



THE BRANCH BUSINESS PARK

Industrial For Sale or Lease

4627 Atlanta Highway, Flowery Branch, GA



PHASE 1 DETAILS



23,100

TOTAL SF



BTS

OPTIONS



5K-12K

SF DIVISIBLE



Q3 2025

DELIVERY

FLOWERY BRANCH, GA

For More Information
and Leasing, Contact:

Sam B. Simpson
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Lincoln

PROJECT SITEPLAN



Bldg. 100
12,000 RSF

Bldg. 200
11,100 RSF

Bldg. 300
Phase 2

Bldg. 400
Phase 2

PROJECT SPECIFICATIONS

PHASE 1

Total SF: 23,100 RSF

Parking: 28 Spaces

Clear Height: 18'

Power: Upgradeable 400amp 3 Phase

BUILDING 100

Total SF: 12,000 RSF

Drive-In Doors: 3X 12'14'

Building Width: 125'

Building Depth: 96'

BUILDING 200

Total SF: 11,100 RSF

Drive-In Doors: 4X 12'14'

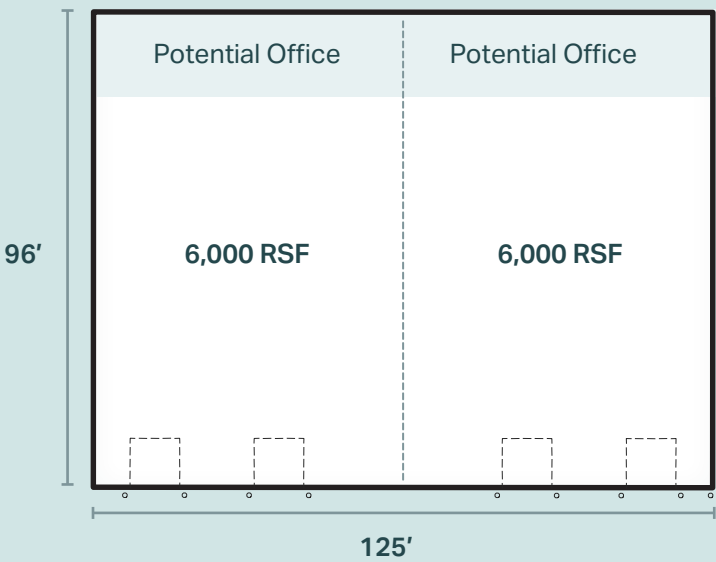
Building Width: 150'

Building Depth: 74'

PHASE 1 FLOORPLANS

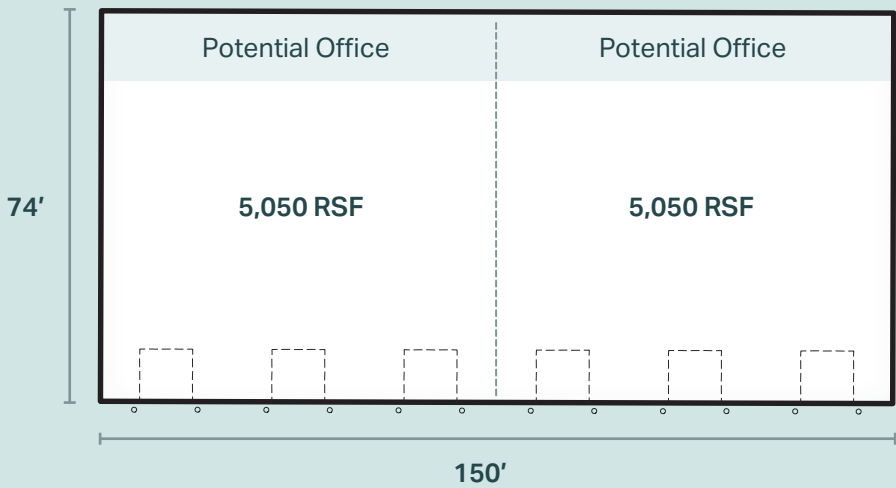
Building 100 12,000 RSF

Single or Two Tenant Opportunity



Building 200 11,100 RSF

Single or Two Tenant Opportunity



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POINTS OF INTEREST

UPS Package Hub	6 Miles
FedEx Ground Hub	12 Miles
Inland Port	14 Miles
Downtown Atlanta	41 Miles
Hartsfield-Jackson Int'l Airport	50 Miles

TRAVEL DISTANCES

Interstate 985	< 1 Mile
Exit 14	1.3 Miles
Sprout Springs Road	2 Miles
Interstate 85	8.4 Miles
Interstate 285	33 Miles

CONTACT BROKER FOR PRICING AND RATES

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