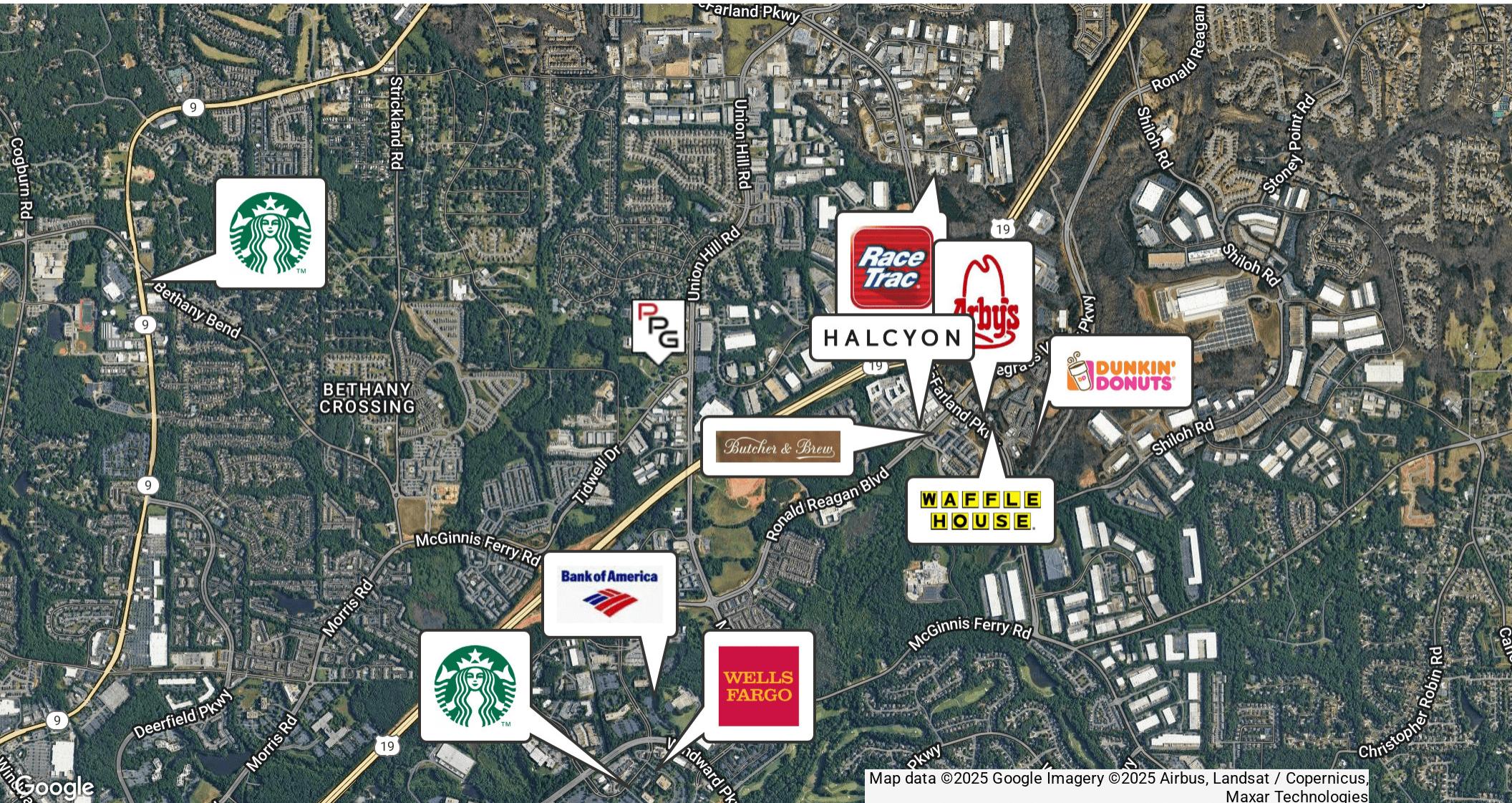
commercial400.com

1370 UNION HILL INDUSTRIAL COURT

ALPHARETTA, GA 30004



POWELL
PROPERTY GROUP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

SCOTT HANLON

Commercial Realtor
404.558.0596
shanlonppg@gmail.com

POWELL PROPERTY GROUP, INC

416 Pirkle Ferry Road, Suite K300, Cumming, GA 30040
404.558.0596
commercial400.com

1370 UNION HILL INDUSTRIAL COURT

ALPHARETTA, GA 30004

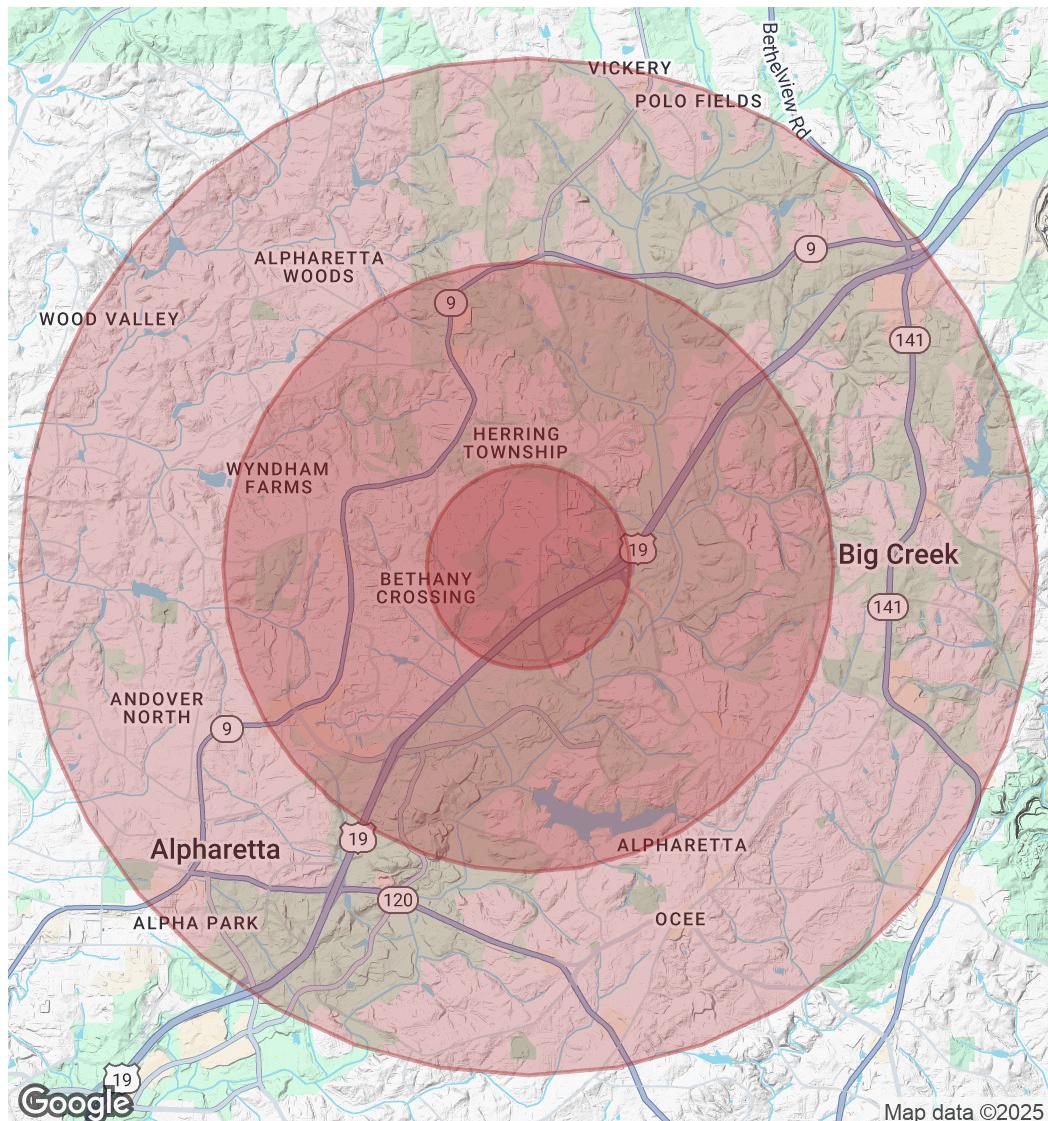


POWELL
PROPERTY GROUP

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,406	37,079	112,513
Average age	31.4	33.9	35.2
Average age (Male)	31.3	33.3	34.7
Average age (Female)	31.1	34.4	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,529	13,896	40,077
# of persons per HH	2.9	2.7	2.8
Average HH income	\$97,113	\$114,602	\$121,858
Average house value	\$252,484	\$392,688	\$400,871

* Demographic data derived from 2020 ACS - US Census



SCOTT HANLON

Commercial Realtor
404.558.0596
shanlonppg@gmail.com

POWELL PROPERTY GROUP, INC

416 Pirkle Ferry Road, Suite K300, Cumming, GA 30040
404.558.0596
commercial400.com