



OFFICE/WAREHOUSE FOR LEASE

4187 Tanners Creek Drive
Suites 100, 200, 300-400, 500
Flowery Branch, GA 30542

CONTACT:

Brad Bowman

770-718-8855

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ABOUT THE PROPERTY

- From 3,674 SF to 7,462 SF Office/Warehouse for lease
- Concrete mezzanine
- Common dock ramp on property
- Each warehouse has a drive-in door
- Fire Sprinklered Building
- Zoned M-1 (Light Industrial), City of Oakwood

LOCATION INFORMATION

- Easy access to Thurmon Tanner Pkwy and I-985 (Exit 14)
- In the Tanners Creek Business park, a mixed-use office and industrial development

PRICE

- From \$3,395 to \$7,195 per month NNN

*Rate does not include certain utilities, building services and property expenses



Radial Property Group, LLC

Office: 770-967-4625

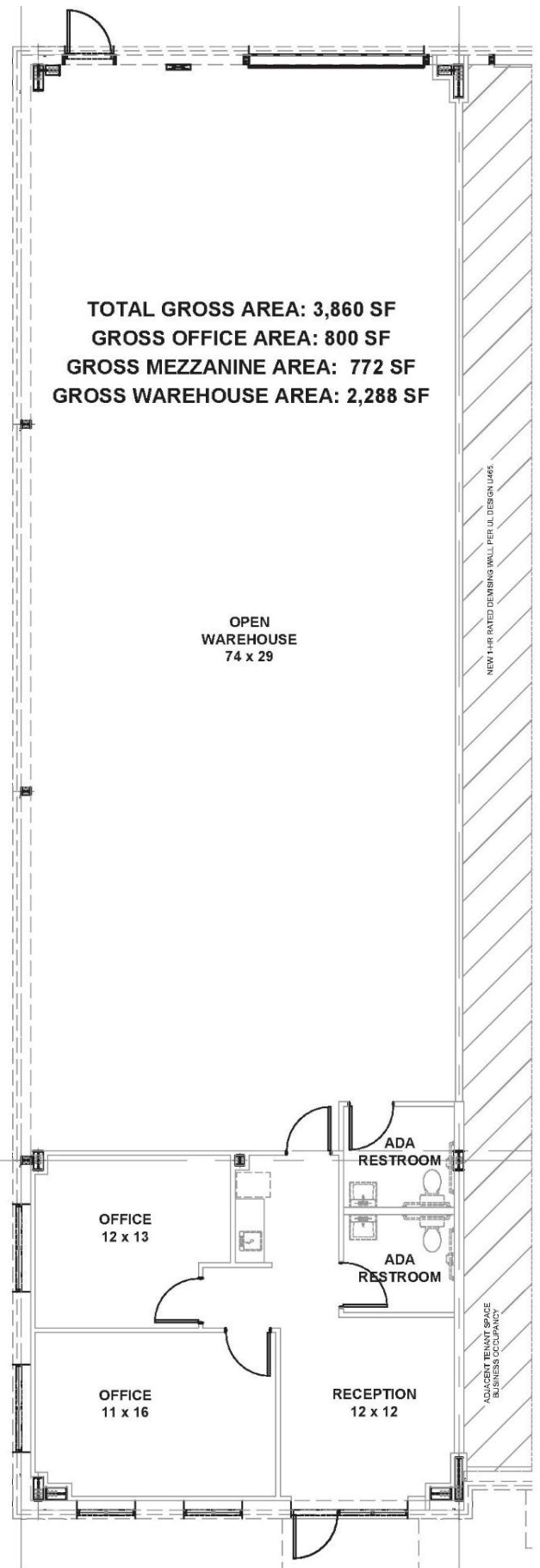
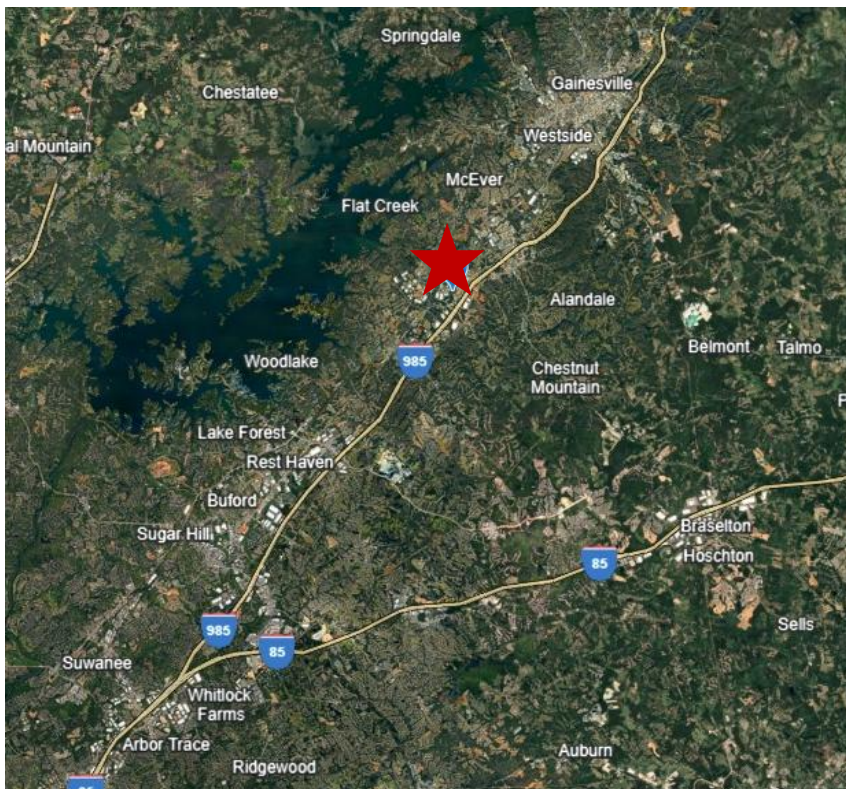
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SUITE 100 DETAILS

