

Presented By:

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POWELL PROPERTY GROUP, INC

416 Pirkle Ferry Road, Suite K300

Cumming, GA 30040

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4337 BROGDON PLACE CV

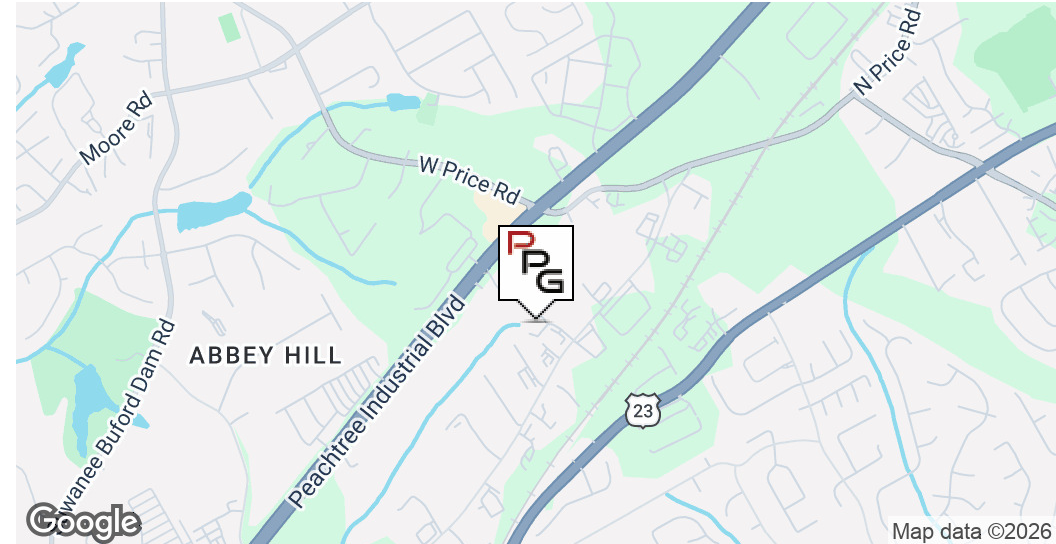
FOR LEASE

Industrial Property :

SUWANEE, GA 30024

4337 BROGDON PLACE CV

SUWANEE, GA 30024



OFFERING SUMMARY

Lease Rate:	\$14,000.00 per month (NNN)
Office Size:	1,947 SF
Total SF:	6,000 SF
Lot Size:	1.2 ACRES
Number of Units:	1
Year Built:	2000
Zoning:	HM1

PROPERTY OVERVIEW

Explore the possibilities at this exceptional industrial property in Suwanee, GA. Boasting a spacious 6000 square feet, this flexible facility is well-suited for manufacturing, distribution, or warehouse uses. The property showcases expansive open areas, high ceilings, and abundant parking, ensuring operational efficiency and convenience. With close proximity to major transportation routes, including Interstate 85, accessibility is unparalleled. Embracing modern functionality and well-maintained infrastructure, this property is an optimal choice for businesses seeking a premier industrial space in the dynamic Suwanee locale.

PROPERTY HIGHLIGHTS

- 6,000± SF total building size
- 1,947± SF office space
- (3) 14' x 12' drive-in doors
- 18' clear height
- Fenced & gated lot
- 1.2-acre site

