



**INDUSTRY**  
REAL ESTATE PARTNERS

# For Sale or Lease

**6455 Shiloh Road,  
Alpharetta, GA 30005**

Owner-User Opportunity with  
Income in Prime Alpharetta/South  
Forsyth Location



770.458.2051

[IndustryRealEstatePartners.com](http://IndustryRealEstatePartners.com)



## EXECUTIVE SUMMARY

<b>Address</b>	6455 Shiloh Road, Alpharetta, GA 30005
<b>Total Building Size</b>	60,951 SF
<b>Space Available</b>	46,521 SF Contiguous - Available space is divisible for smaller SF requirements
<b>Number of Stories</b>	One (1)
<b>Number of Tenants</b>	One (1)
<b>Floor Plate</b>	Flexible / Efficient floor plate allow for a User to Occupy the entire building, or only a portion of the building & Lease the remainder to other Tenants
<b>Year Built</b>	1999
<b>Land Area</b>	5.98 acres
<b>Parking Ratio</b>	236 spaces (3.87 per 1,000)
<b>Zoning</b>	M1
<b>Tax Parcel ID</b>	065-028
<b>County</b>	Forsyth





## INVESTMENT HIGHLIGHTS

- ▶ Single-Story Owner/User Office Building w/ Income - one of the few owner/user opportunities currently on the market in North Fulton
- ▶ 0.07 Miles from Halcyon - 135-acre Mixed-Use Master-Planned Development
- ▶ Priced Well Below Replacement Cost
- ▶ Located in Well Established Business Park
- ▶ Ideal Corporate Headquarters
- ▶ Close proximity to Windward and McFarland Executive Housing and workforce residential areas





# Exterior Photos





# Interior Photos





# Site Plan



**6455 SHILOH ROAD**  
**ALPHARETTA, GA**  
TOTAL SF: 60,951 SF  
LAND AREA: 5.98 ACRES  
PARKING RATIO: 3.87 PER 1,000 SF





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