

# 9335 INDUSTRIAL TRACE

ALPHARETTA,  
GA 30004

Industrial Property For Lease  
20,543+/- SF Freestanding Warehouse

**BRIAN BRATTON, SIOR**

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**STEVE RATCHFORD, SIOR, CCIM**

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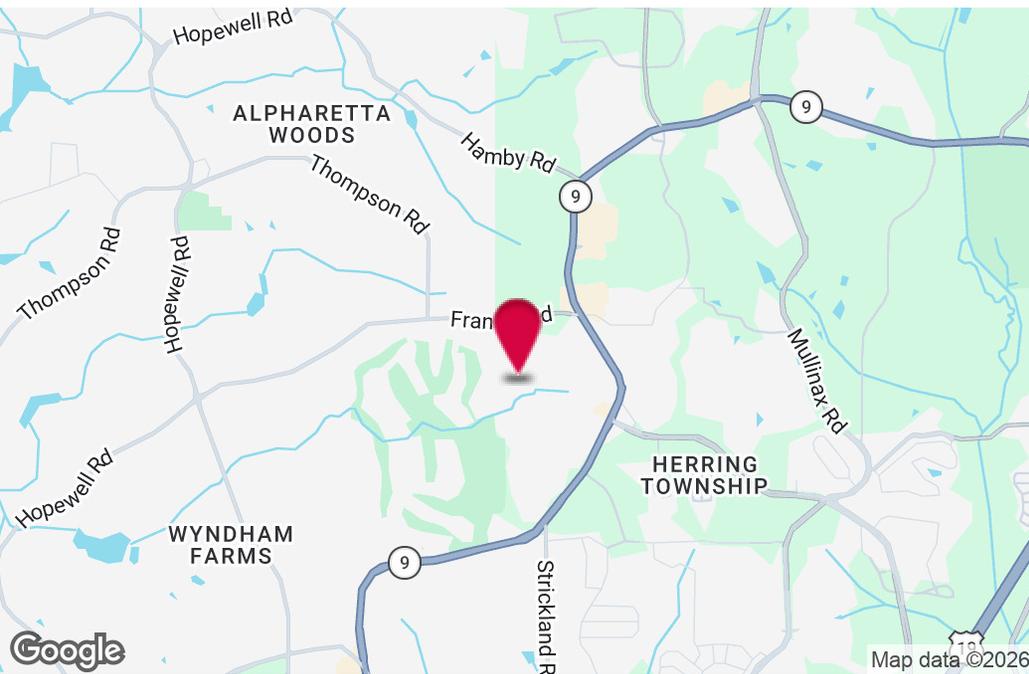


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FOR LEASE  
20,543+/- SF

9335



## PROPERTY HIGHLIGHTS

- New Paint & Flooring in Office
- Truck Court Renovated
- 3,935+/- SF Office Space w/ 3,196+/- SF Mezzanine
- 3 Dock High Doors, 1 Drive-In Door
- 600 Amps/480 Volts/3 Phase
- 18' Ceiling Height
- Wet Sprinkler System
- Outside Storage

## OFFERING SUMMARY

Lot Size:	1.72 Acres
Zoning:	M1C

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EXTERIOR  
PHOTOS



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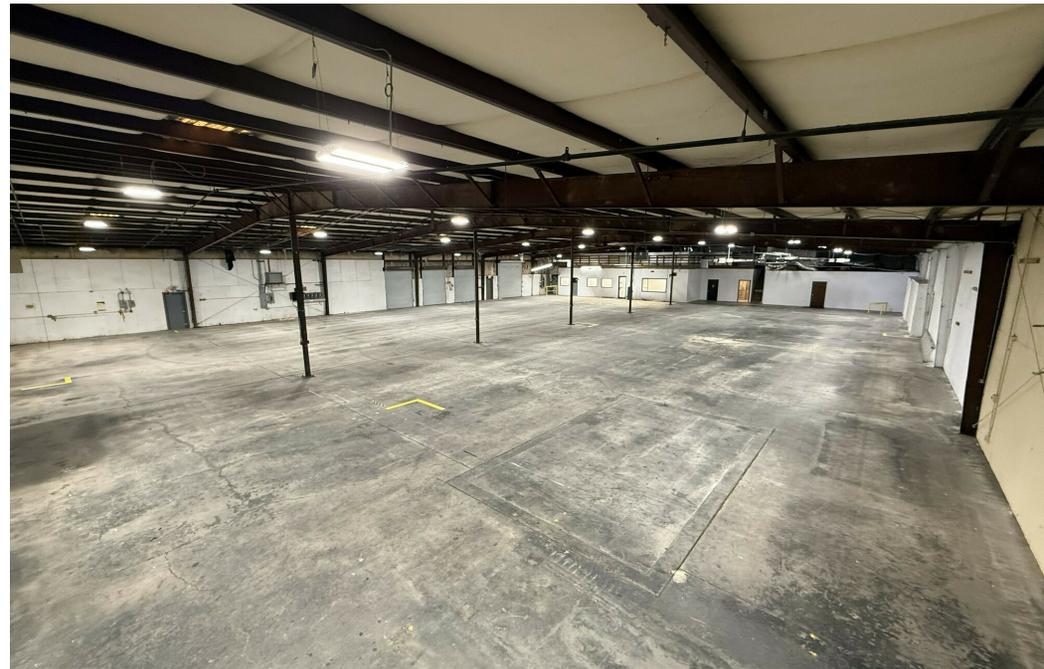
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# WAREHOUSE PHOTOS



