

# FOR LEASE

\*IMMEDIATE AVAILABILITY\*

43,740 - 160,460 SF AVAILABLE  
4851 THURMON TANNER PKWY  
FLOWERY BRANCH, GA



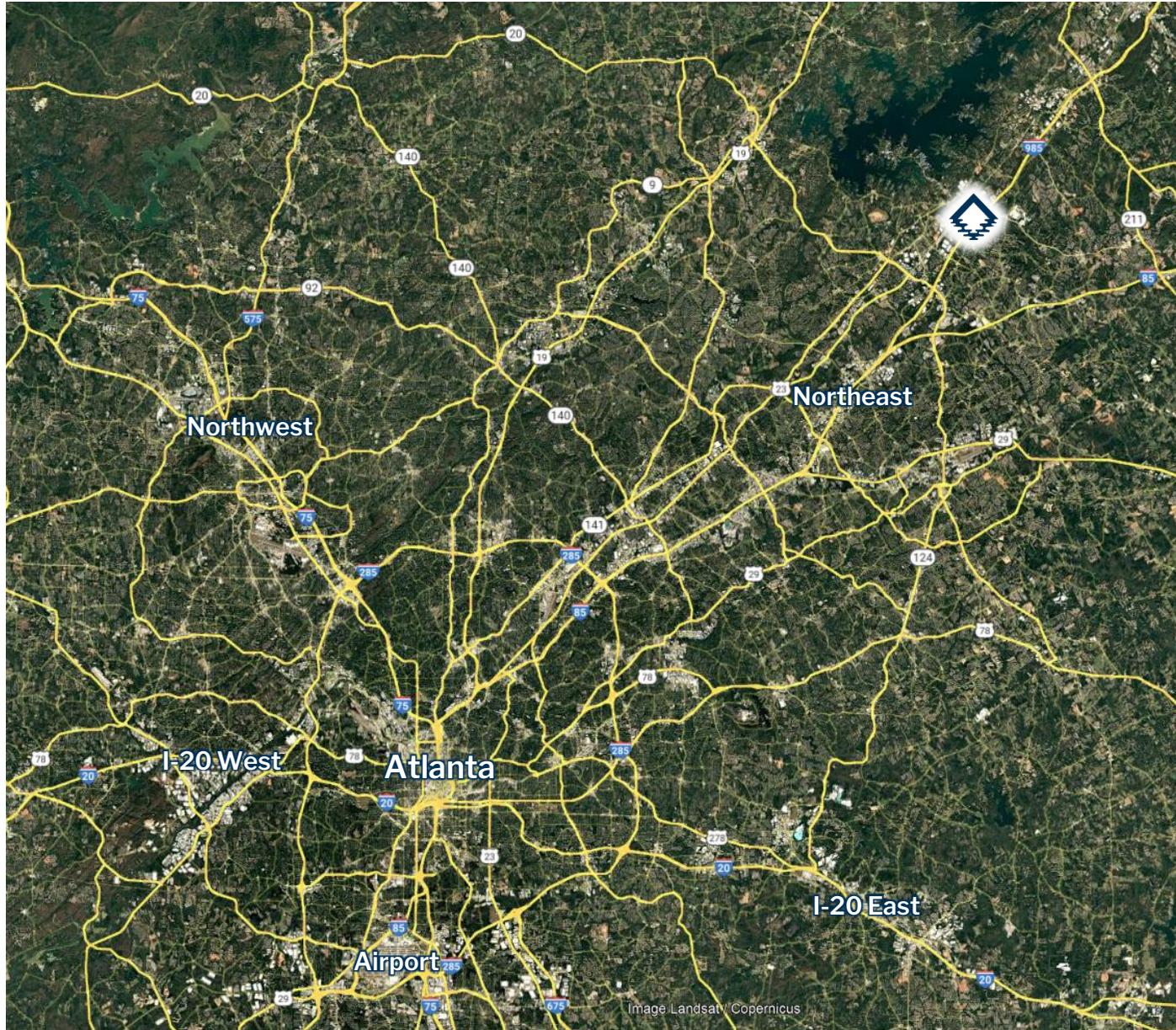
43,740 - 160,460-sf  
Available



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FLOWERY BRANCH, GA



## MARKETED BY:

**JOHN GOSNELL**  
(404) 563-0608