- 3,860 SF office/warehouse
- Reception area, two offices, and two bathrooms
- 772 SF of mezzanine above front office area
- 12' X 14' drive in door in the warehouse area
- One pedestrian entrance in the front and one in the back
- Rent: \$3,495/month NNN

*Rate does not include certain utilities, building services and property expenses



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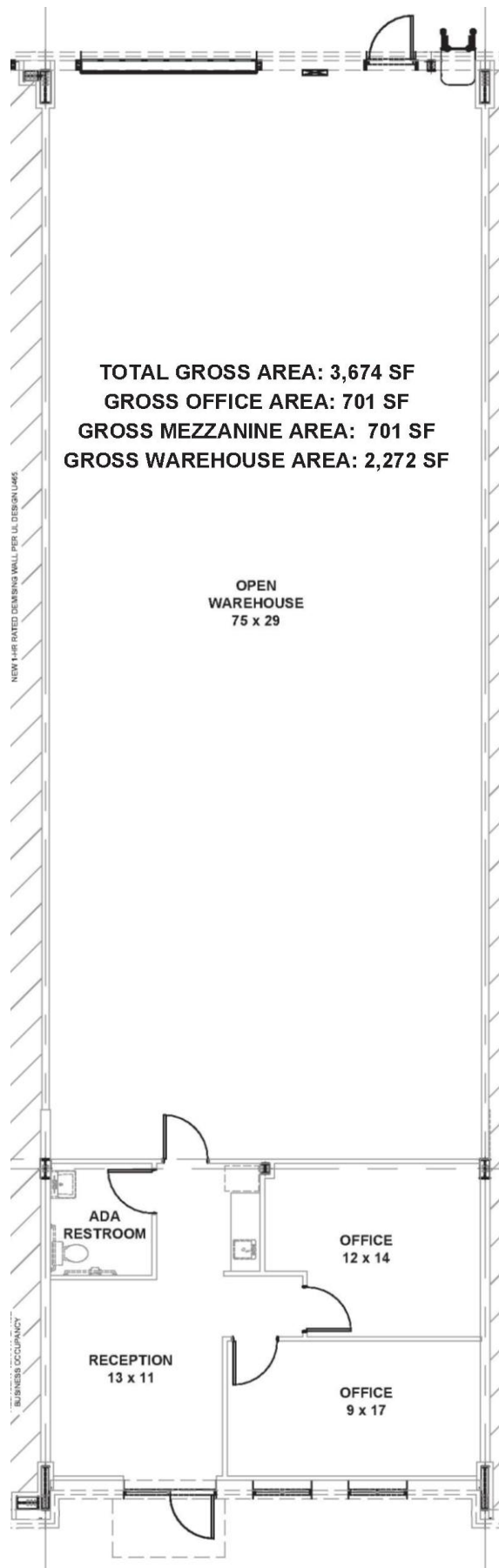
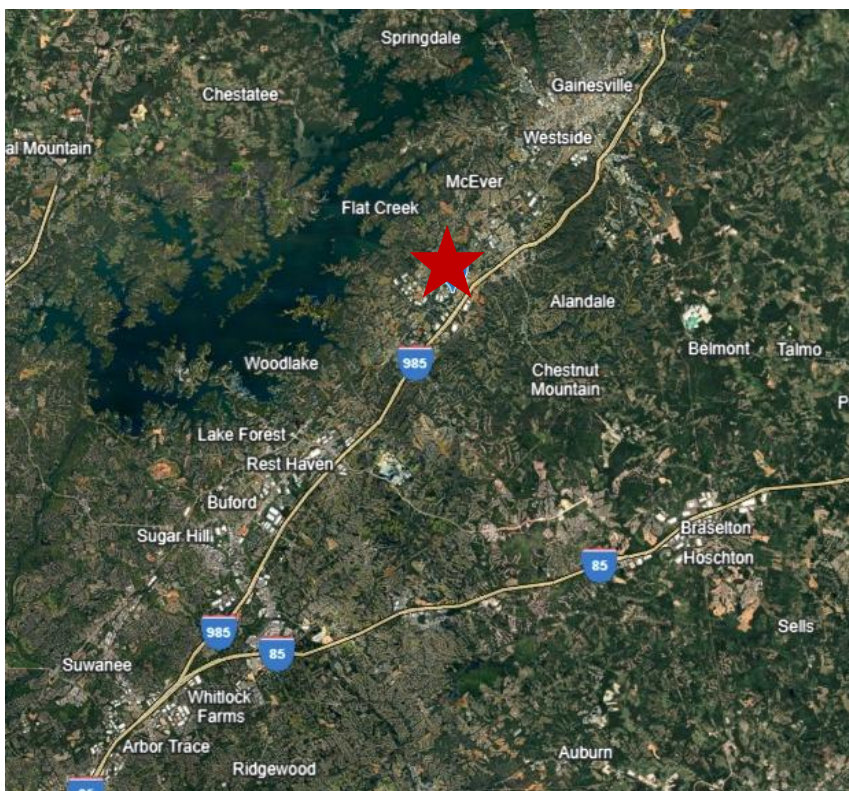
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SUITE 200 DETAILS

