

FOR LEASE

Industrial Building/Flex Space

3630 Hewatt Ct, Snellville, GA 30039



BULL REALTY

ASSET & OCCUPANCY SOLUTIONS



OVERVIEW

Now available for lease, this versatile $\pm 5,000$ SF brick-and-metal flex/industrial building offers the ideal setup for small businesses seeking privacy, security, and functionality. The space includes ± 900 SF of finished office area, a mezzanine for additional storage, and two convenient drive-in roll-up doors. With 20' peak ceiling height and C2 zoning, the property accommodates a wide range of commercial uses. Situated just off Hwy 78 / Stone Mountain Hwy, this high-traffic location provides excellent accessibility and visibility in the heart of Snellville.

HIGHLIGHTS

- $\pm 5,000$ SF stand-alone flex/industrial building
- Brick and metal construction for durability and security
- ± 900 SF of finished office space
- Mezzanine storage area for added functionality
- Two drive-in roll-up doors for easy loading and unloading
- 20' ceiling height at peak
- C2 zoning – suitable for a wide range of commercial uses
- Located just off Hwy 78 / Stone Mountain Hwy
- High-traffic area in Snellville – excellent visibility and access
- Ideal for small businesses seeking privacy and flexibility



LEASE RATE: \$13.75/SF/YR NNN

PROPERTY INFORMATION

TOTAL BUILDING SIZE	$\pm 5,000$ SF
AVAILABLE SPACE	$\pm 5,000$ SF
AVAILABLE OFFICE SPACE	± 900 SF
YEAR BUILT	1997
YEAR RENOVATED	2014
PARKING	14 Spaces
# OF FLOORS	1
SITE SIZE	± 0.49 Acres
ZONING	C2
PARCEL ID	6-053-171
SIGNAGE	Monument
# OF GRADE-LEVEL DOORS	2
# OF DRIVE-IN BAYS	2
CLEAR HEIGHT	16'-20'
UTILITIES	All-to-site
CONSTRUCTION	Metal
POWER	3 Phase

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



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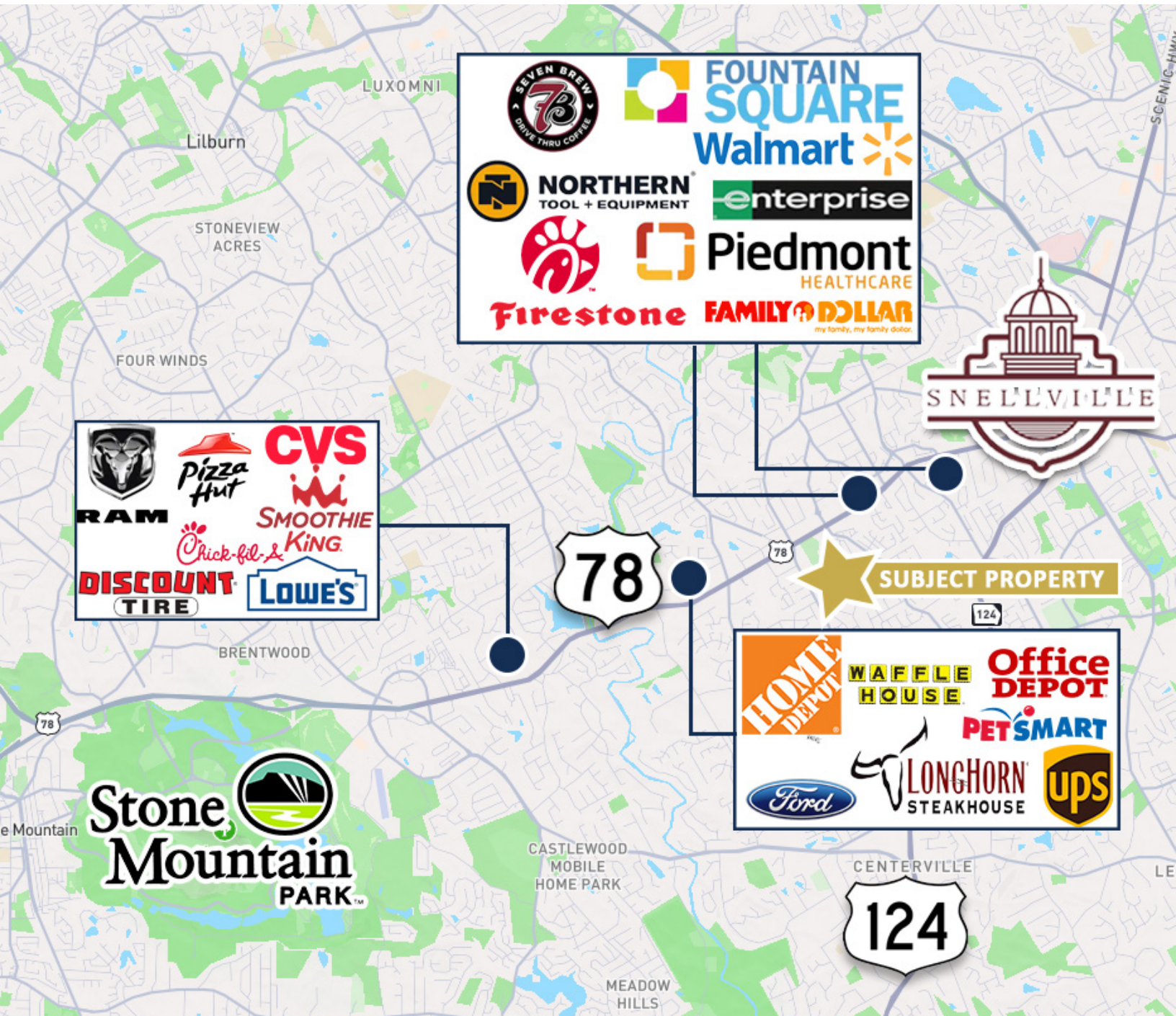
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In the Area