JGOSNELL@STRATEGICREPARTNERS.COM

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AVAILABLE**

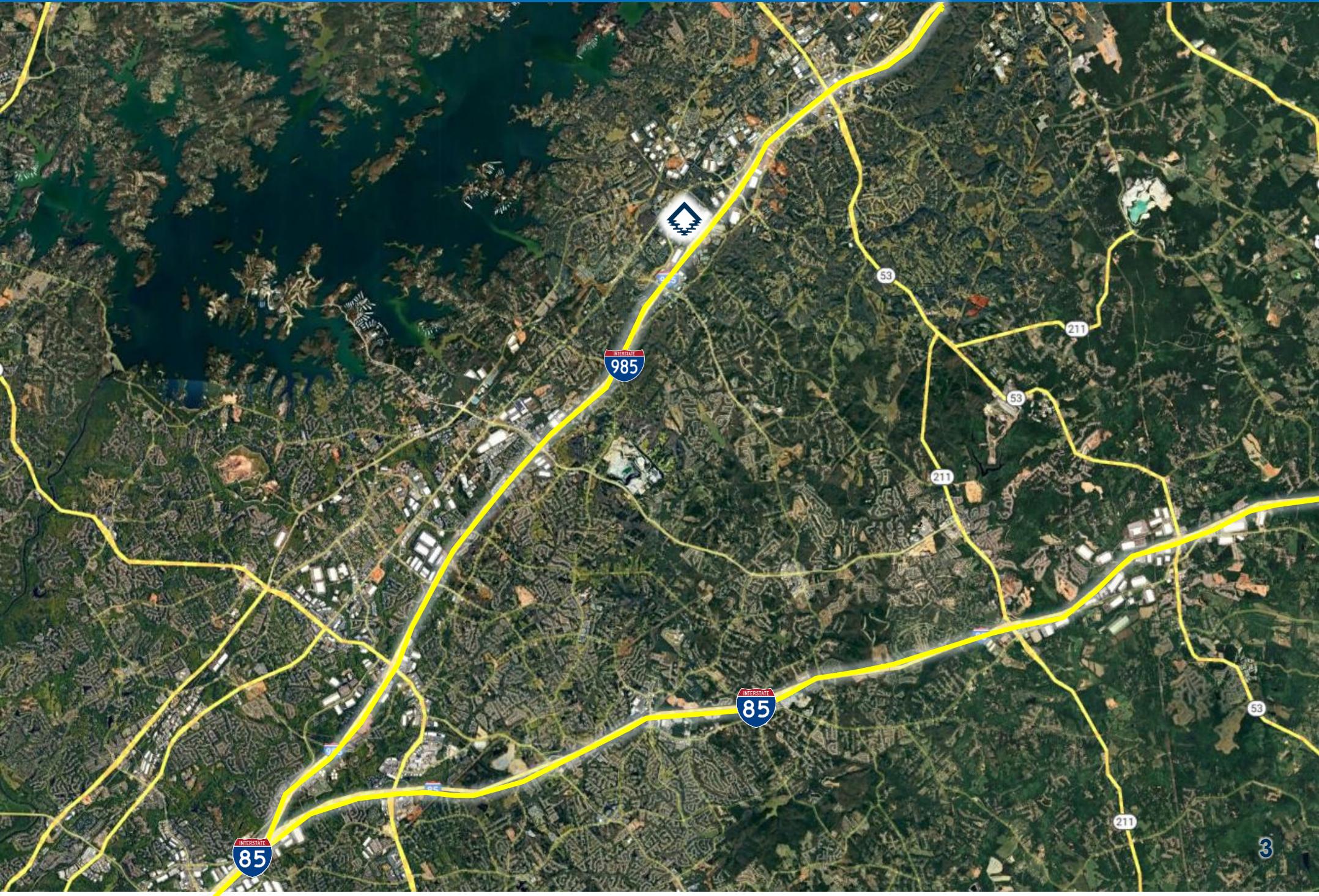


The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt the accuracy, but we do not guarantee it. All information should be verified prior to lease.