- 3,674 SF office/warehouse
- Reception area, two offices, and a bathroom
- 701 SF of mezzanine above front office area
- 12' X 14' drive in door in the warehouse area
- One pedestrian entrance in the front and one in the back
- Rent: \$3,395/month NNN

*Rate does not include certain utilities, building services and property expenses



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TOTAL GROSS AREA: 7,462 SF
GROSS OFFICE AREA: 710 SF
GROSS MEZZANINE AREA: 1,459 SF
GROSS WAREHOUSE AREA: 5,293 SF

OPEN
WAREHOUSE
99 x 59

OFFICE
12 x 14

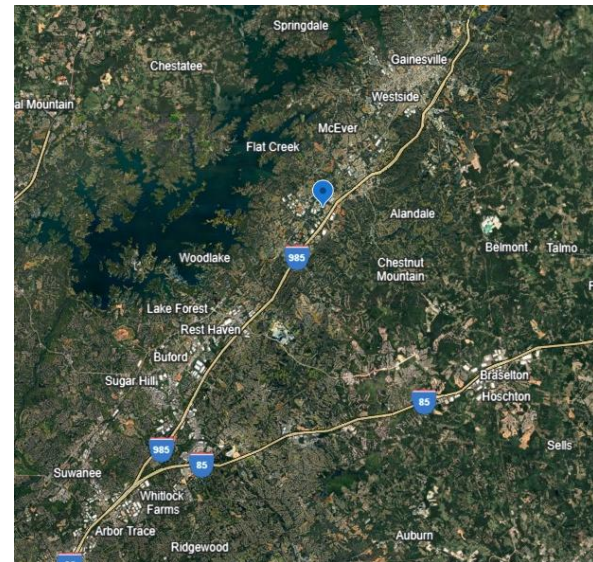
OFFICE
9 x 17

RECEPTION
13 x 11

ADA
RESTROOM

SUITES 300 - 400 DETAILS

- 7,462 SF office/warehouse
- Reception area, two offices, and a bathroom
- 1,459 SF of mezzanine above front office area
- 12' X 14' drive in door in the warehouse area
- One pedestrian entrance in the front and one in the back
- Rent: \$7,195/month NNN
*Rate does not include certain utilities, building services and property expenses



