

6 FALCON DRIVE, PEACHTREE CITY, GA 30269



### BASE RENTAL RATE: \$9.50/SF

Single story ~21,650 SF multi-tenant Flex Industrial Building.

20' Clear height ceilings  
One drive in door

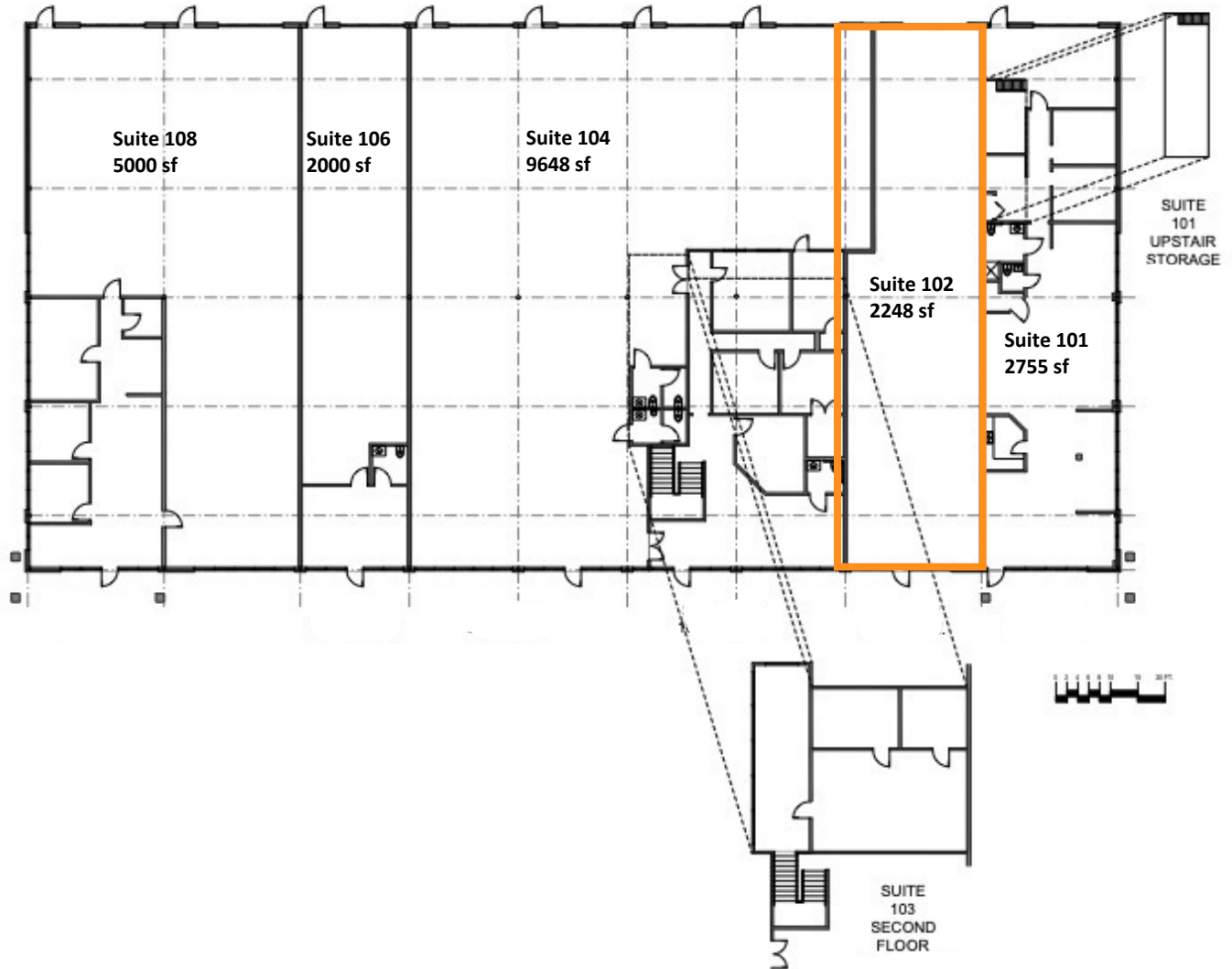
Located in desirable Peachtree City just steps away from Atlanta Regional Airport (KFFC) ([www.atlantaregionalairport.com](http://www.atlantaregionalairport.com)).

Located nearby Trilith Studios and the future site of the newly announced U.S. Soccer Federation HQ – 10.7 miles

Convenient access to 100+ miles of multi use paths with connectedness to all Peachtree City neighborhoods (via golf cart, bike, pedestrian, etc.)