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## **SPACE FOR LEASE - INFORMATION**

- **TOTAL SF:** 43,740 - 160,460-SF
- **OFFICE SF :** 2,900-SF
- **DOCK HIGH DOORS:** 36
- **DRIVE IN DOORS:** 1
- **CLEAR HEIGHT:** 32'
- **COLUMN SPACING:** 50' x 54' (60' SPEED BAY)
- **REAR LOAD CONFIGURATION**
- **POWER:** 480/277-VOLTS, 3-PHASE
- **SPRINKLER SYSTEM:** ESFR
- **TRUCK COURT:** 185' W/ 60' CONCRETE APRON
- **SPRINKLER SYSTEM:** ESFR
- **LIGHTING:** LED
- **SLAB THICKNESS:** 6"
- **BUILDING DEPTH:** 270'
- **AUTO PARKING:** 153 SPACES
- **TRAILER PARKING:** 45 SPACES



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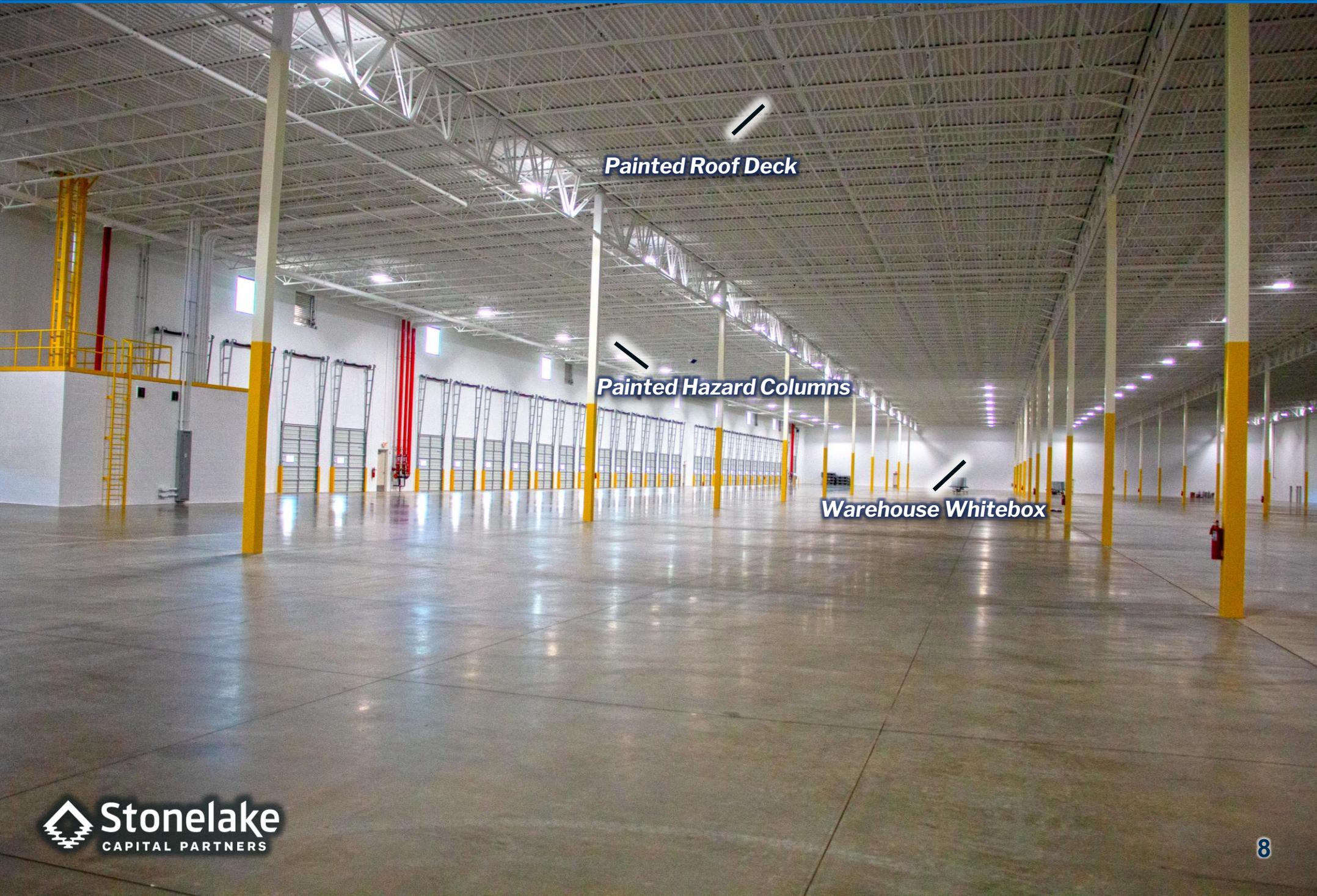
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*Painted Roof Deck*