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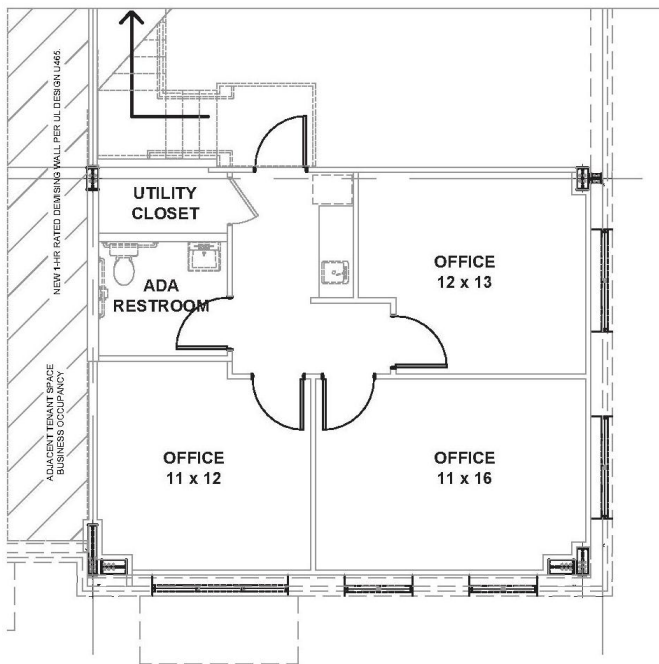
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SUITE 500 DETAILS

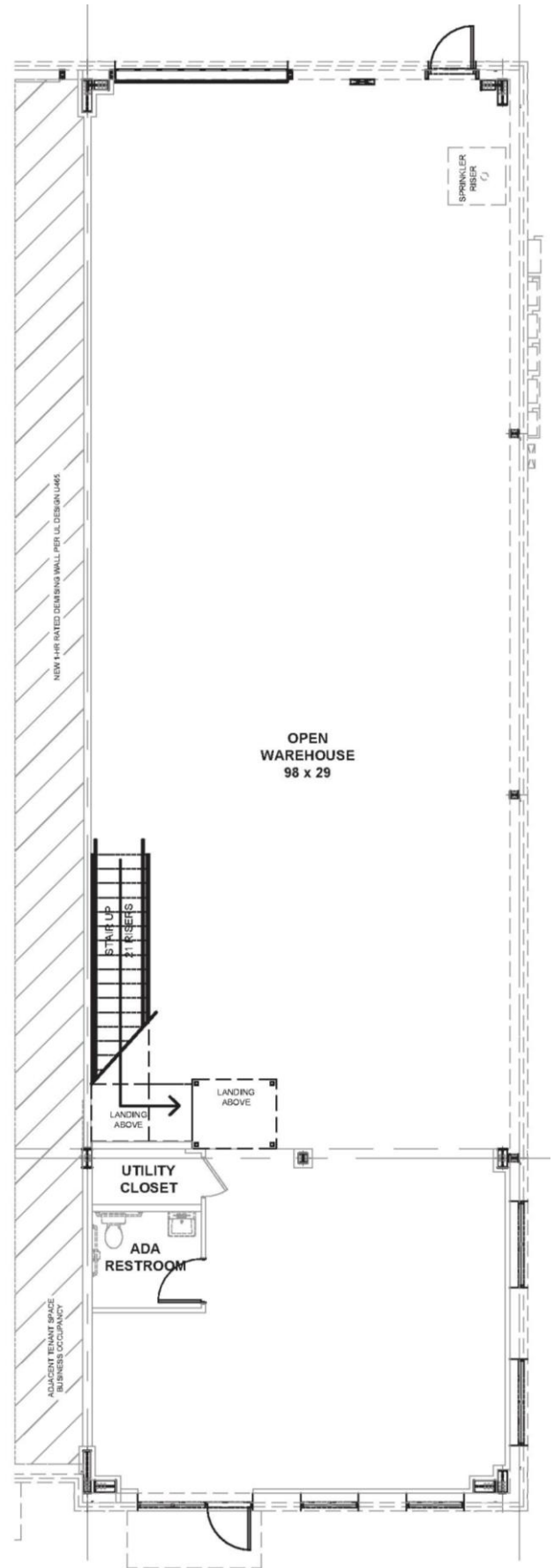
- 3,860 SF office/warehouse
- Reception area, two offices, and two bathrooms
- 772 SF of mezzanine office
- 12' X 14' drive in door in the warehouse area
- One pedestrian entrance in the front and one in the back
- Rent: \$3,695/month NNN

*Rate does not include certain utilities, building services and property expenses

TOTAL GROSS AREA: 3,860 SF
GROSS OFFICE MEZZANINE AREA: 772 SF
GROSS WAREHOUSE AREA: 3,088 SF



MEZZANINE LEVEL ABOVE



MAIN LEVEL



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