

*Presented By:*

**SCOTT HANLON**

Commercial Realtor

404.558.0596

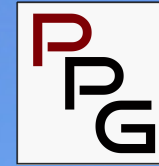
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**POWELL PROPERTY GROUP, INC**

416 Pirkle Ferry Road, Suite K300

Cumming, GA 30040

commercial400.com



**POWELL**  
PROPERTY GROUP

# 1370 UNION HILL INDUSTRIAL COURT

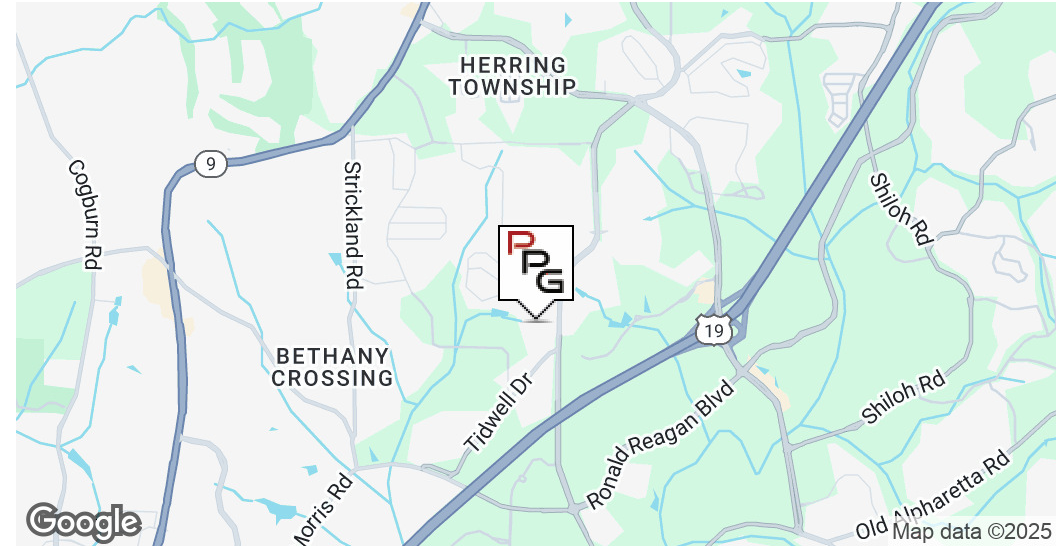
*Industrial Property :*

ALPHARETTA, GA 30004

FOR LEASE

# 1370 UNION HILL INDUSTRIAL COURT

ALPHARETTA, GA 30004



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

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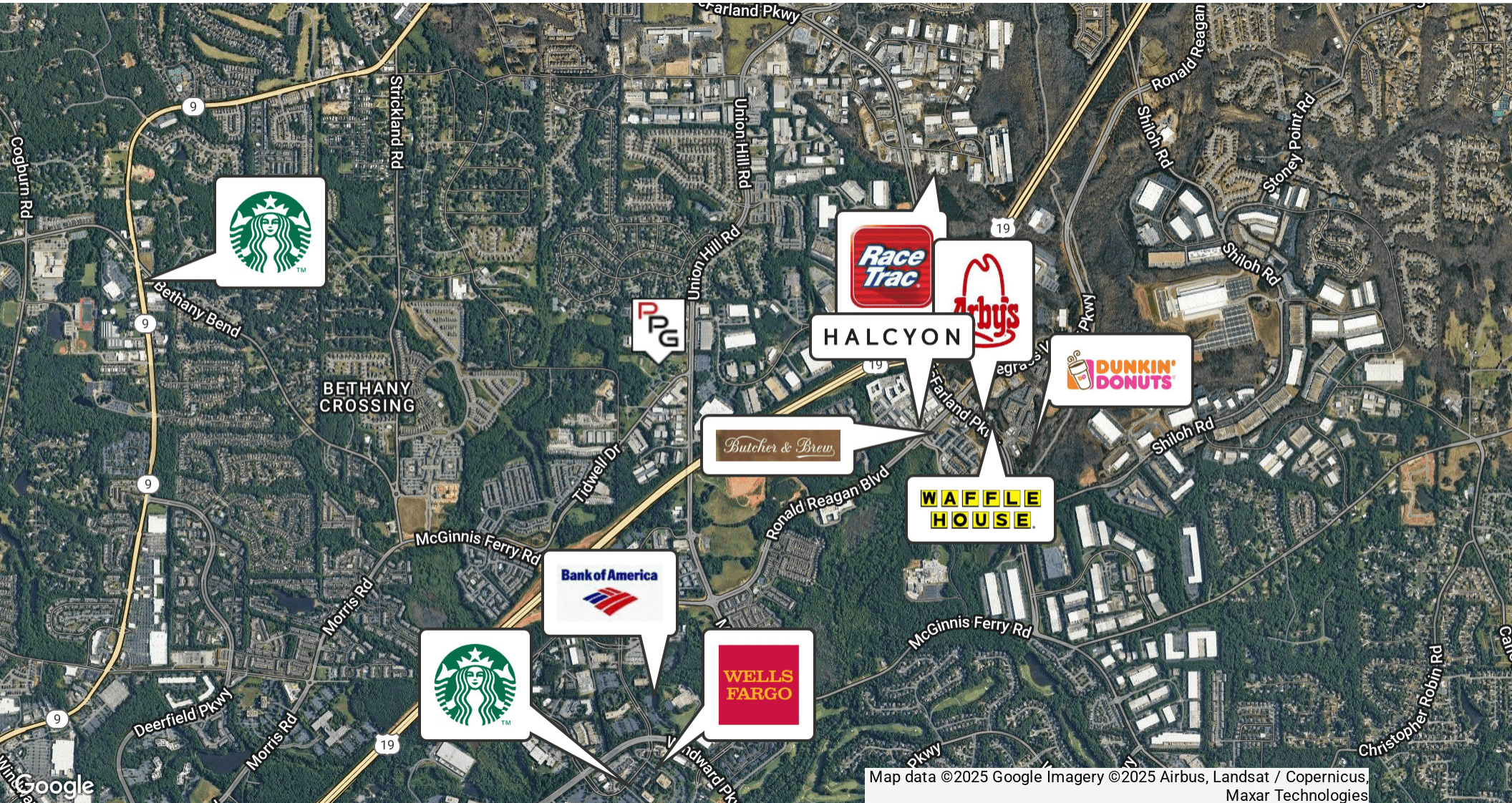


