

# ± 22,576 SF INDUSTRIAL WAREHOUSE FOR LEASE OR SALE

1205 Alpha Drive, Alpharetta, GA 30004



**JORDAN CAMP**

404.969.9487

[jordan.camp@oakleyrep.com](mailto:jordan.camp@oakleyrep.com)

**CHASE BURKS**

404.431.1991

[chase.burks@oakleyrep.com](mailto:chase.burks@oakleyrep.com)

**MAGGIE MANUSAMA**

678.956.7155

[mmanusama@highstreetlp.com](mailto:mmanusama@highstreetlp.com)



**HIGH STREET**  
LOGISTICS PROPERTIES



# OVERVIEW

## 1205 Alpha Drive, Alpharetta, GA 30004

1205 Alpha Drive offers a versatile  $\pm$  22,576 SF industrial/flex space in the heart of Alpharetta's thriving business corridor. Strategically positioned just minutes from GA-400, this well-maintained property is ideal for operations requiring both office and distribution functions. With immediate occupancy available, this move-in ready facility presents a unique opportunity for a tenant to occupy a standalone building. The space is ideal for light distribution, e-commerce fulfillment, corporate warehousing, and light manufacturing.

### AVAILABLE SQUARE FOOTAGE

| TOTAL SPACE     | OFFICE SPACE  | WAREHOUSE SPACE |
|-----------------|---|-----------------|
| $\pm$ 22,576 SF | $\pm$ 2,871 SF<br>( $\pm$ 3,031 SF Second Story Office) | $\pm$ 16,694 SF |

LOT SIZE 1.73 Acres

ZONING M1 - Light Industrial

LOADING 3 Dock-High  
1 Drive-In

CLEAR HEIGHT 18' - 22'

TRUCK COURT 100' Fully Secured

### MAJOR IMPROVEMENTS COMPLETED

|                                      |                             |  |
|--------------------------------------|-----------------------------|--|
| 60 MIL TPO ROOF<br>Installed in 2024 | EXTERIOR PAINTED<br>in 2024 | ESFR SPRINKLER SYSTEM<br>Installed in 2024 |
|--------------------------------------|-----------------------------|--|



**JORDAN CAMP**  
404.969.9487  
jordan.camp@oakleyrep.com

**CHASE BURKS**  
404.431.1991  
chase.burks@oakleyrep.com

**MAGGIE MANUSAMA**  
678.956.7155  
mmanusama@highstreetlp.com



# BUILDING LAYOUT

1205 Alpha Drive, Alpharetta

± 22,576 TOTAL BUILDING SF  
WAREHOUSE ± 16,694 SF | FIRST FLOOR OFFICE ± 2,871 SF  
(± 3,031 SF Second Floor Office)