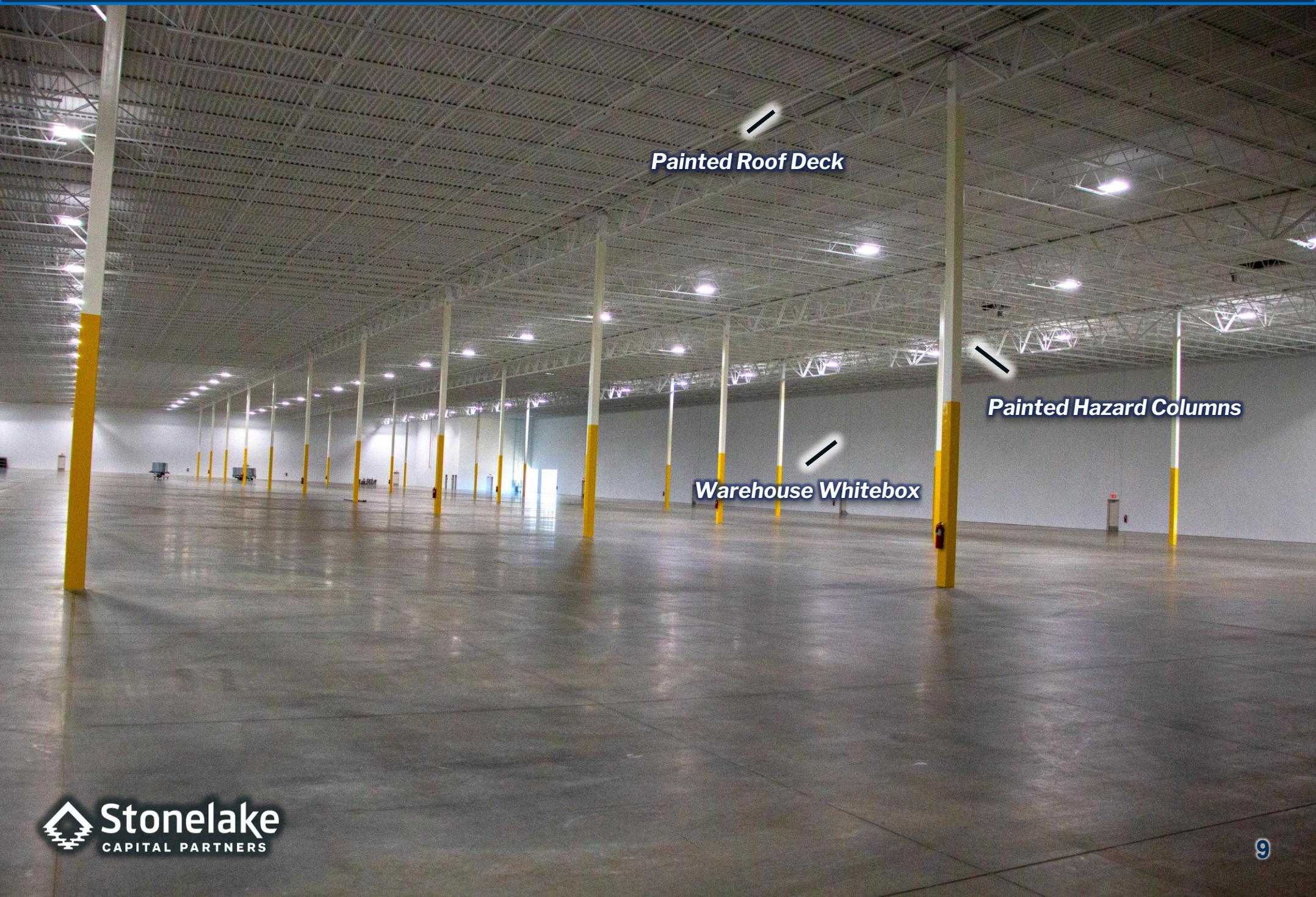
*Painted Hazard Columns*

*Warehouse Whitebox*

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