

FOR SALE

Industrial/Flex Building In Forsyth County

1825 Grassland Parkway Alpharetta, GA 30004

INDUSTRIAL PROPERTY FOR SALE



Chase Unger, CCIM

678.234.5791

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Property Summary

1825 Grassland Parkway Alpharetta, GA 30004

INDUSTRIAL PROPERTY FOR SALE



PROPERTY DESCRIPTION

Norton Commercial & Acreage group is proud to present the opportunity to acquire 1825 Grassland Parkway in Alpharetta, GA. This 14,000± SF industrial/flex facility sits on a 10,000± SF footprint, featuring 6,000± SF of warehouse space, 4,000± SF of office space, and an additional 4,000± SF of mezzanine office space. The property's flexible layout supports a variety of light industrial, distribution, or service-oriented uses, while its fenced storage yard offers valuable outdoor space for equipment or vehicle storage. The building is currently partially leased, with the tenant open to renewing or vacating based on the buyer's needs.

PROPERTY HIGHLIGHTS

- Approximately half-acre of outdoor storage
- 18' Clear Height
- Two dock-high doors
- Two loading ramps
- One grade-level door
- Monument signage

Sale Price:	\$2,500,000
Building Size:	14,000± SF
Lot Size	1.0± Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,195	5,710	15,257
Total Population	3,319	16,417	40,241
Average HH Income	\$133,301	\$165,549	\$150,493

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Exterior Photos

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Warehouse Photos

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Interior Photos

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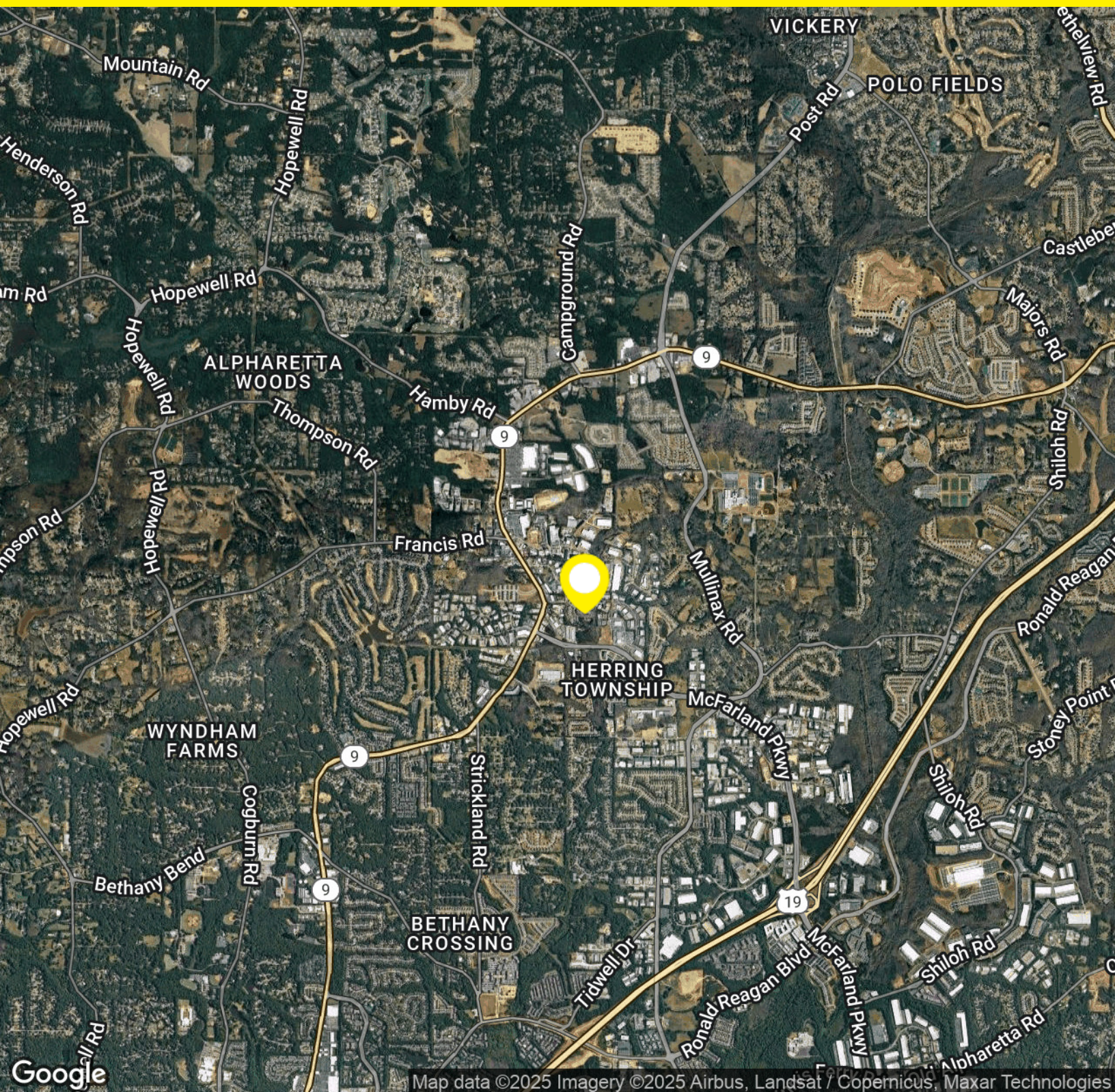
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Location Map

