



2750 Premier Parkway
Suite 200
Duluth Georgia 30097
770-495-5050

For Sale

Contact

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678-910-4572



4784 Cantrell Rd, Flowery Branch, GA 30542

OFFERING SUMMARY

Asking Price: \$5,200,000

Building Size: ±85,152 SF

Lot Size: ±1.18 Acres

Zoning: M1

Stories: 3 (Multi-Tenant Industrial Warehouse)

Year Built: 1964 (Renovated)

Price/SF: \$61

Property Tax (2025): \$22,405

Floor Breakdown

- **1st Floor:** ±28,384 SF | 18' Ceiling Height | ±5,000 SF Office | Leased at \$14,000/month (NNN)
- **2nd Floor:** ±28,384 SF | 11' Ceiling Height | ±10,000 SF Office/Showroom | **Owner-Use**
- **3rd Floor:** ±28,384 SF | 8' Ceiling Height | **Owner-Use** – Ideal for storage or private operations



PROPERTY HIGHLIGHTS

◆ ◆ Excellent Location

- Only **1.25 miles from I-985 (Exit 12)**
- Close to Downtown Flowery Branch and **Atlanta Falcons Training Camp**
- Positioned in a **high-growth redevelopment area**

◆ Modern Renovation & Strong Infrastructure

- Fully remodeled **exterior and interior**
- **New sprinkler system installed in 2025**
- High-efficiency **LED utility lighting**
- **HVAC installed** in 2nd Floor office/showroom areas (4 – New 5 tons)
- **HVAC installed** in 1st Floor office/showroom areas (2 – New 5 tons)
- **New roof coating applied in 2025**

◆ Functional & Flexible Layout

- **3 dock-high doors** (1 rear, 2 front)
- **2 ramped drive-in doors** (1 per main level)
- Poured concrete slab over steel trusses
- Ideal for warehousing, light manufacturing, or flex space

◆ Office & Showroom Capacity

- **2nd Floor ±10,000 SF office/showroom space**
- **1st Floor ±5,000 SF office/showroom space**
- Perfect for owner-users, showroom operators, distributors, or creative studios

◆ Parking & Lot Features

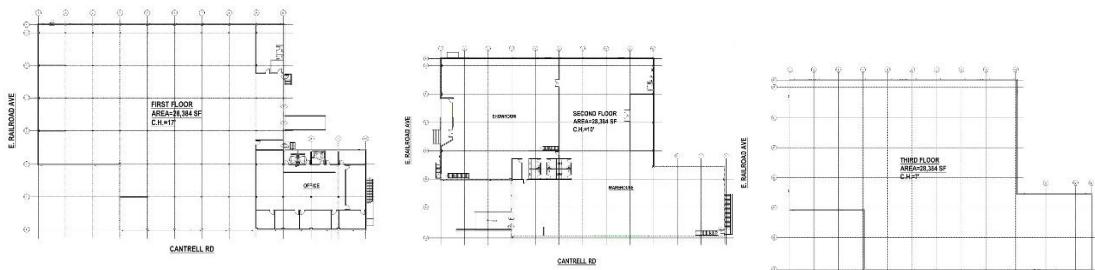
- Ample **front and rear parking**
- Room for **additional parking expansion** in the rear
- **Corner lot** with level topography

UTILITIES & SYSTEMS

- **Cooling and Heating:** Office/Showroom Areas (HVAC Zoned)
- **Utilities Available:**
 - Electricity, High-Speed Internet, Cable
 - Water, Sewer, Natural Gas, Phone

INVESTMENT HIGHLIGHTS

- Stable income from **leased 1st floor**
- **Owner-use opportunity** for 2nd and 3rd floors – ideal for business operations
- Located in a **rapidly growing industrial corridor**
- Potential for both **rental income and property appreciation**
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***Disclaimer:** All figures and measurements are approximate. Information is deemed reliable but not guaranteed. Buyers should verify independently.*