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# INTERIOR PHOTOS



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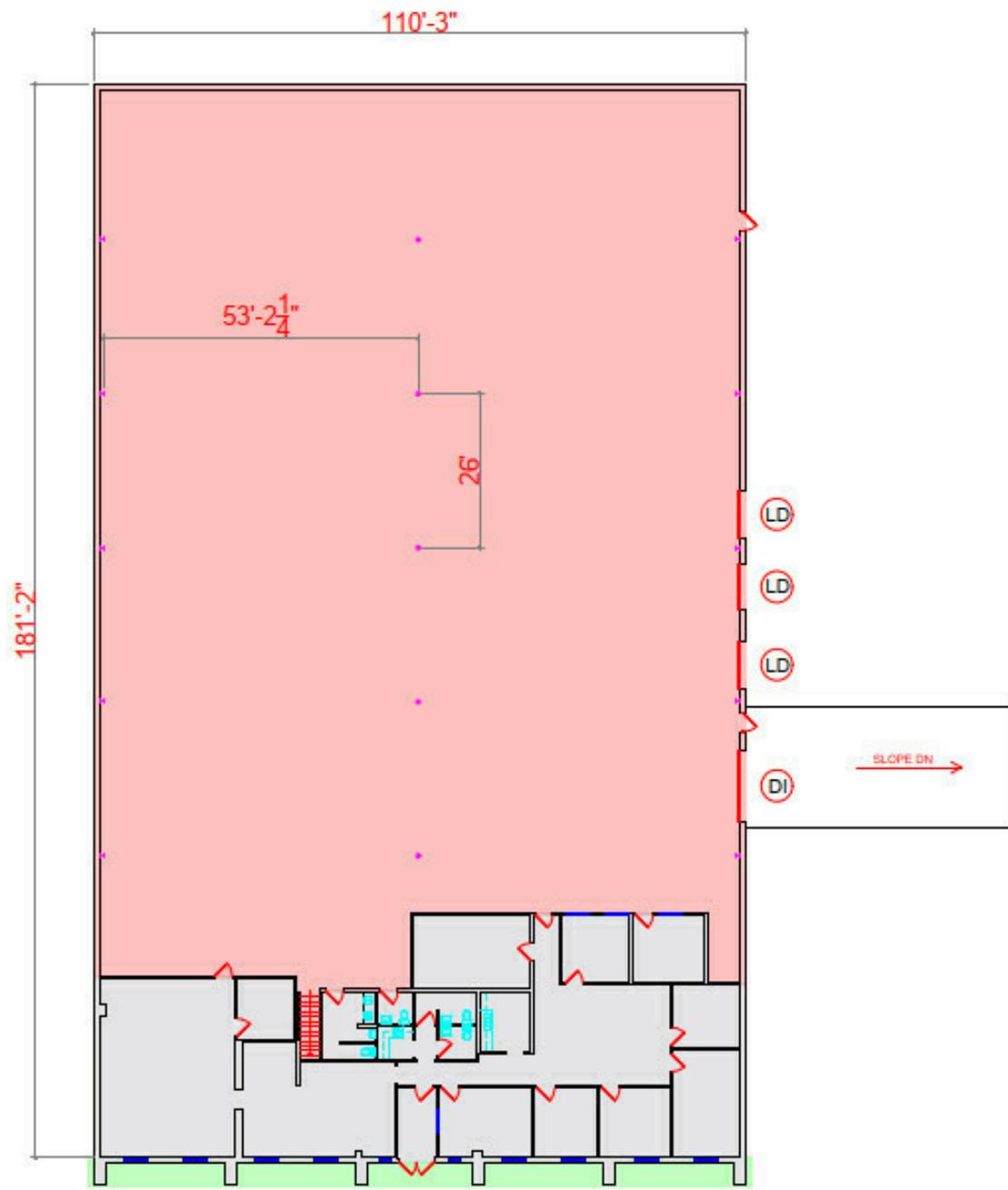
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# FLOOR PLAN



