

# High-Visibility Flex Space on Highway 92

## 2,000± - 8,000± SF Office/Warehouse For Lease



3790 Highway 92, Acworth, GA 30102



### Property Highlights

- 2,000± – 8,000± SF of flexible space available in an 18,000± SF multi-tenant building
- One drive-in door per 2,000 sf provides efficient access and loading convenience
- Prime visibility on Highway 92 with 26,400 vehicles per day for built-in exposure
- Strategic location with quick access to I-575 and I-75, connecting you to the broader Atlanta metro
- Ample parking to support employees, customers, and deliveries
- Zoning accommodates a variety of business uses
- Surrounded by retail, dining, and growing residential communities – a strong market for both workforce and customers
- \$200,000 of recent property investments (roof, painting, etc.)
- Competitive lease rate: \$14.50/SF – excellent value in a high-demand corridor
- Inquire for Tenant Improvement Allowance

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

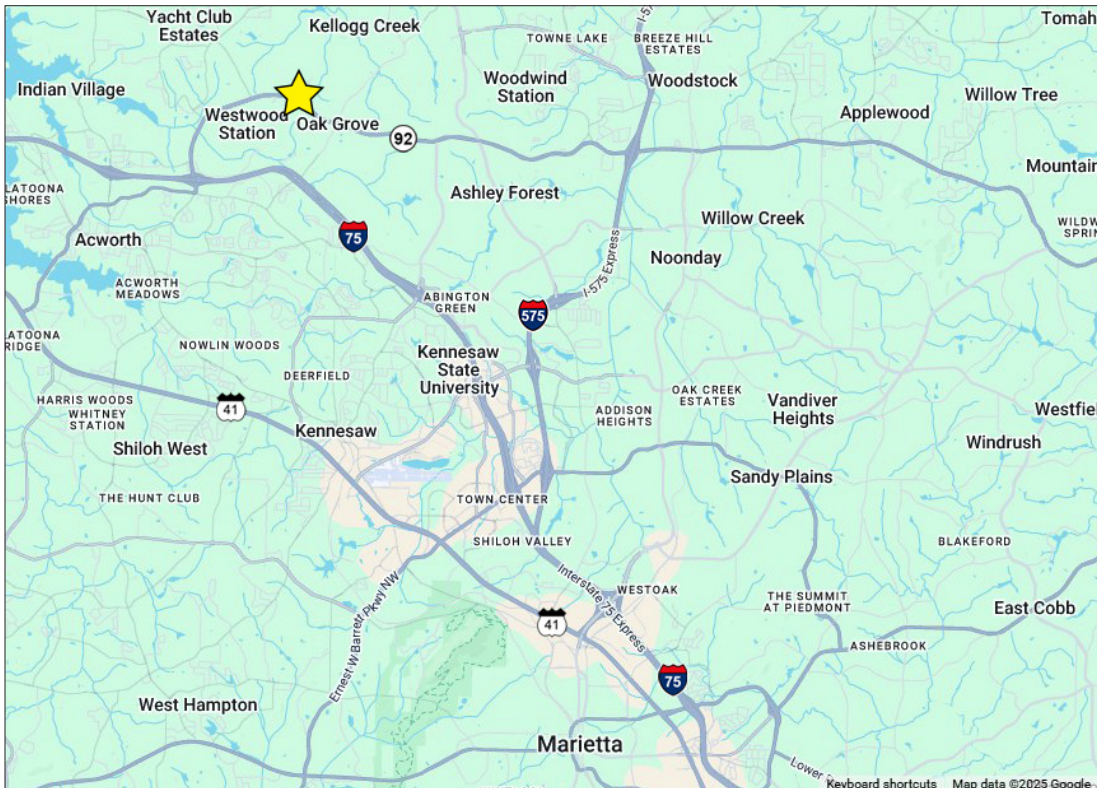
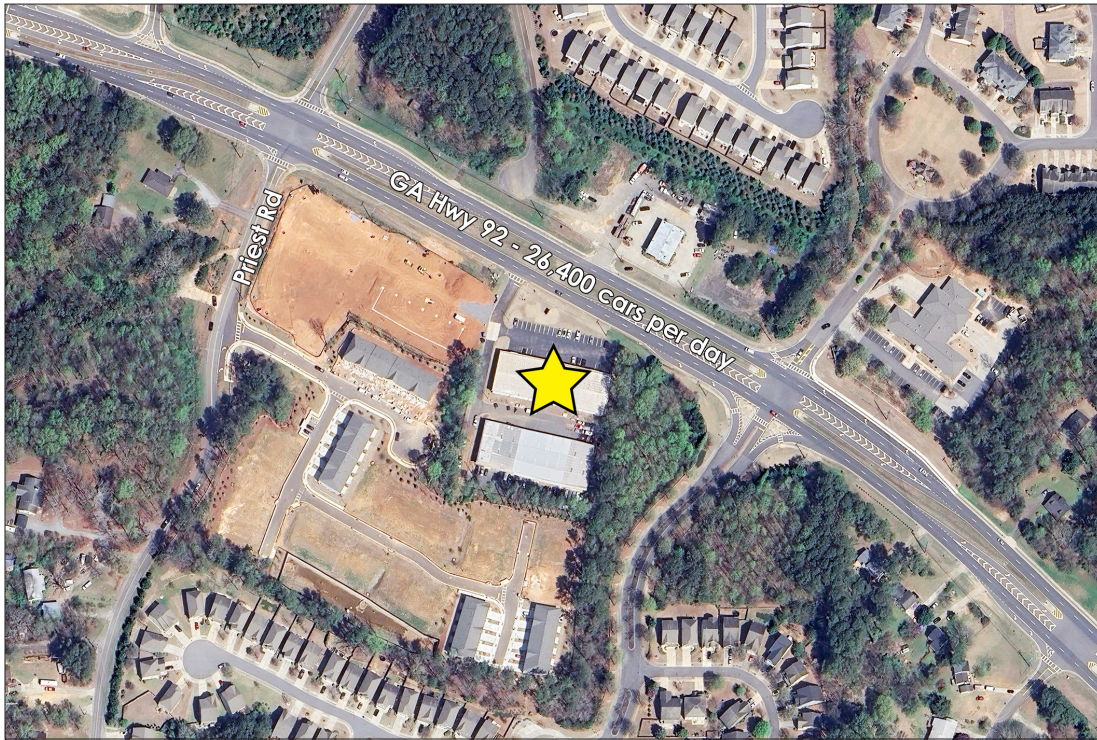
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