

5724 N Commerce Court Unit 14  
Alpharetta, GA 30004  
Forsyth County Georgia

EXCLUSIVELY OFFERED BY  
WILSON HUTCHISON REALTY, LLC

**For Sale**  
**Offered at: \$365,000.00**



Scott Hutchison

404-234-9740 or email  
Scott@wilsonhutch.com



WILSON HUTCHISON  
REALTY, LLC

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](http://www.wilsonhutch.com)

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***Discover the perfect light-industrial or flex-use space in a prime location just off GA-400. This well-maintained, move-in-ready condo unit offers the ideal blend of functionality, durability, and convenience.***

### **Property Features**

- +/- 1,250 sq ft (approx. 50' x 25') with 22' clear-height ceilings
- 12' x 14' insulated garage door—ideal for loading, contractor use, or secure vehicle storage
- M1 zoning, suitable for light industrial, warehouse, shop, studio, or flexible commercial use
- Efficient HVAC system and bright LED lighting throughout
- Private half bathroom
- Durable steel construction with 2" insulated wall panels
- Fire sprinkler system + annual extinguisher inspection included

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### Operational Advantages

- Landlord-provided A/C maintenance (twice per year)
- Condo association covers:
  - Exterior maintenance
  - Landscaping
  - Water
  - Dumpster service
- Simple utilities: Tenant only pays electricity
- Two assigned parking spaces plus daytime overflow options

### Location Highlights

Immediate and easy access to GA-400 and the surrounding commercial corridors  
Convenient for service companies, trades, distribution, hobby/workshop space, or small-business operations.

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