

FOR LEASE

774 MCFARLAND PKWY

ALPHARETTA, GA 30004

9,100 SF SHOP | 2 ACRE FULLY CONCRETE OUTSIDE STORAGE



FOR MORE
INFORMATION:

MENDY RUDER
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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Property Highlights

BUILDING SIZE

9,000 SF total building

- 4 bays
- Conference room
- Break room

OUTSIDE STORAGE

2.00 Acres

- 100% Heavy duty concrete
- Fully fenced, gated & lit

LOADING

7 oversized drive ins

- 6 (14'x16')
- 1 (14'x18')

CLEAR HEIGHT

24'

ZONING

M-1 (Forsyth County)

FEATURES

- Fueling tank complete with station and pumps
- Oil/compressed air lines in place



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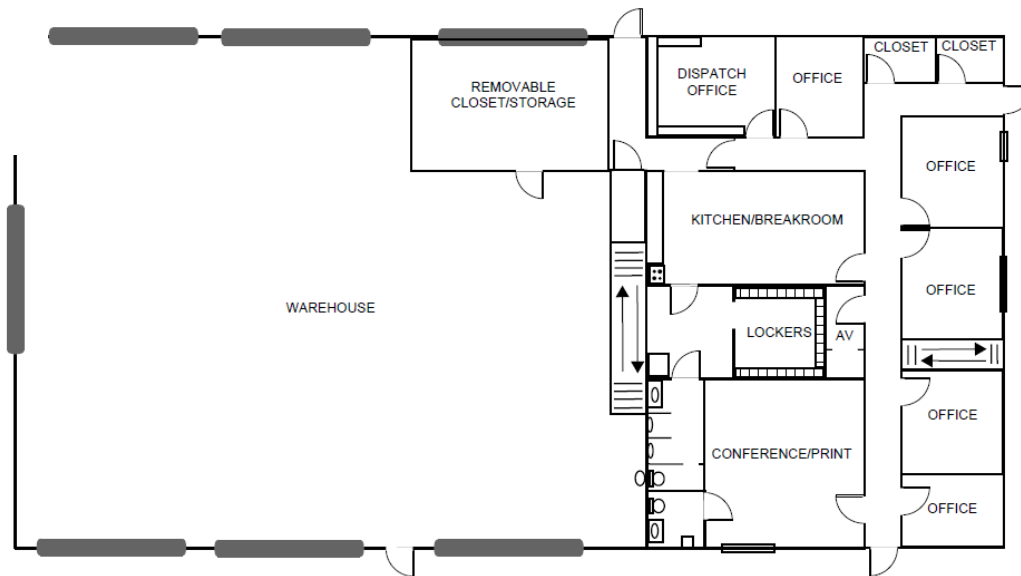
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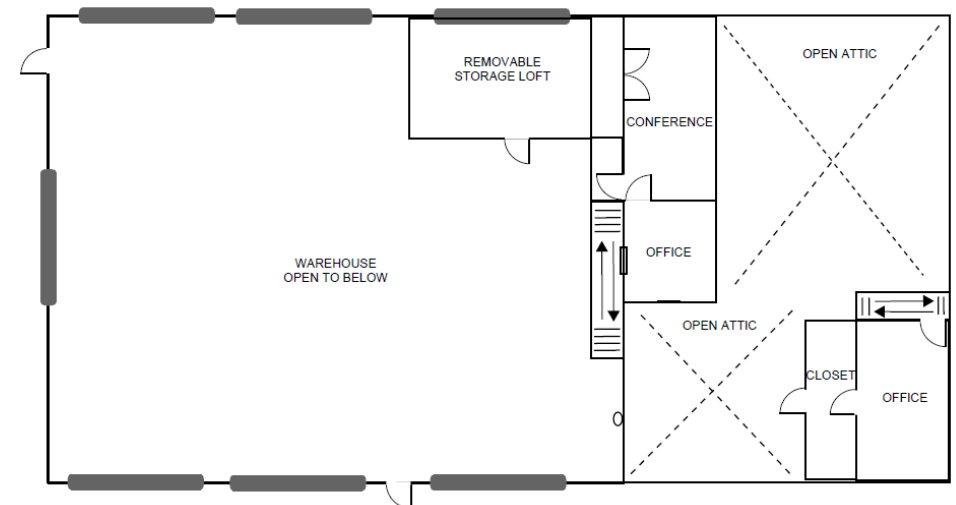
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Floor Plans