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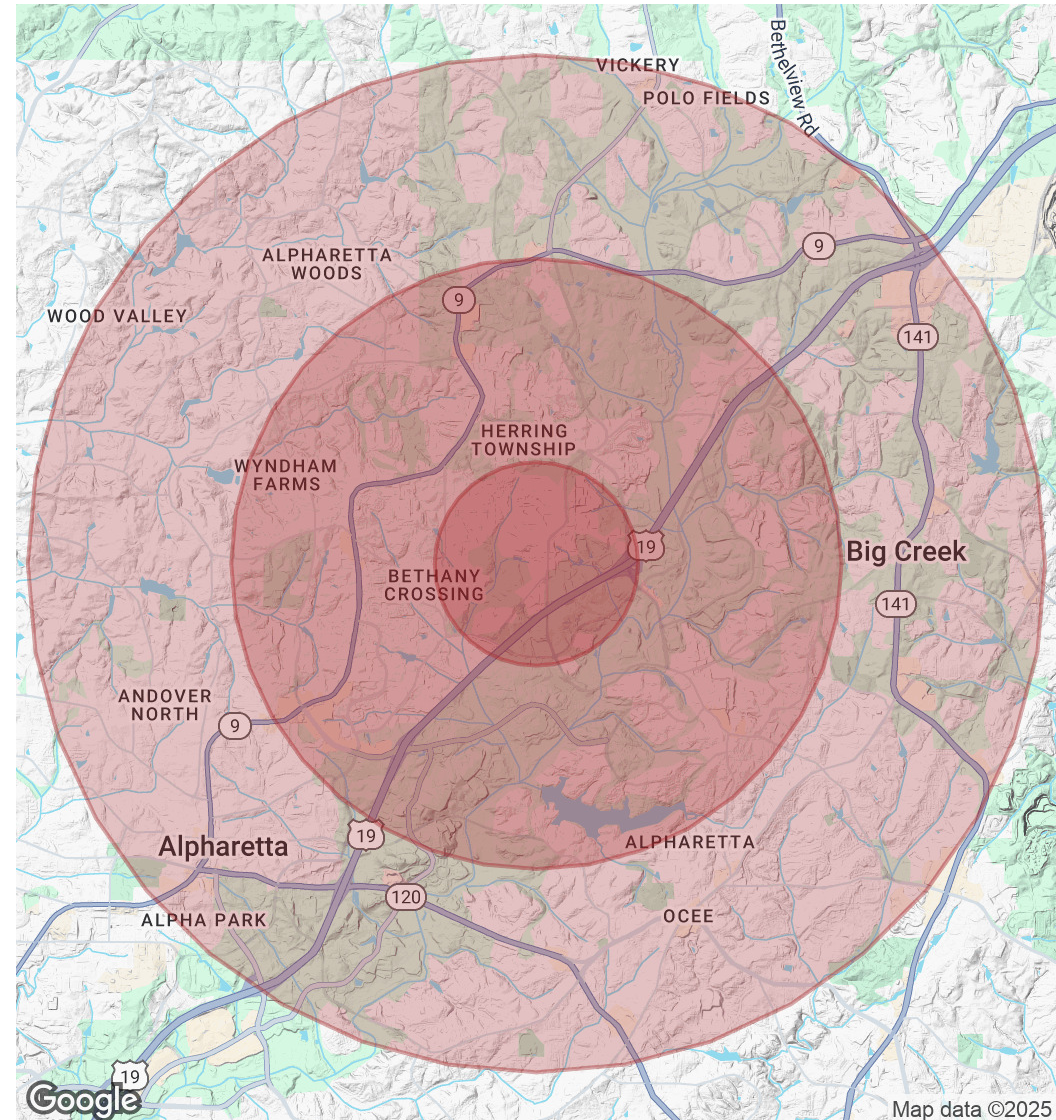


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,406	37,079	112,513
Average age	31.4	33.9	35.2
Average age (Male)	31.3	33.3	34.7
Average age (Female)	31.1	34.4	35.6

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



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