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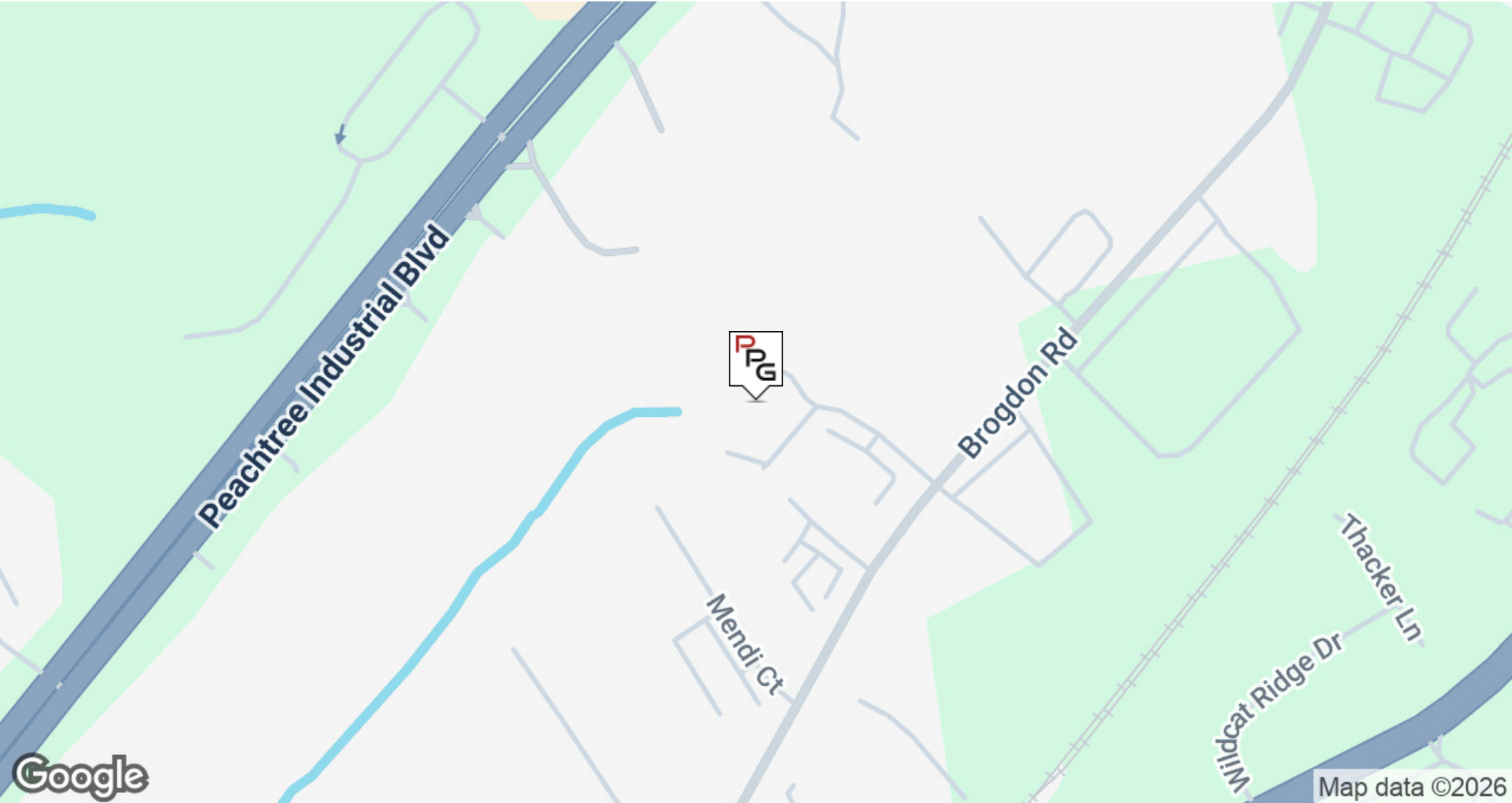
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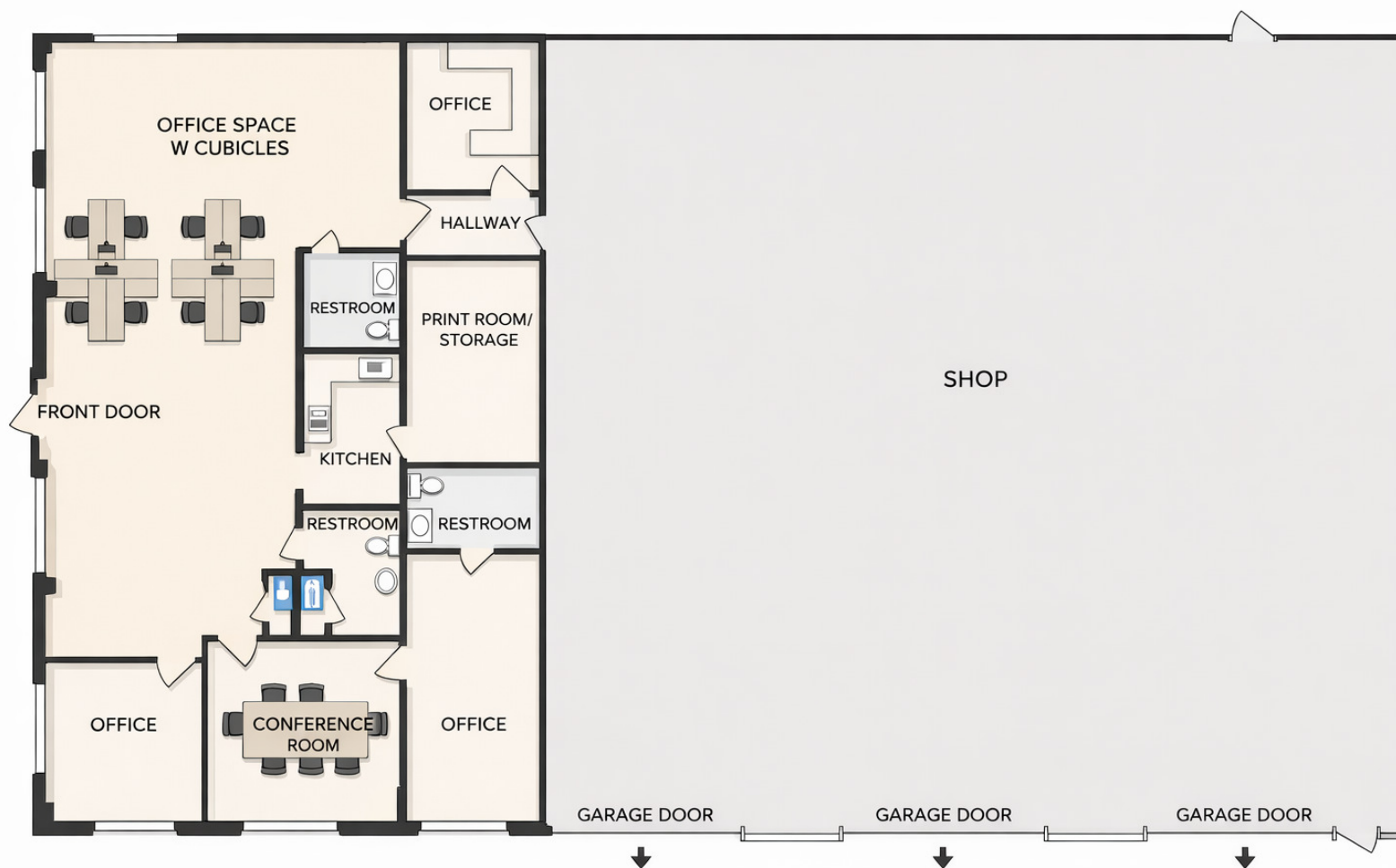
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FLOOR PLAN