**LOT SIZE**  
1.73 Acres

**LOADING**  
3 Dock High Doors  
1 Drive-In Bay

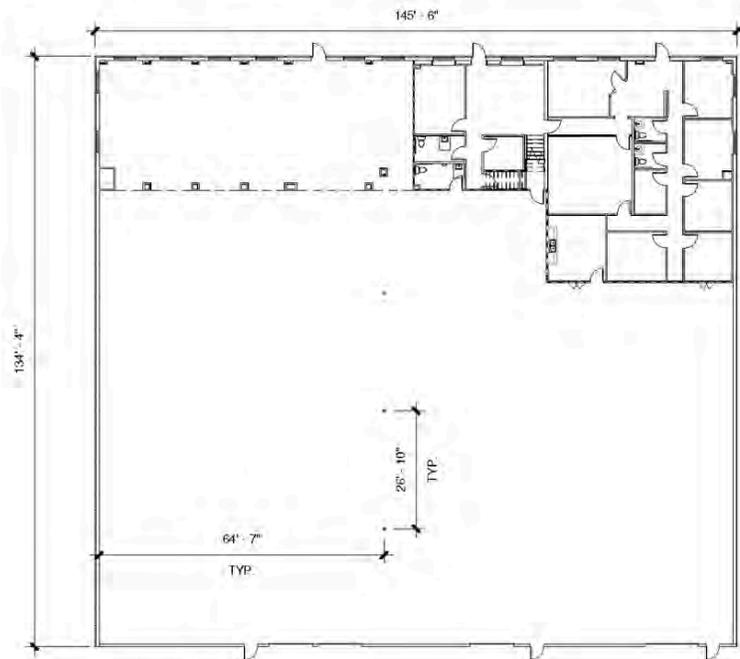
**ZONING**  
M1 - Light Industrial

**CLEAR HEIGHT**  
18' - 22'

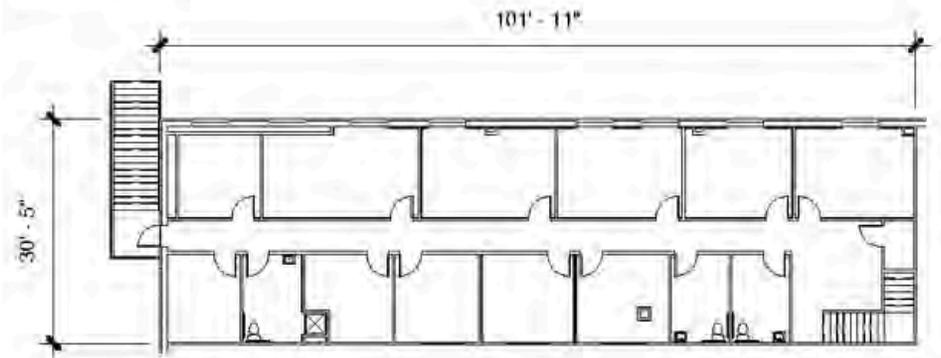
**TRUCK COURT**  
100' Fully Secured

**PARKING**  
38 Spaces

## FIRST FLOOR



## SECOND FLOOR



## OFFICE FEATURES

- |                      |                   |             |
|----------------------|-------------------|-------------|
| 9 Offices Upstairs   | Conference Room   | 7 Restrooms |
| 7 Offices Downstairs | Lobby & Breakroom | 1 Shower    |

