

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

Brokerage Disclaimer and Conditions



Atlanta Communities Real Estate Brokerage 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 Atlanta Communities Real Estate Brokerage 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 Atlanta Communities Real Estate Brokerage 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:

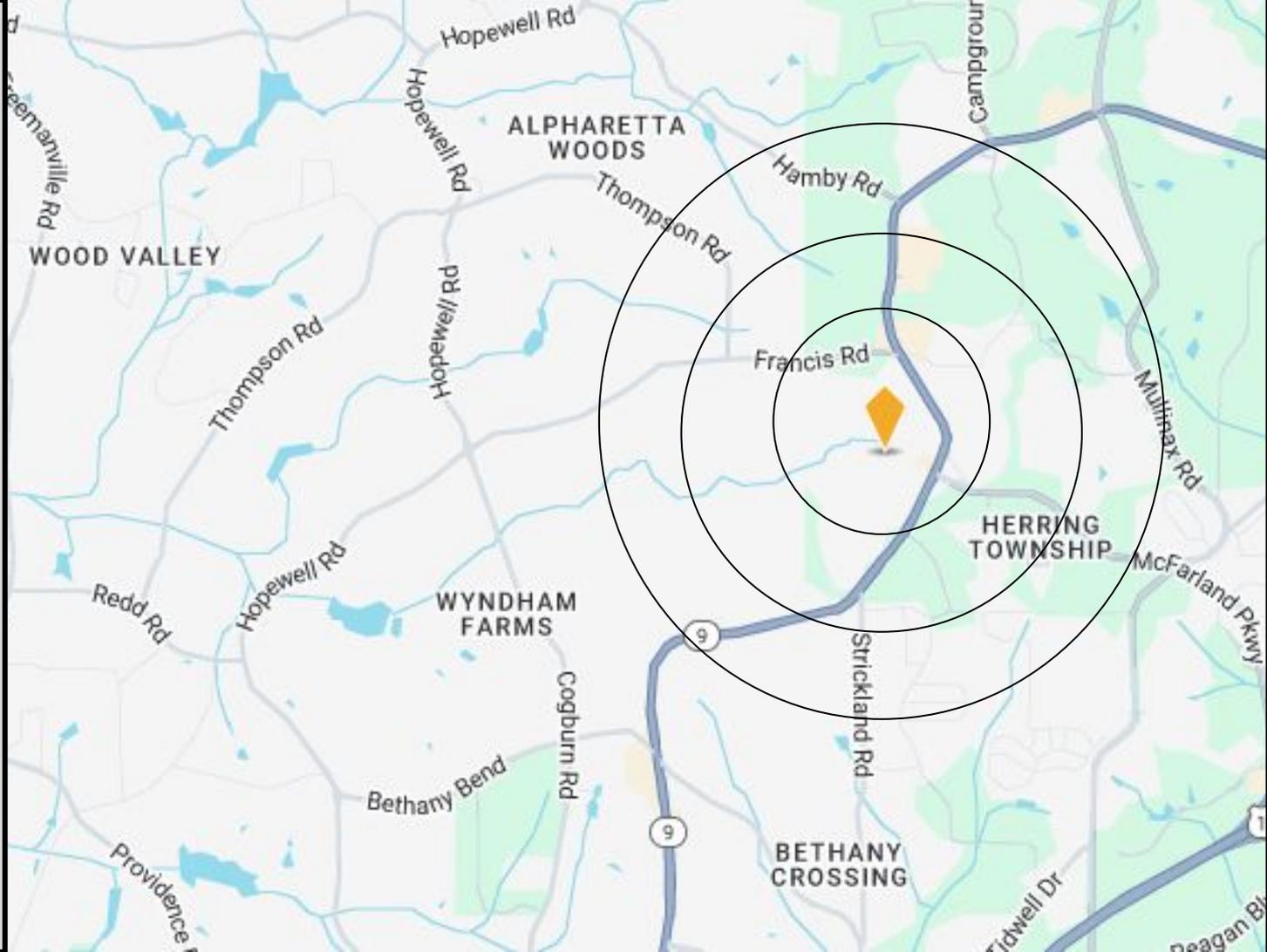
2 MILE	18,898
5 MILE	124,571
10 MILE	485,240

NUMBER OF HOUSEHOLDS:

2 MILE	6,035
5 MILE	43,405
10 MILE	168,327

AVERAGE HH INCOME:

2 MILE	\$137,400
5 MILE	\$138,890
10 MILE	\$131,653



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Geoff Nagy

Commercial Real Estate Specialist
Atlanta Communities Real Estate Brokerage
770-240-2004(o) | 770-624-4562(m)
geoff@sltre.com | www.sltre.com

