

11,250 SF WAREHOUSE FOR SALE

9350 INDUSTRIAL TRACE ALPHARETTA, GA 30004



Property Summary

Building Name:	9350 Industrial Trace
Price:	\$2,800,000
Building SF:	11,250
Dock Doors:	3
Grade Doors:	2 Ramped DI
Power:	300 Amp 3 Phase
Clear Height:	18'
Office SF:	20%
Parking:	13 Auto
Year Built:	1989
Zoning:	M1
Parcel Size	2 Acres

Property Overview

11,250 SF Warehouse Available for Sale. Located off McFarland Parkway in Alpharetta, the building is in pristine condition. The Property is zoned M1 (Forsyth County) and has 20% Office Buildout.

The warehouse has 18' clear height, three dock high doors and two ramped drive in doors.

300 Amp 3 Phase Service. There is a new transformer at the street with ability to pull heavier power.

The 2 Acre site has 13 auto spaces, a separate truck court and is level for ingress and egress. 53' trailers fit.

Location Overview

McFarland Parkway (Exit 12 on 400)

PROPERTY PHOTOS

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