

FOR SALE OR LEASE

4125 Old Milton Parkway | Alpharetta, GA 30005



INDUSTRY
REAL ESTATE PARTNERS

Jeff Henson
Founding Principal
P: 770.490.5521
jhenson@industry-rep.com

Matt Parisi
Vice President
P: 470.649.3544
mparisi@industry-rep.com

EXECUTIVE SUMMARY



ADDRESS	4125 Old Milton Pky, Alpharetta, GA 30005
NUMBER OF STORIES	Two (2)
ELEVATOR	One (1)
SIZE	37,318 RSF
SPACE AVAILABLE	Full Building
YEAR BUILT	2005
YEAR RENOVATED	Purchased in 2011 and renovated in phases from 2013-to-date
SITE SIZE	8.04 acres that allows for building expansion.
PARKING	6.22 per 1,000 SF
SIGNAGE	Main Facade & Monument signage available



INTERIOR PHOTOS



INTERIOR PHOTOS



EXTERIOR PHOTOS



SITE DETAILS

SITE DETAILS:

TAX PARCEL ID: 11-0250-0090-011; 11-0250-0090-011-2

ZONING: Community Unit Plan (CUP)

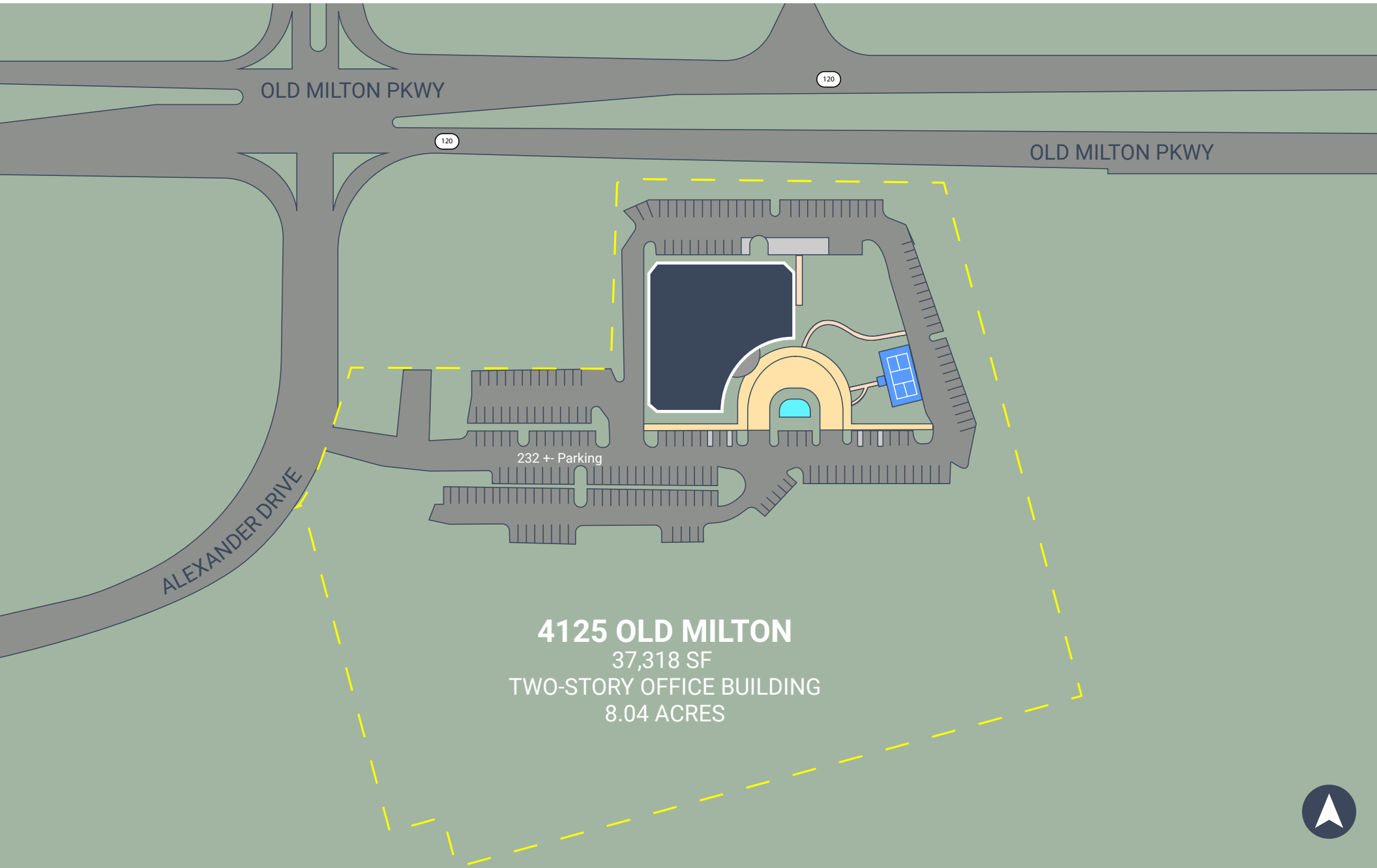
LAND AREA: 8.04 acres

COUNTY: FULTON

PARKING: 6.22 PER 1,000 SF (~232 spaces)



