

# FOR LEASE

2020 GRASSLAND PKY  
ALPHARETTA, GA 30004



## ABOUT THE PROPERTY

Nestled in the thriving Alpharetta market, this 17,500 square foot industrial warehouse offers an excellent opportunity for tenants in the Atlanta Metropolitan Statistical Area.

Constructed in 2004, it boasts four dock doors, one grade-level door, and a clear ceiling height of 22 feet.

With minimal industrial development in the vicinity and a lack of spaces under 20,000 square feet, increasing rental rates enhance the appeal of this property. The 2.81-acre site is conveniently located near a robust amenity base and provides ample outdoor storage options.



WILDMOR ADVISORS  
Your Business In The Right Place



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# BUILDING SPECIFICATIONS

## 2020 GRASSLAND PARKWAY, ALPHARETTA, GA 30004

### BUILDING SIZE & TYPE

±17,500 SF  
Masonry

### COUNTY

Forsyth

### OFFICE

+/- 1,800 SqFt

### POWER

240 Volt 3-Phase Power 600 AMP

### LAND

±2.81 AC

### YEAR BUILT

2004

### LOT SQUARE FEET

±122,404 SF

### CLEAR HEIGHT

22 Feet

### BUILDING LOT COVERAGE

14.30%

### AUTO SPACES

23 Total

### ZONING

M1

### UNIQUE FEATURES

Mezzanine +/- 1,800 SF

### DOCK DOORS

4 DOCK DOORS

### GRADE-LEVEL DOOR

1 Door

### AVAILABILITY

MARCH 1ST, 2026

### LEASE RATE

\$14 / SqFt. NNN



# EXTERIOR PHOTOS

## INDUSTRIAL / DISTRIBUTION



FOR MORE INFORMATION, CONTACT:

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**ELI BICKERS**

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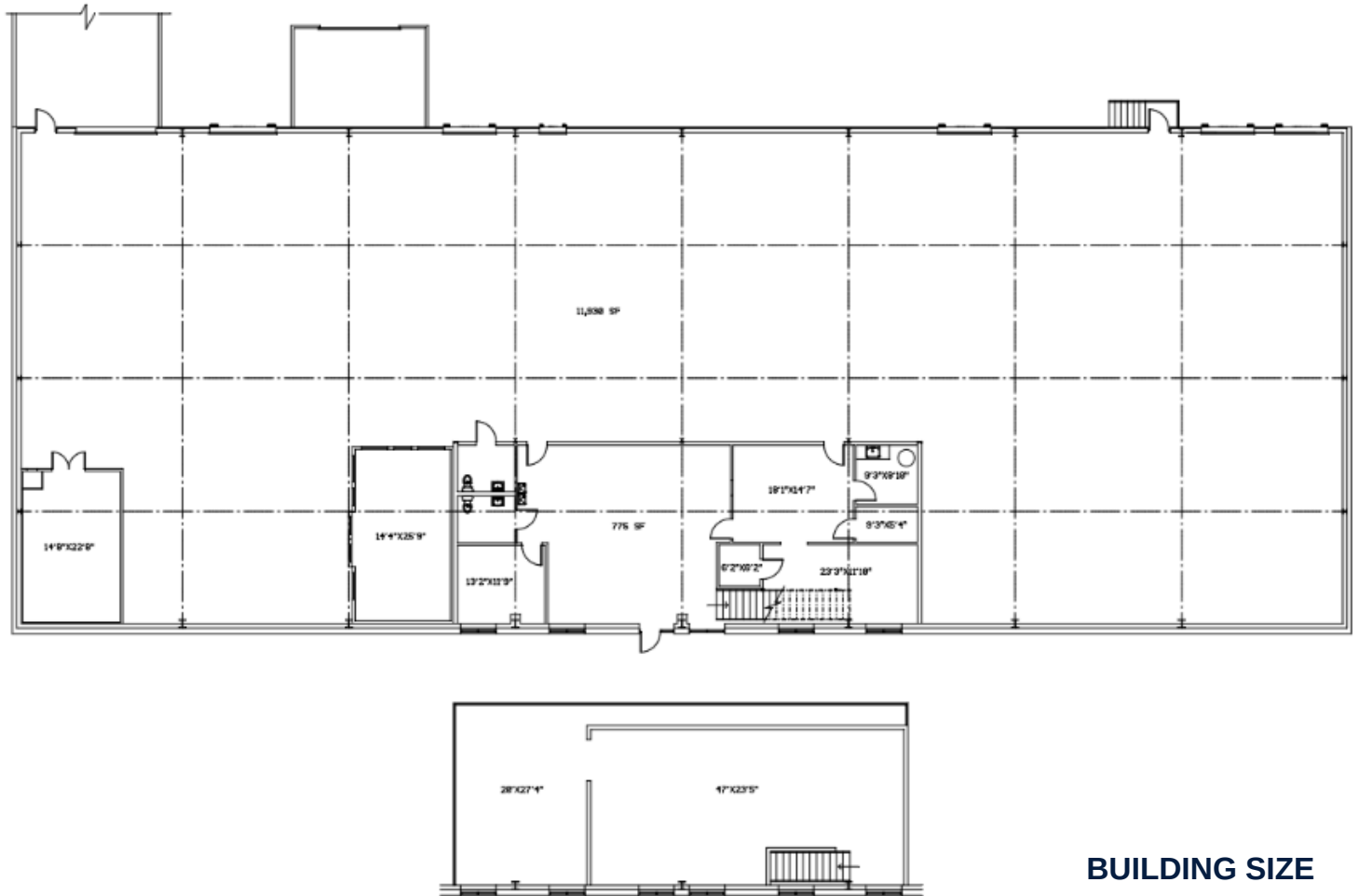
**SHAN MORRIS**

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# FLOORPLAN

## INDUSTRIAL / DISTRIBUTION



### BUILDING SIZE

±17,500 SF

### OFFICE

+/- 1,800 SqFt

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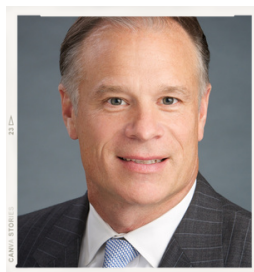




CONTACT US TO SCHEDULE A TOUR



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