### CONTACT

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**AVAILABILITY**

SUITE 102 – 2248SF

**LEASE TERM**

3 – 15 years

**NNN RENT**

\$9.50 per SF

**TIA**

Subject to creditworthiness and length of lease term

**ESCALATION**

4.0% per year

**ADDTL RENT**

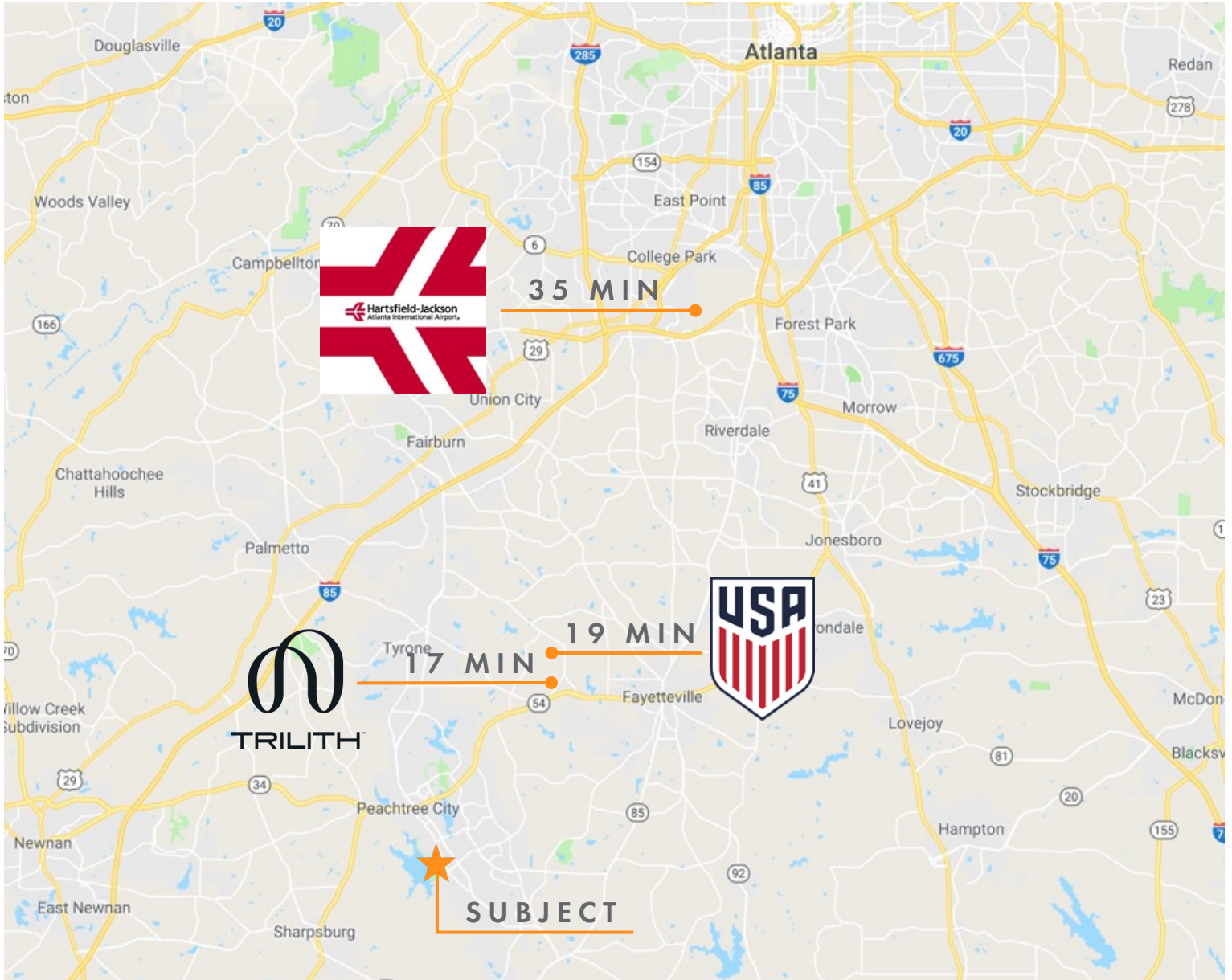
In addition to NNN Rent, Tenant shall pay its pro-rata share of operating expenses.

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### MAJOR AREA STAKEHOLDERS



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