

New Construction Warehouse Condos

EXCLUSIVELY OFFERED BY
WILSON HUTCHISON REALTY, LLC



WILSON HUTCHISON
REALTY, LLC



Industrial and Personal Small-Bay Warehouse Condominiums

**3770 Francis Circle
Alpharetta, GA 30004**

**Units 501 & 502
For Lease at
\$2,650/month/unit**

**1,250 SF to 2,500 SF
available March 2025**

Artistic rendering

**Tom Wilson
404-372-5547 – Cell
Or
Tom@wilsonhutch.com**

Industrial / Personal Use • Warehouse / Manufacturing / Hobby

The information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.

5755 North Point Parkway, Suite 44, Alpharetta, GA 30022 Tel: 770-242-7917 Fax: 678-325-4824 | www.wilsonhutch.com

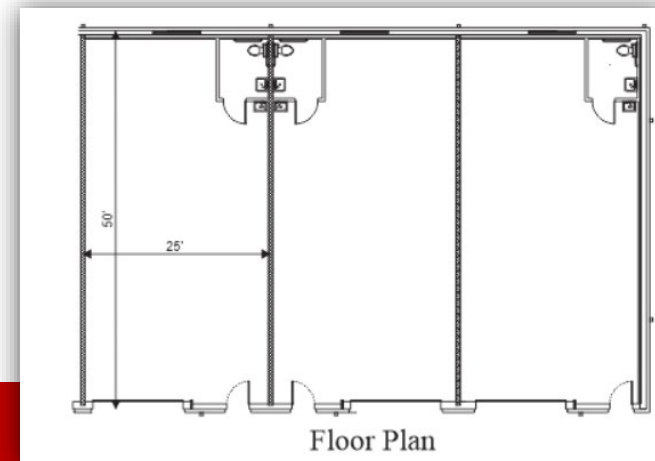
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- **Zoned: M1**
- **12' x 14' insulated sectional, high-rise overhead door**
- **20' tall ceilings**
- **Insulated walls and ceilings**
- **Air conditioning and heat**
- **ADA Half Bath with tankless water heater**
- **High Bay LED light fixtures**
- **Laundry sink**
- **Sprinkler System**
- **Drywall and painted ceilings**
- **Drywall walls**
- **Concrete Floor**
- **Hose bib at interior of overhead door**
- **110v receptacle at front and rear wall and each sink**
- **Condominium Association**
- **Protective Covenants**
- **2 assigned parking spaces per Suite with additional overflow parking**