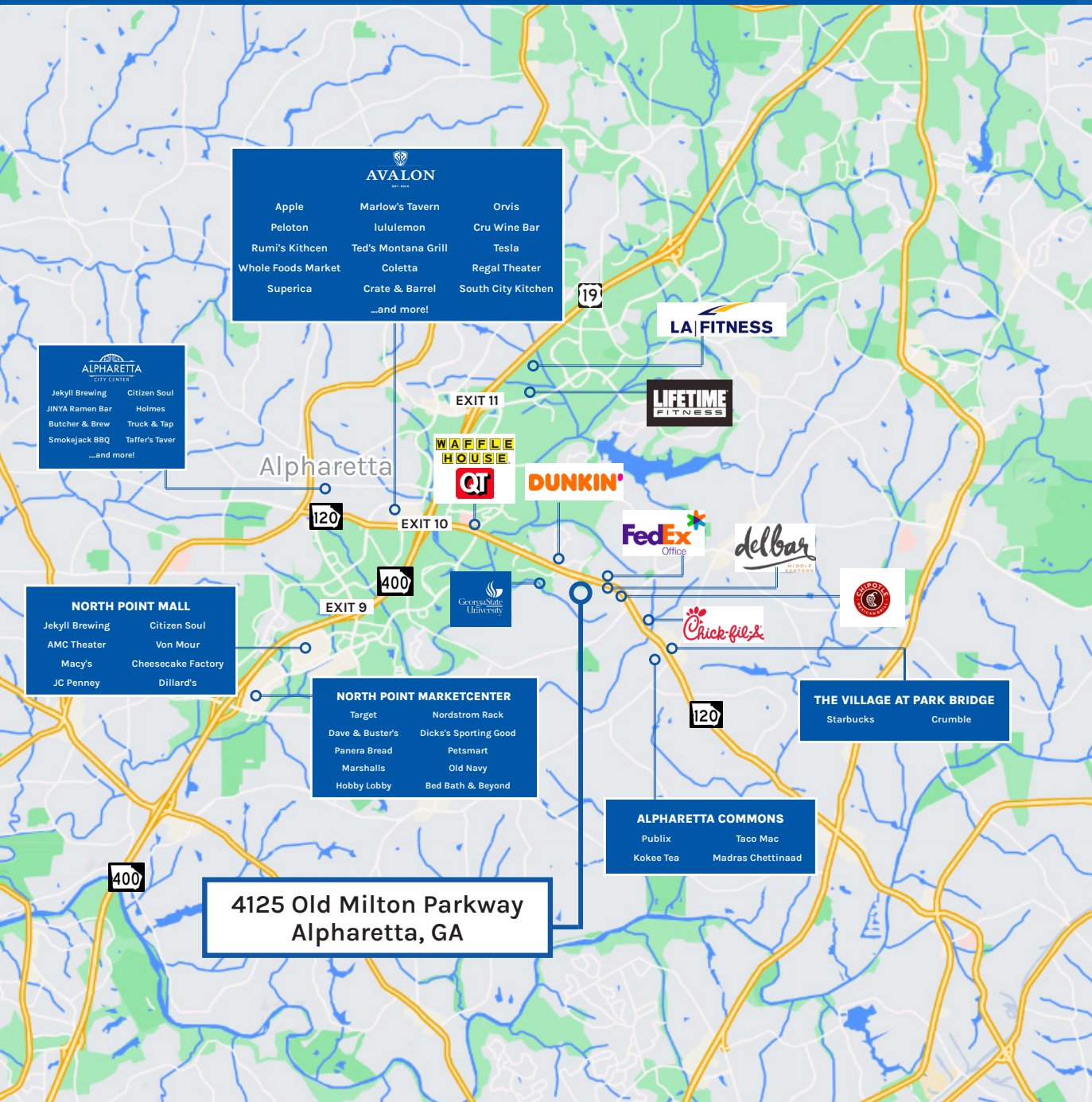
SITE PLAN



4125 OLD MILTON
37,318 SF
TWO-STORY OFFICE BUILDING
8.04 ACRES



LOCATION OVERVIEW

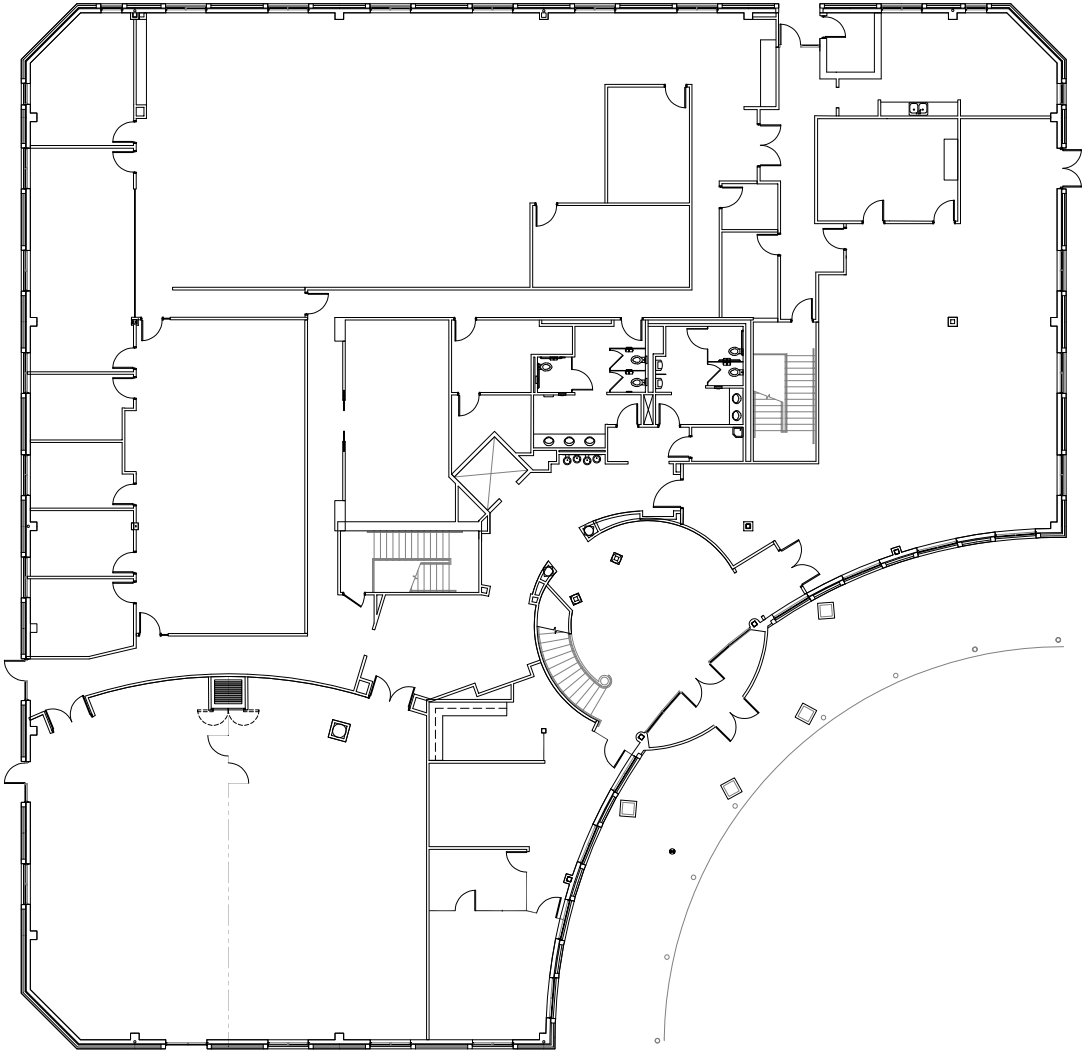


GEORGIA'S BEST CITY ON THE RISE

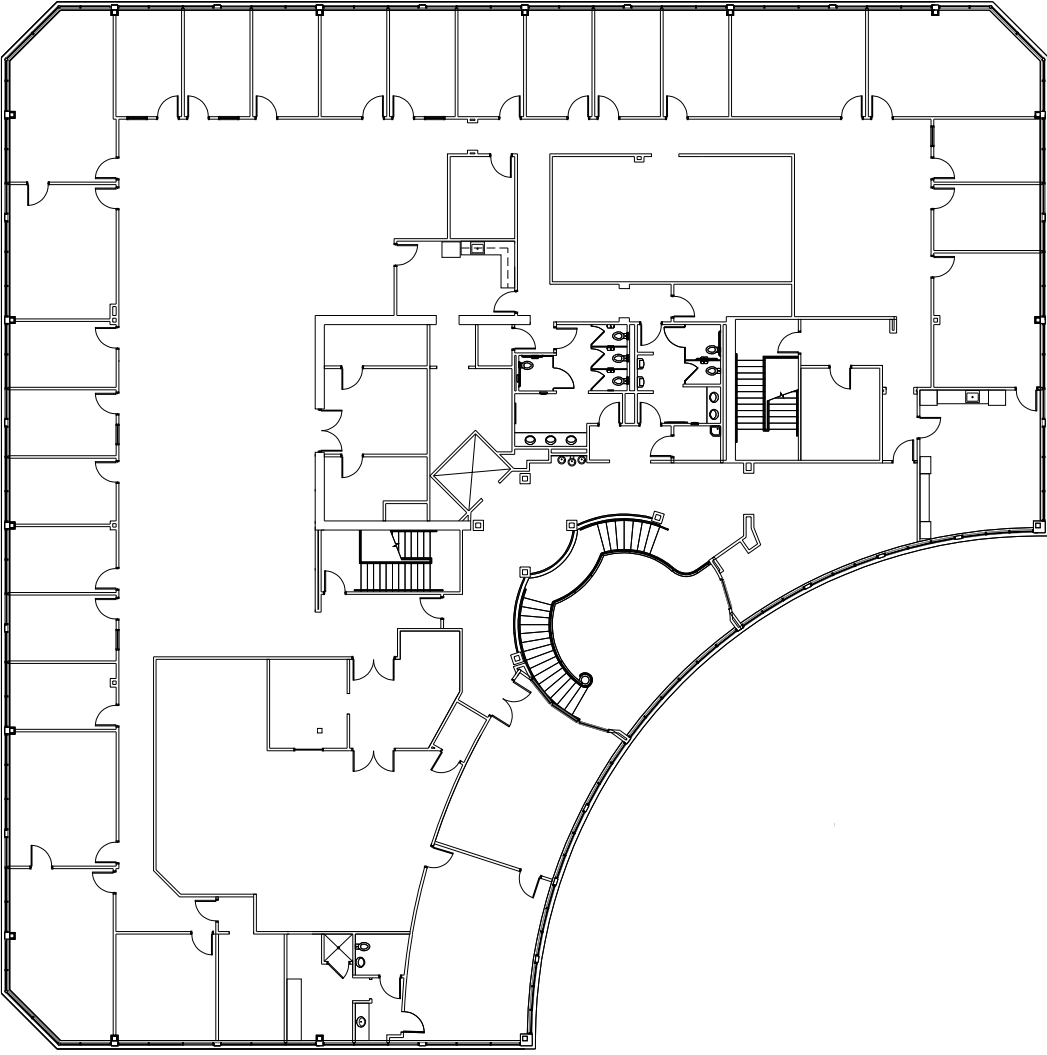
- Located within the city of Alpharetta Community Unit Plan, a mixed-use district which allows the combination of residential uses, neighborhood shopping use, or office and institutional use.
- 2.0 miles from GA 400
- 2.2 miles from Avalon
- 3.8 miles from Downtown Alpharetta
- Over 25 restaurants within a 5-minute drive or less
- Less than 10-minute drive from North Point Mall, an 84 acre mixed-use property poised for a half-billion dollar redevelopment
- Surrounded by numerous high-quality, single and multi-family residential developments
- Top rated schools
- Deemed the "Technology City of the South", the city of Alpharetts hosts nearly 700 technology companies with over 25% of Metro Atlanta's top 25 tech employers.

* Source: Southern Living Magazine 2024 "South's Best Cities on The Rise 2024"

FLOOR PLAN | 1ST FLOOR



FLOOR PLAN | 2ND FLOOR



For more information, please contact:

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Industry Real Estate Partners
5901-B Peachtree Dunwoody Road NE
Suite 400
Atlanta, GA 30328-5382
P: 770.458.2051
www.IndustryRealEstatePartners.com



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