1825 Grassland Parkway, Suite C, Alpharetta, GA 30004

FLEX PROPERTY FOR LEASE



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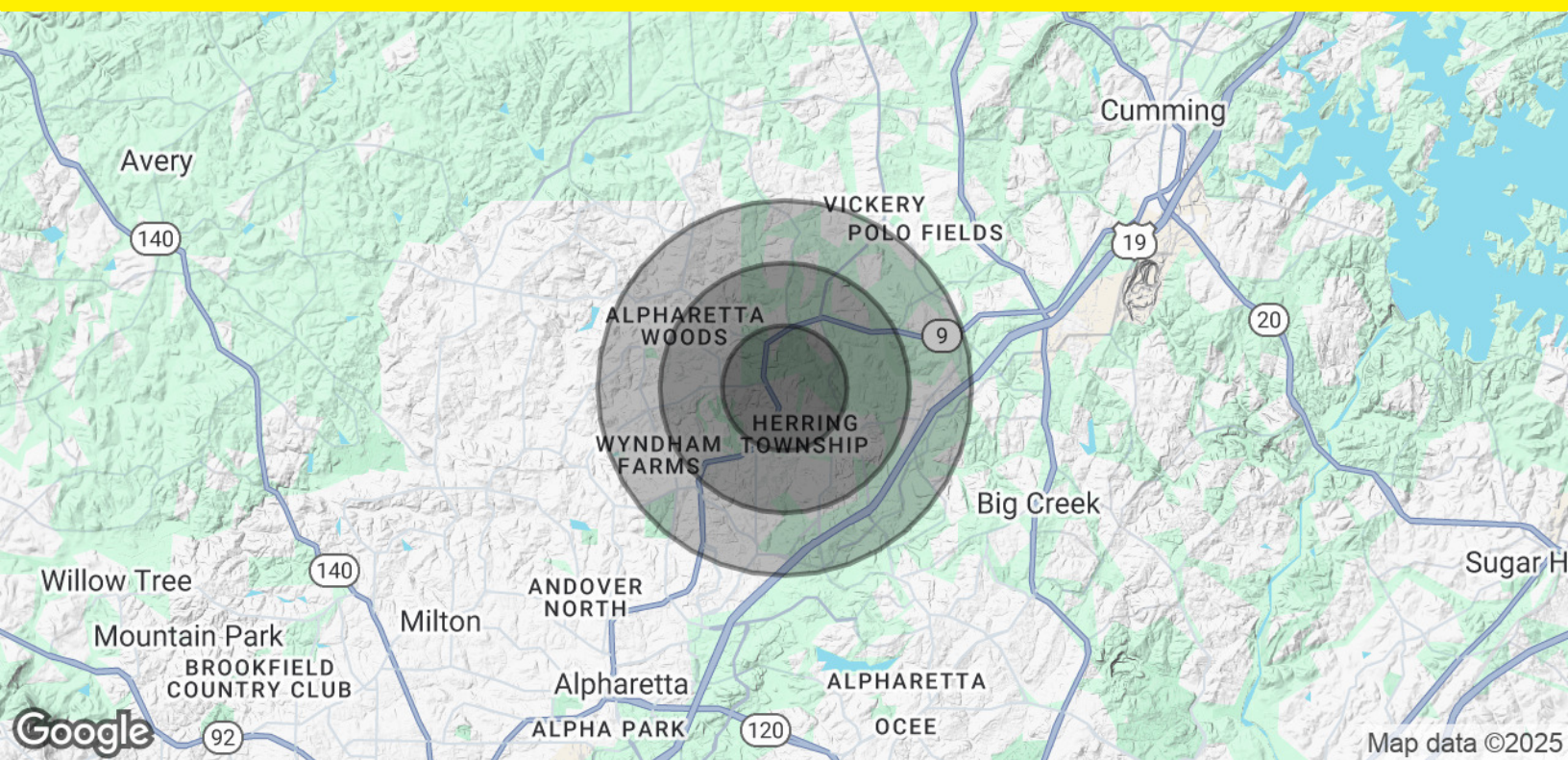
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Demographics Map & Report

1825 Grassland Parkway, Suite C, Alpharetta, GA 30004

FLEX PROPERTY FOR LEASE



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,319	16,417	40,241
Average Age	37.1	39.2	39.1
Average Age (Male)	32.8	36.4	37.2
Average Age (Female)	38.2	40.1	39.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,195	5,710	15,257
# of Persons per HH	2.8	2.9	2.6
Average HH Income	\$133,301	\$165,549	\$150,493
Average House Value	\$347,537	\$407,304	\$365,570

* Demographic data derived from 2020 ACS - US Census

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