**JORDAN CAMP**  
404.969.9487  
jordan.camp@oakleyrep.com

**CHASE BURKS**  
404.431.1991  
chase.burks@oakleyrep.com

**MAGGIE MANUSAMA**  
678.956.7155  
mmanusama@highstreetlp.com



★ ALPHA DRIVE

# PROPERTY LOGISTICS

1205 Alpha Drive, Alpharetta

## SOUTHEAST REGIONAL ACCESS

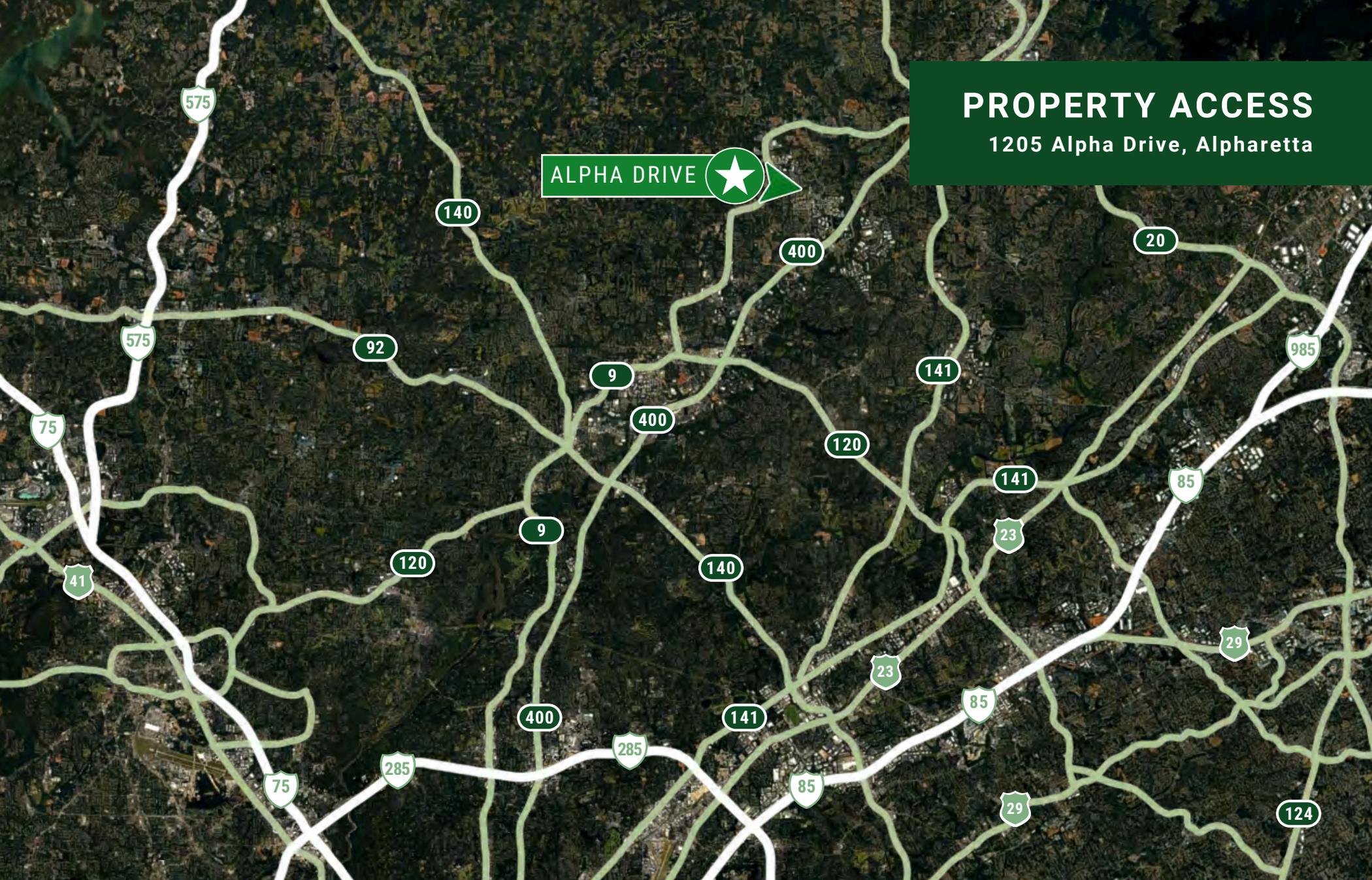
| LOCATION                 | DISTANCE   |
|--------------------------|------------|
| McFarland Pkwy / GA 9    | 0.2 miles  |
| Interstate 19 / GA 400   | 1.5 miles  |
| North Point Pkwy         | 7.3 miles  |
| Old Milton Pkwy / GA 120 | 13.4 miles |
| Interstate 285           | 18.5 miles |
| Interstate 85            | 24.4 miles |
| Downtown Atlanta         | 31 miles   |
| Hartsfield-Jackson       | 39.7 miles |



