



BOLD  
WEALTH  
MANAGEMENT



# BOLDFLEX ALPHARETTA

Modern Light Industrial Suites

Exclusive  
Investor  
Opportunity



Located  
in Alpharetta



Zoning: M1  
Light Industrial



Commencement:  
August 1, 2026

Purchase Price

**\$400,000**

Deposit

**10%**

Cap Rate

**6.6%**





Reserve your  
space today!  
(605) 202 1916



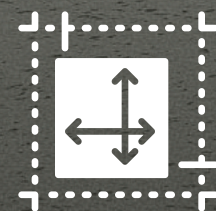
Ideal for light  
manufacturing,  
distribution  
and small  
businesses.

Strong returns, secured cash  
flow, and long-term asset value  
all in one turnkey investment.

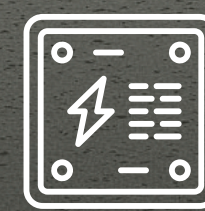
## Property Features



Steel  
Structure



Each 1,250 sq ft  
Suite Includes



Dedicated electric panel  
and gas connection



Masonry Brick  
Exterior



Kitchenette-ready  
rough-ins



Fire  
Sprinkler



Metal  
Roof



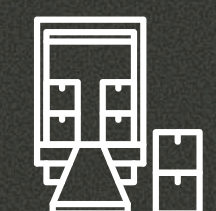
Individual  
bathroom & utility sink



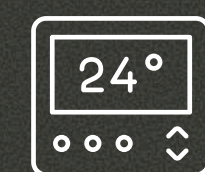
Fire Alarm  
system



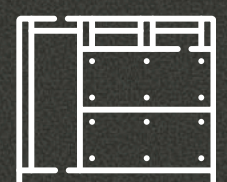
Insulated  
Walls



Shared Loading Dock:  
Designed for semi-trucks



Thermostat-controlled  
HVAC (heat & cool)



Drywalled  
Interiors



On-Site Forklift  
Access



Man door with transom window +  
overhead door with window

Available Units  
Sold  
Not Available