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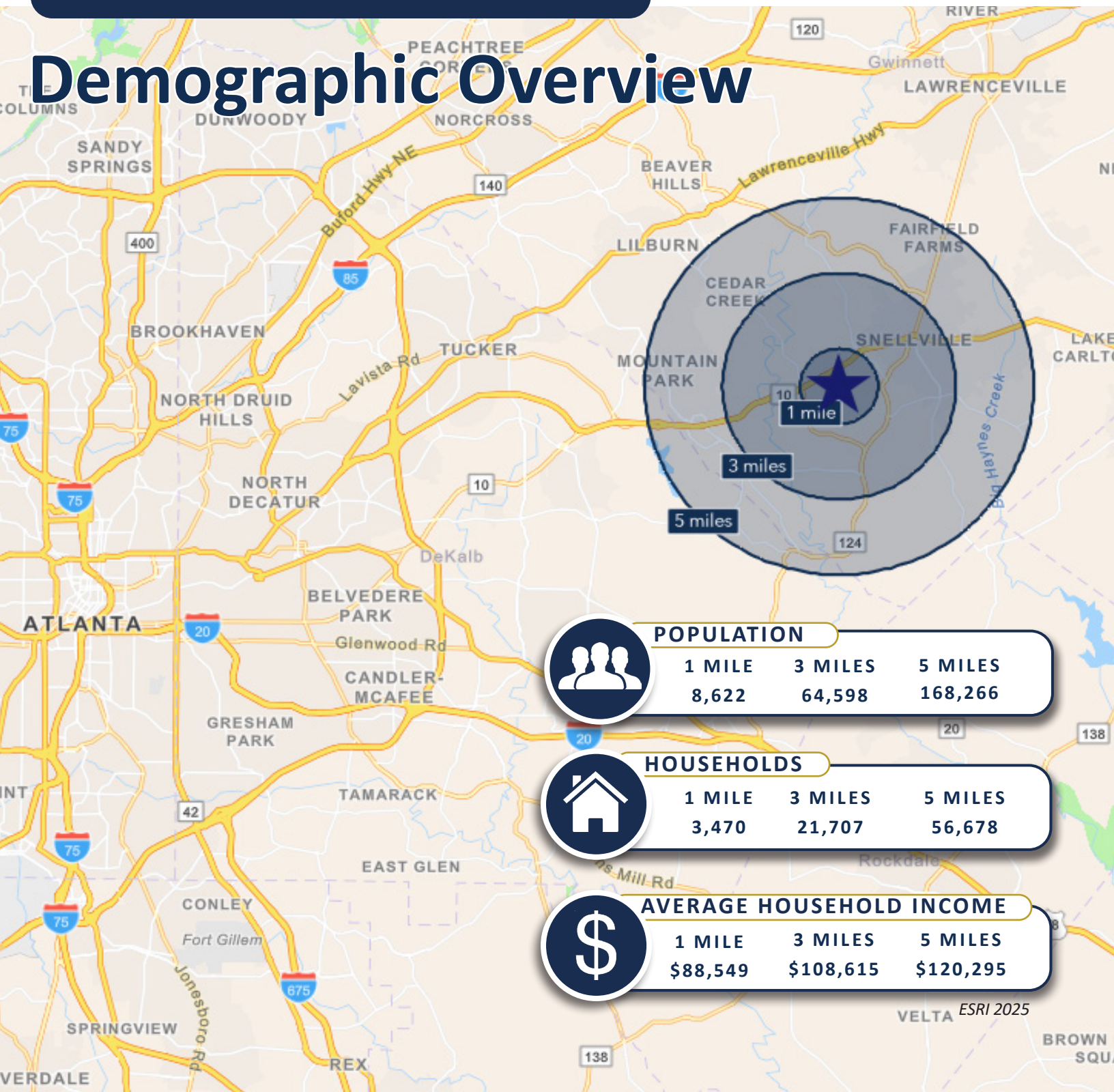
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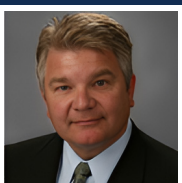
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Demographic Overview



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