# PROPERTY ACCESS

1205 Alpha Drive, Alpharetta

ALPHA DRIVE 



**JORDAN CAMP**  
404.969.9487  
jordan.camp@oakleyrep.com

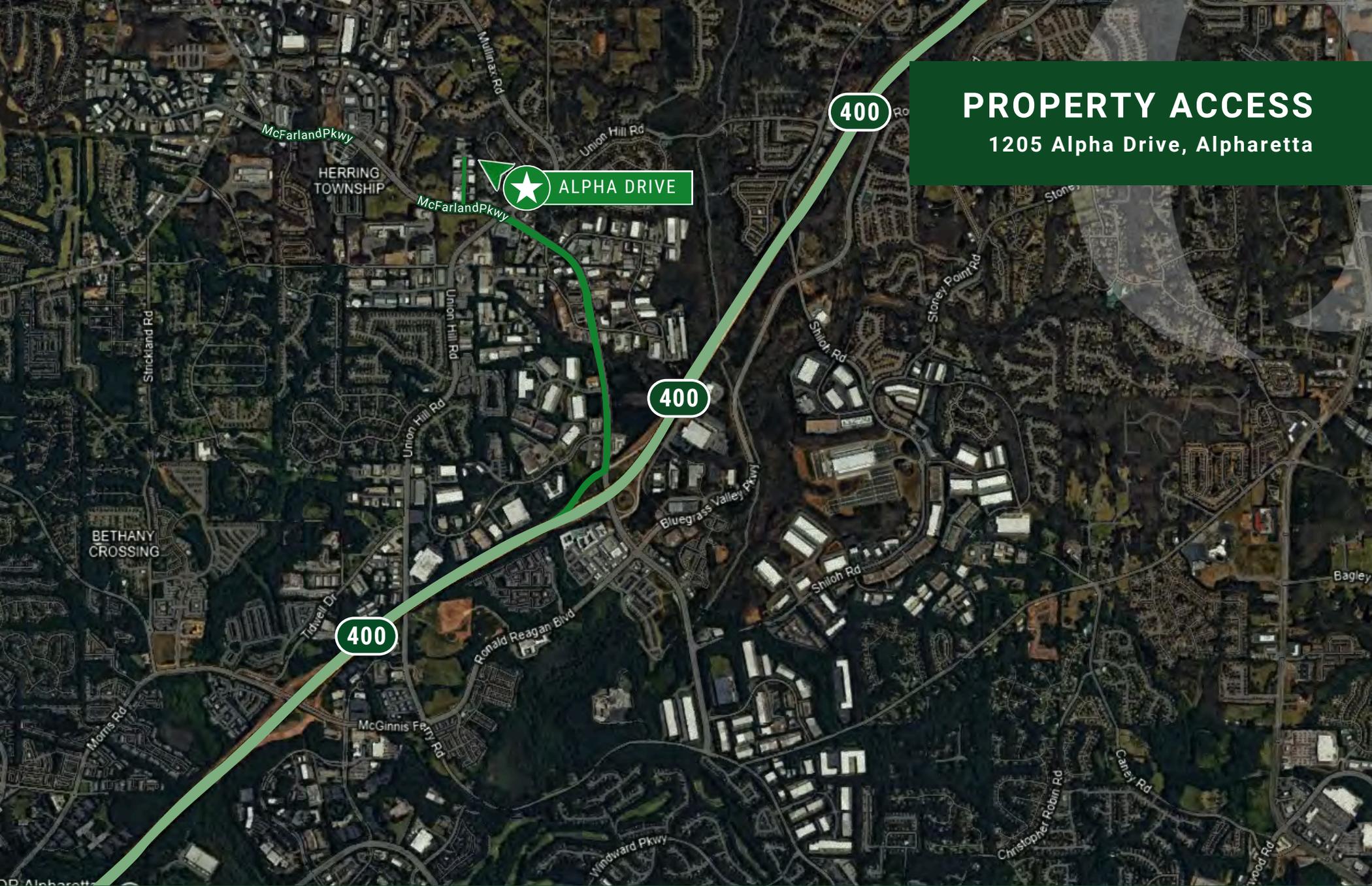
**CHASE BURKS**  
404.431.1991  
chase.burks@oakleyrep.com

**MAGGIE MANUSAMA**  
678.956.7155  
mmanusama@highstreetlp.com



# PROPERTY ACCESS

1205 Alpha Drive, Alpharetta



**JORDAN CAMP**  
404.969.9487  
jordan.camp@oakleyrep.com

**CHASE BURKS**  
404.431.1991  
chase.burks@oakleyrep.com

**MAGGIE MANUSAMA**  
678.956.7155  
mmanusama@highstreetlp.com



# ± 22,576 SF INDUSTRIAL WAREHOUSE FOR LEASE OR SALE

1205 Alpha Drive, Alpharetta, GA 30004

---

**MAGGIE MANUSAMA**  
678.956.7155  
mmanusama@highstreetlp.com

**JORDAN CAMP**  
404.969.9487  
jordan.camp@oakleyrep.com

**CHASE BURKS**  
404.431.1991  
chase.burks@oakleyrep.com

