

**INDUSTRIAL SPACE AVAILABLE**  
**472 PLAZA DR., ATLANTA, GA-30349**



**12,817**  
**Sq. Feet**



John Petersen at Southern Classic Realtors  
**C:** 770.330.4664 - **O:** 404.867.4164 - **Email:** JohnPetersen.Realtor@Gmail.com  
[www.AtlantaRealEstateFinder.com](http://www.AtlantaRealEstateFinder.com)

# INDUSTRIAL SPACE AVAILABLE

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### Unique Opportunity, Optimal Location Triple Net Sublease Ends May 31st, 2026

The prospective tenant has a lease opportunity at a discount compared to the current market value.

#### Lease schedule

From December 1st, 2024 to May 31st, 2025 is \$6,710.96 plus current tax, insurance and CAM

From June 1st, 2025 to May 31st, 2026 is \$6,912.29 plus current tax, insurance and CAM

Current Expenses per/month for Tax: \$824.24 - Insurance:\$307.37 - CAM: \$792.67

Requirements: Liability Insurance & Workers Comp



#### Prime Industrial Space for Lease – Ideal Terms

Southern Classic Realtors is pleased to offer a unique opportunity at a reduced rate with this sublease, ending on May 31, 2026, but extendable to suit your needs. This industrial property is in excellent condition, featuring a newly renovated office space that has seen minimal use since its 2021 upgrade.

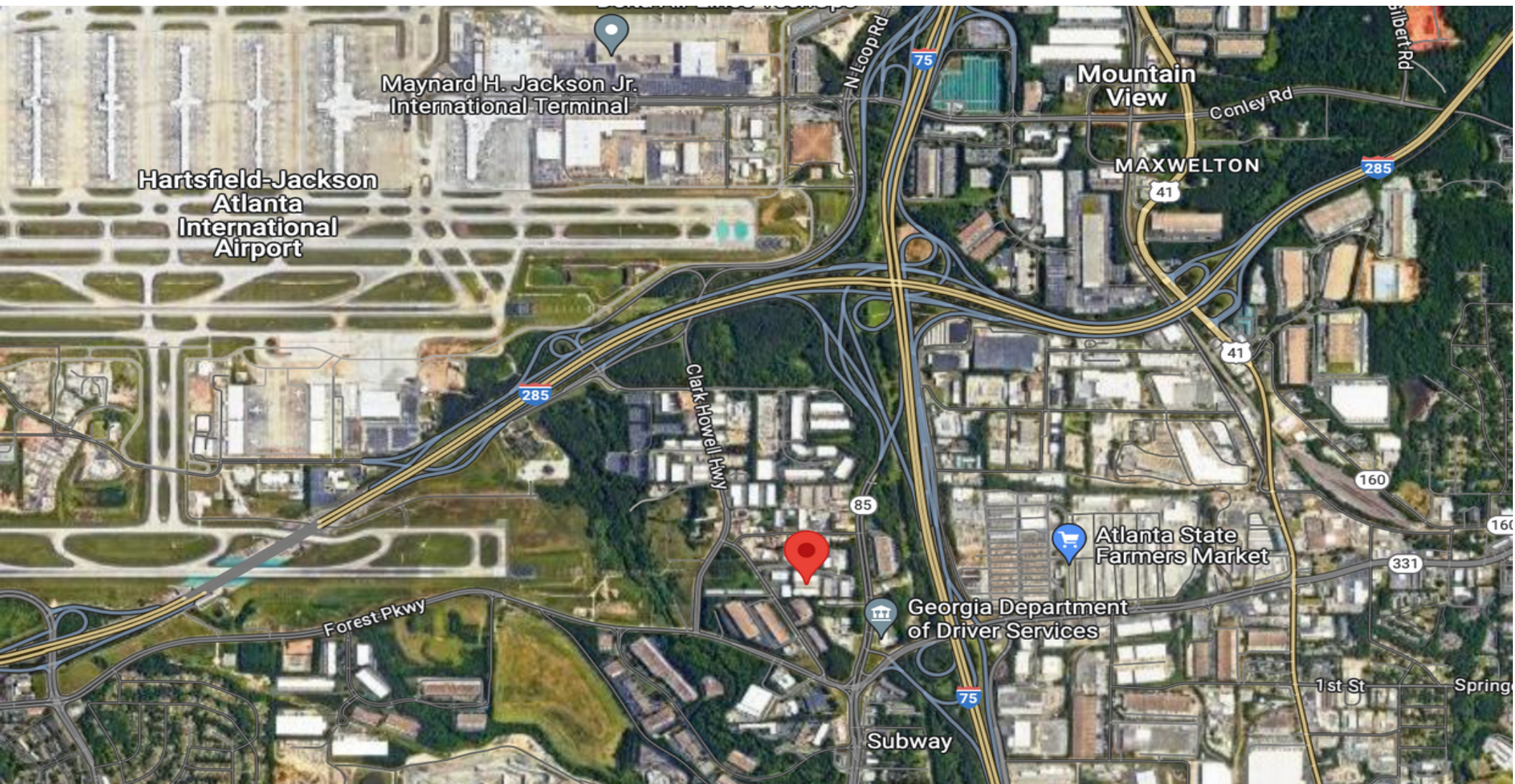
The office area spans 3,162 sq. feet and includes a kitchen, lunchroom, and private bathrooms. It's conveniently accessible from the front of the building, with ample parking. Inside, you'll find three private offices, a reception area, a conference room, and an open office space, all served by two separate HVAC units for optimal comfort.

The industrial warehouse space covers 9,655 sq. feet and is accessible from the rear. It boasts a 21-foot clearance and three loading docks with high doors, one of which includes a ramp for drive-in access. The space has high power and a wet sprinkler system, ensuring a safe and functional environment. With column spacing of 39'7" x 26'9", this contiguous 10,000 sq. feet area is versatile and well-suited for various industrial uses.

This lease offers highly favorable terms for the first two years, reflecting rates negotiated three years ago. It's ideal for launching a new business venture, combining an attractive location with affordable startup rent. Previously, the space was used for paper product manufacturing.

Don't miss out on this exceptional leasing opportunity.

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