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# PROPERTY OVERVIEW



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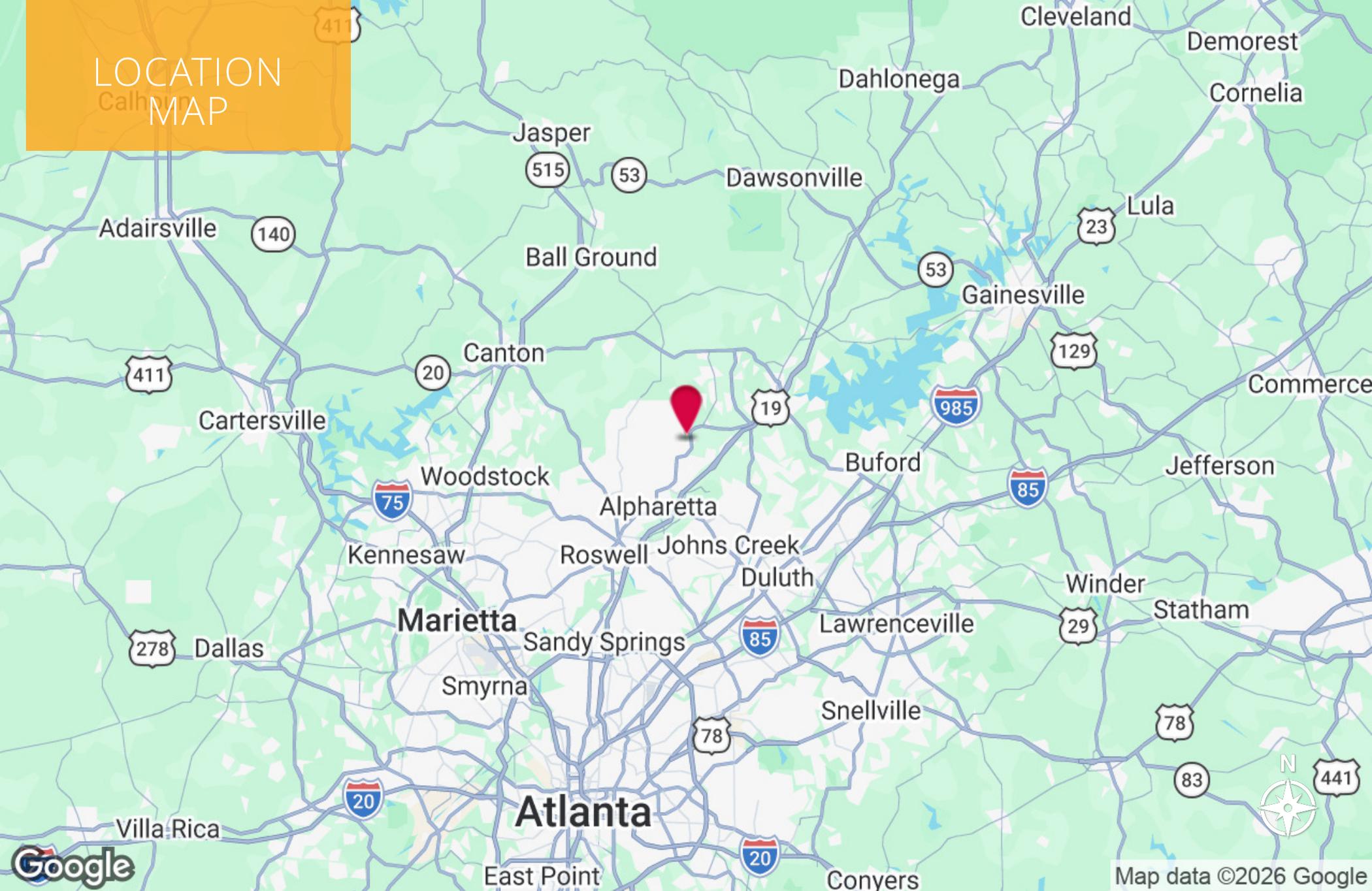
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# LOCATION MAP



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EXCLUSIVELY LISTED BY:

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