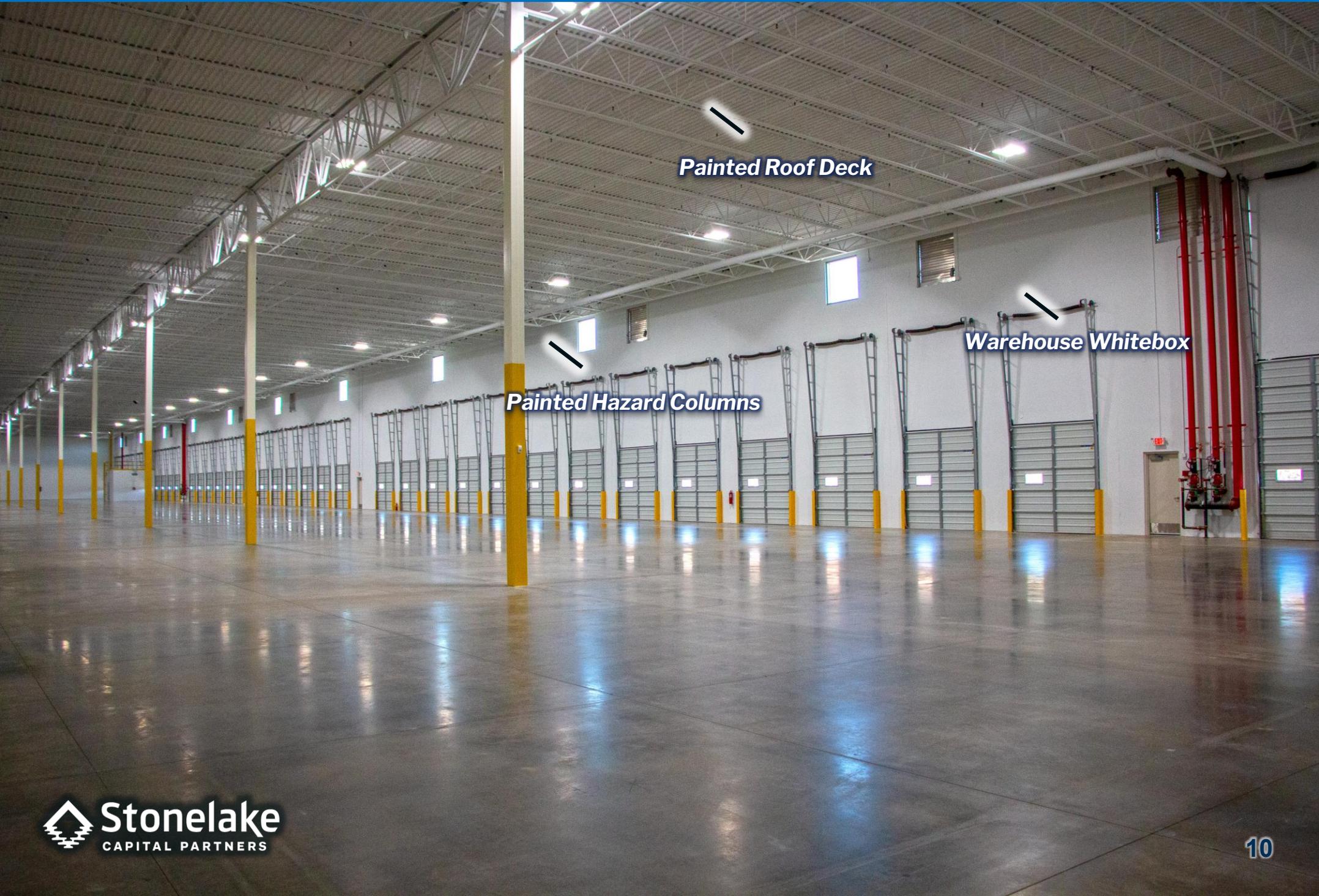
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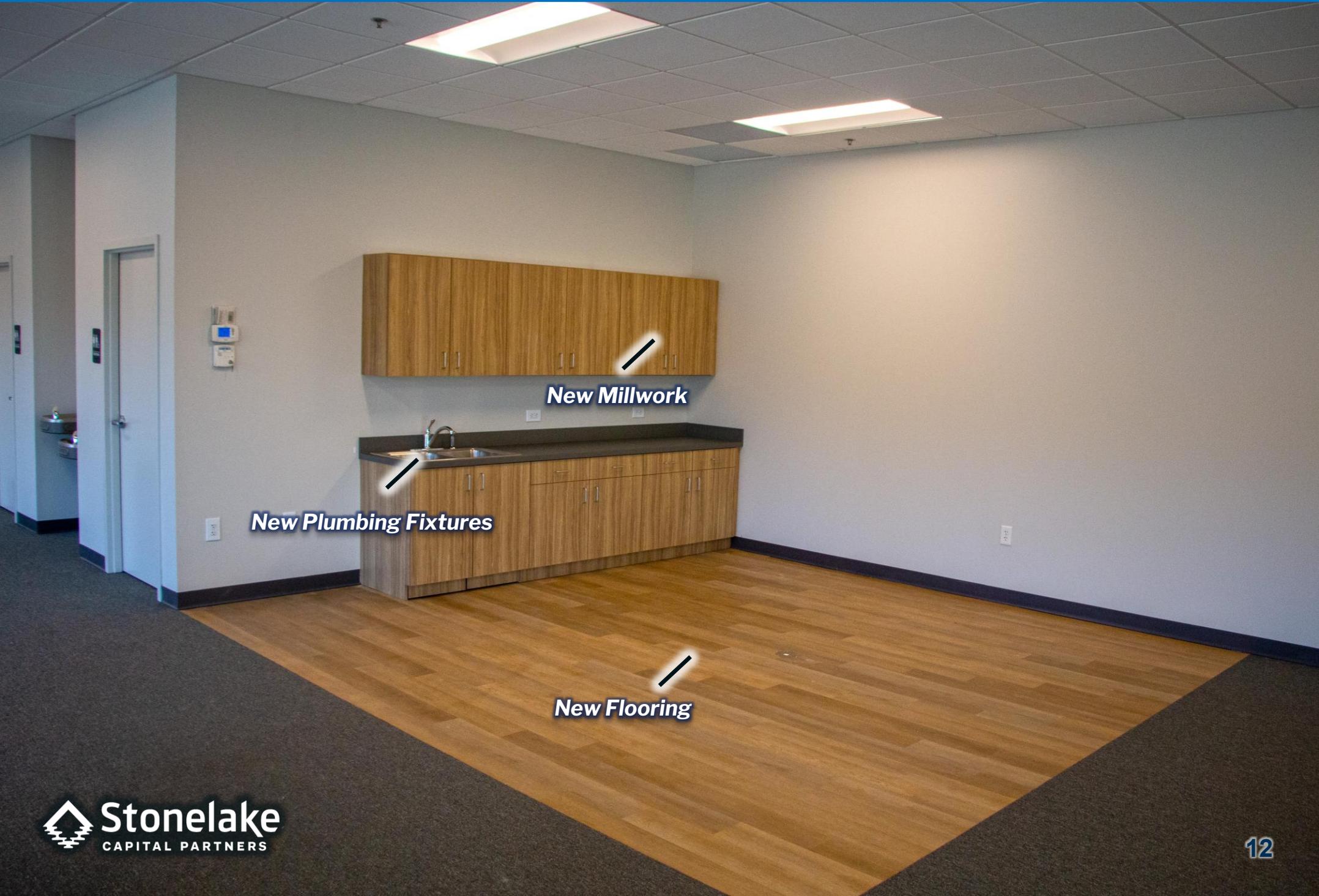
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*New Millwork*

*New Plumbing Fixtures*

*New Flooring*

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