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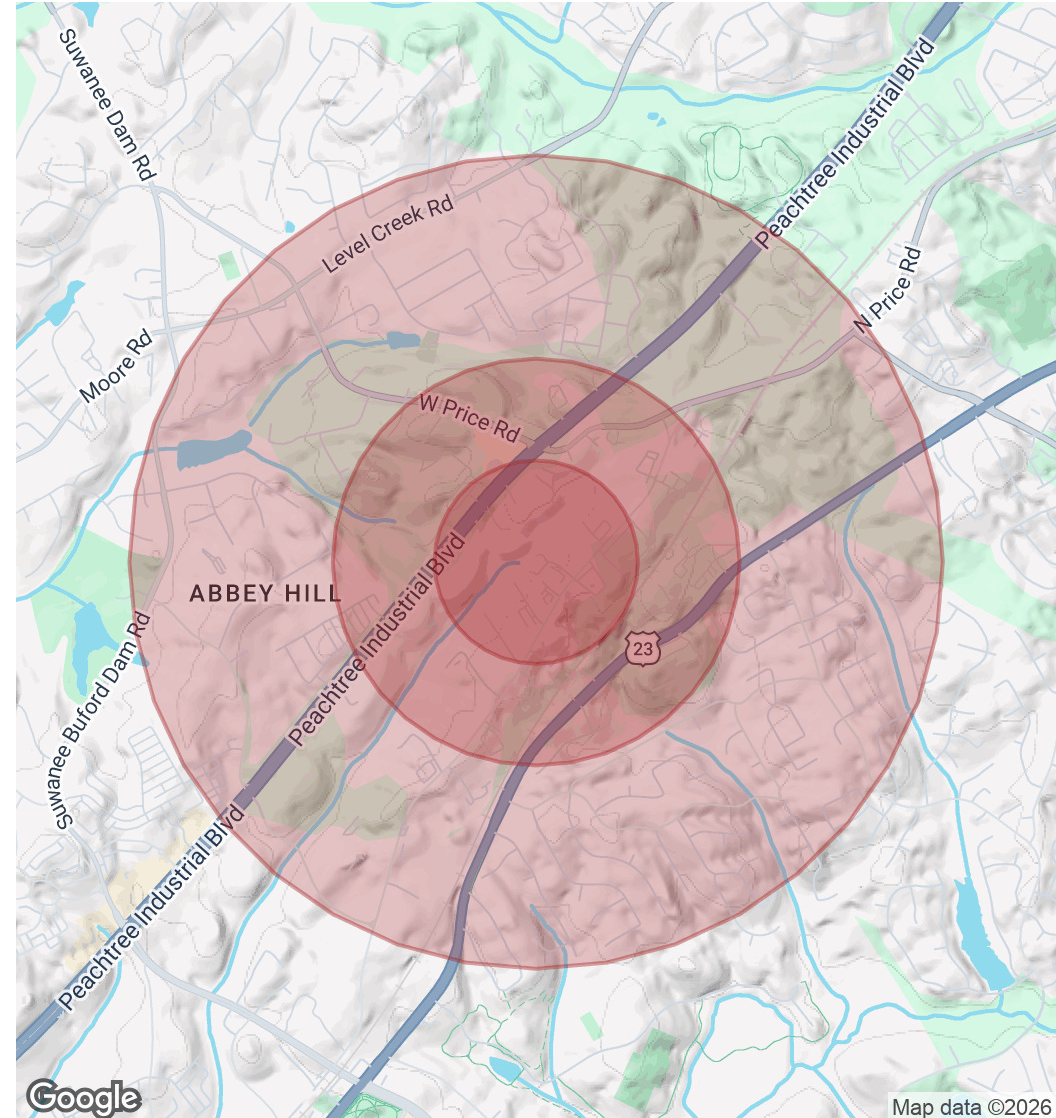
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	90	859	4,810
Average Age	42.2	40.8	41.4
Average Age (Male)	42.0	42.8	43.6
Average Age (Female)	42.3	40.6	40.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	31	298	1,647
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$138,923	\$144,797	\$141,061
Average House Value	\$443,399	\$505,418	\$516,372

2023 American Community Survey (ACS)



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