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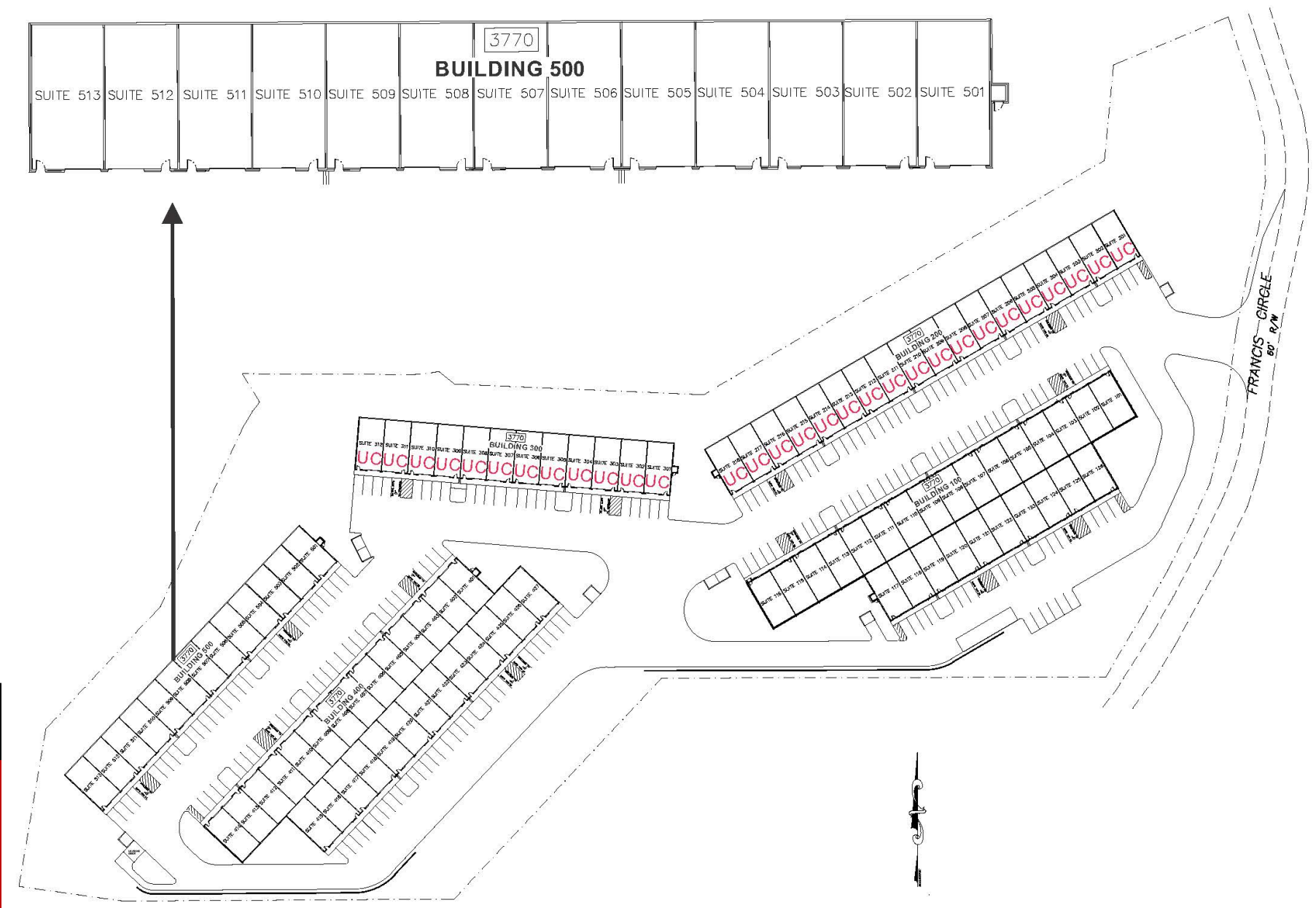
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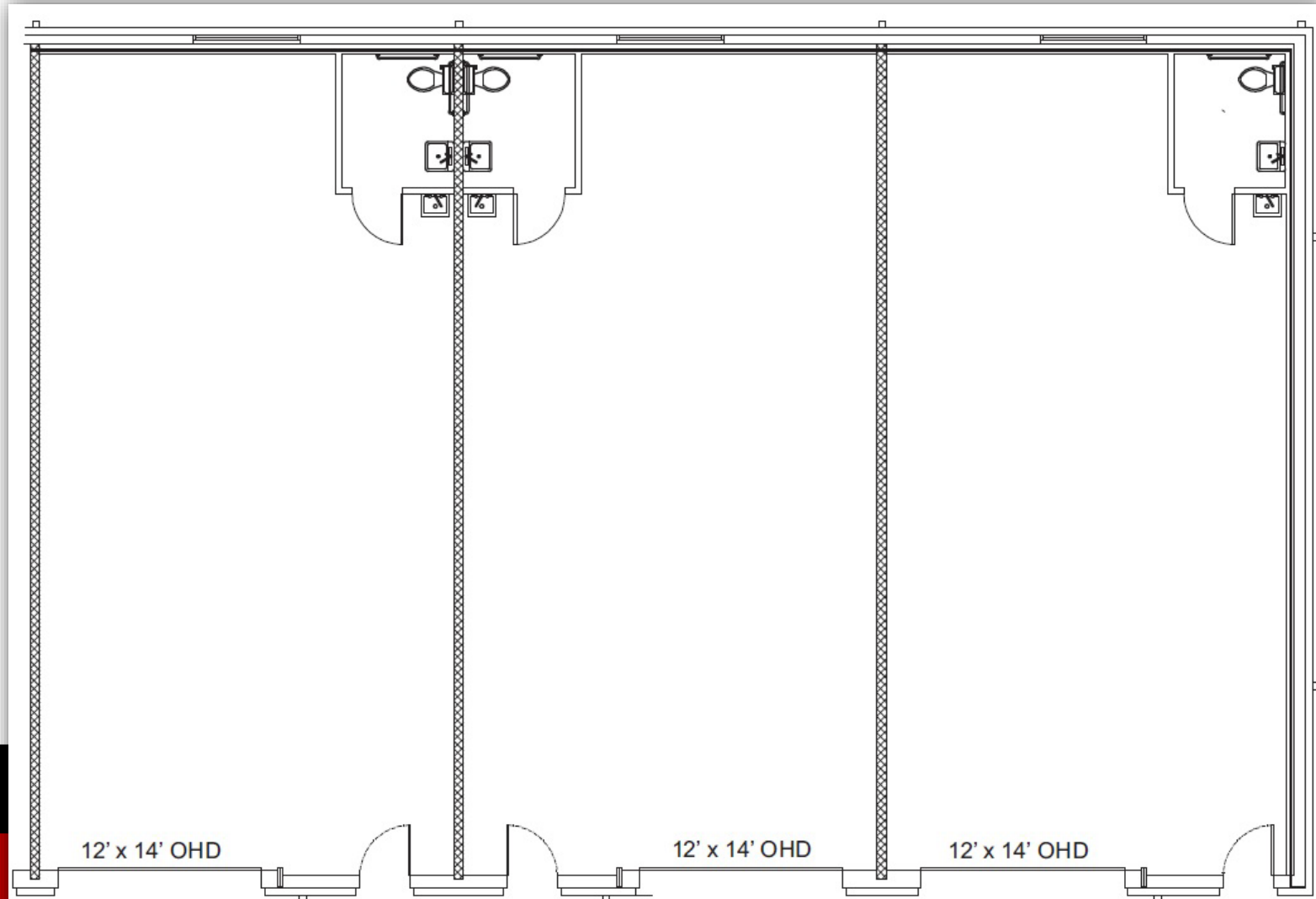
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Partial Floorplan



Typical Unit 25' wide x 50' deep x 20' tall

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