LEVEL ONE



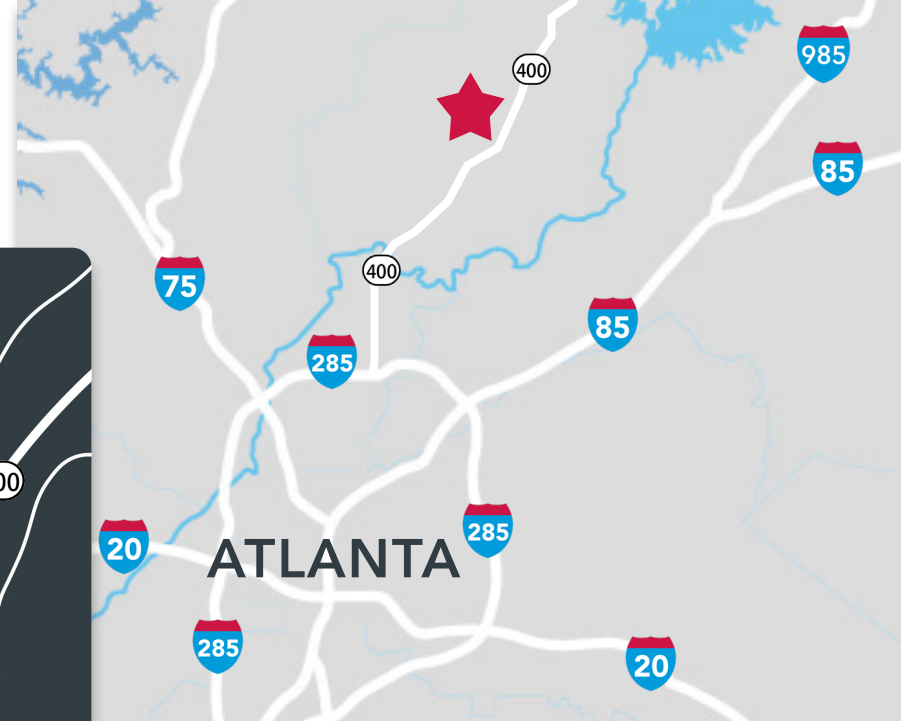
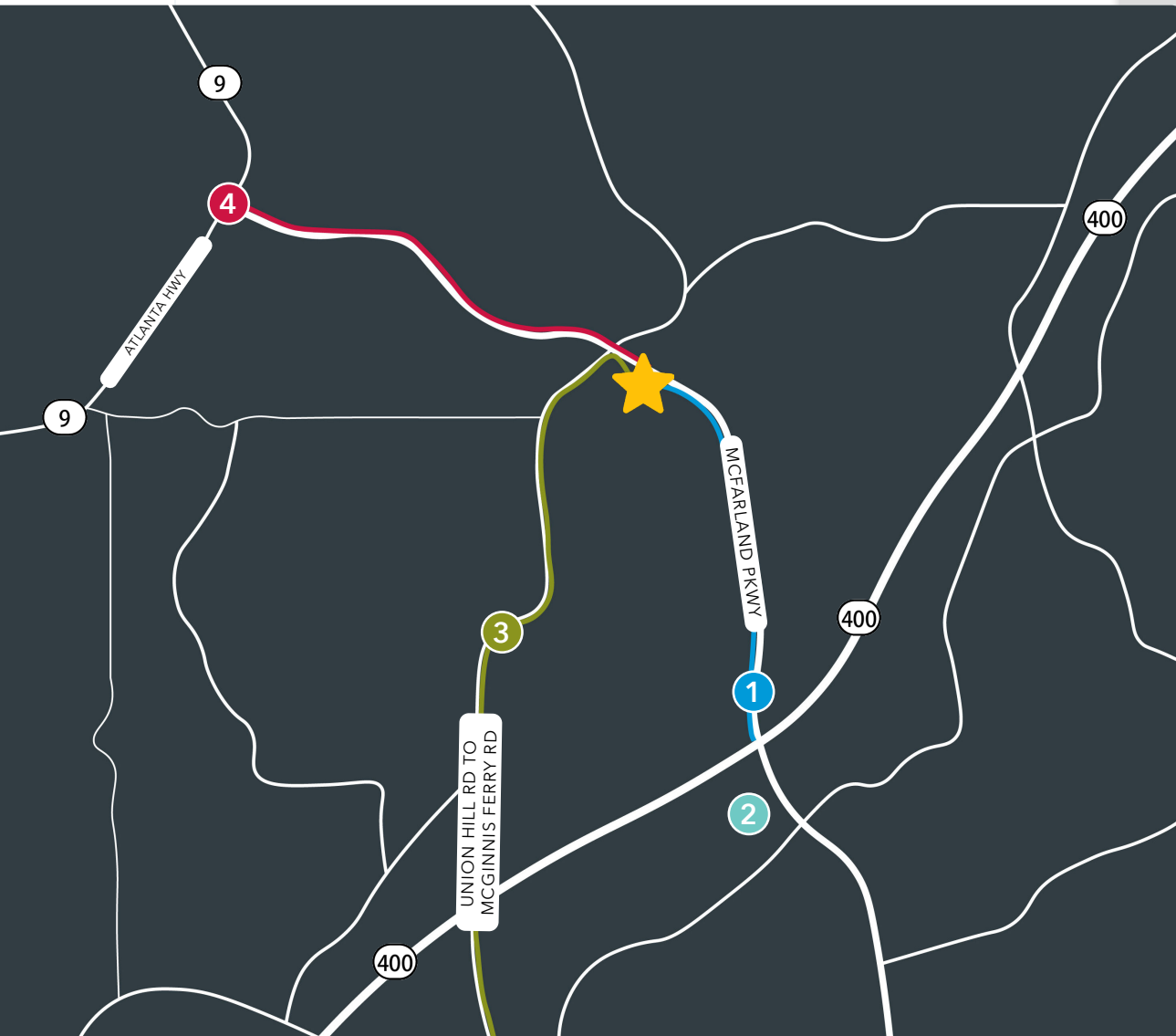
LEVEL TWO



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Location Highlights



Key Distances

- ★ SUBJECT SITE
- 1 Georgia 400 | 1.3 mi
- 2 Halcyon Shopping Center | 2.1 mi
- 3 McGinnis Ferry | Via Union Hill | 2.3 mi
- 4 Atlanta Hwy | 1.4 mi
- ✈ ATL Int'L Airport | 39.4 mi



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