

9330 INDUSTRIAL TRACE

ALPHARETTA, GA 30004

FOR LEASE
22,500+/- SF Freestanding Warehouse

BRIAN BRATTON, SIOR

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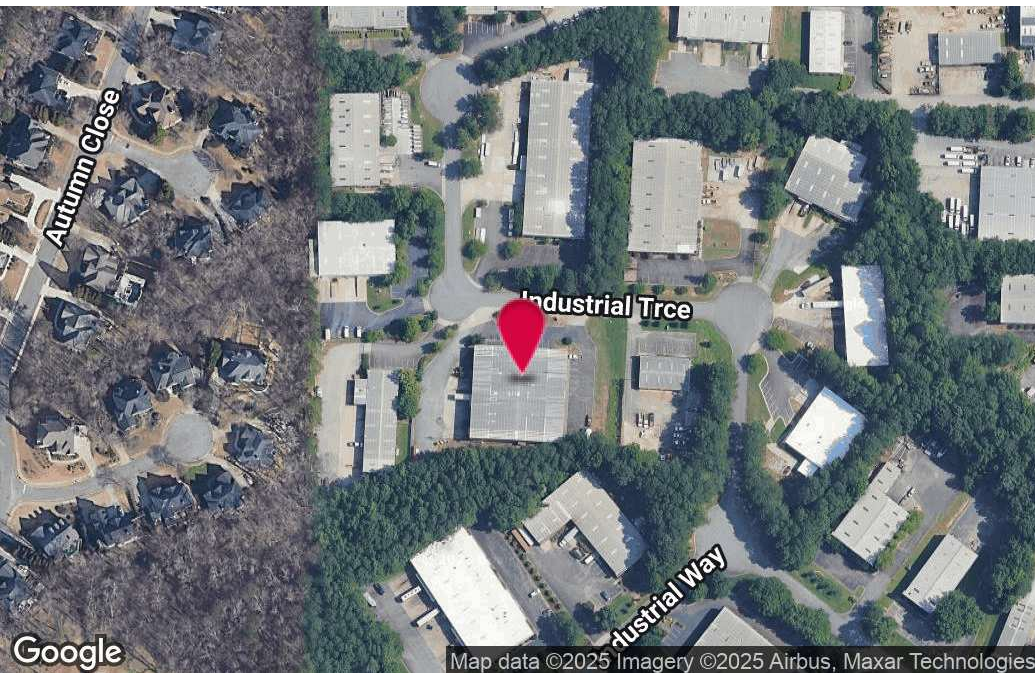
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FOR LEASE
22,500+/- SF
WAREHOUSE



PROPERTY HIGHLIGHTS

- Landlord Make-Ready Work to be Completed in Q4 2025: Whitebox Office & Warehouse, Paint & Carpet in Office, LEDs Throughout Warehouse & Office
- 2,000+/- SF Office Under Renovation
- 3 Dock High Doors
- 1 Drive-In Ramp
- 22' Clear Height
- Zoned M1C
- 27 Car Parking
- 95' Truck Court
- 600 Amps / 240 Volts / 3 Phase Power
- Located in the Nine McFarland Industrial Park

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SIDE LOADING



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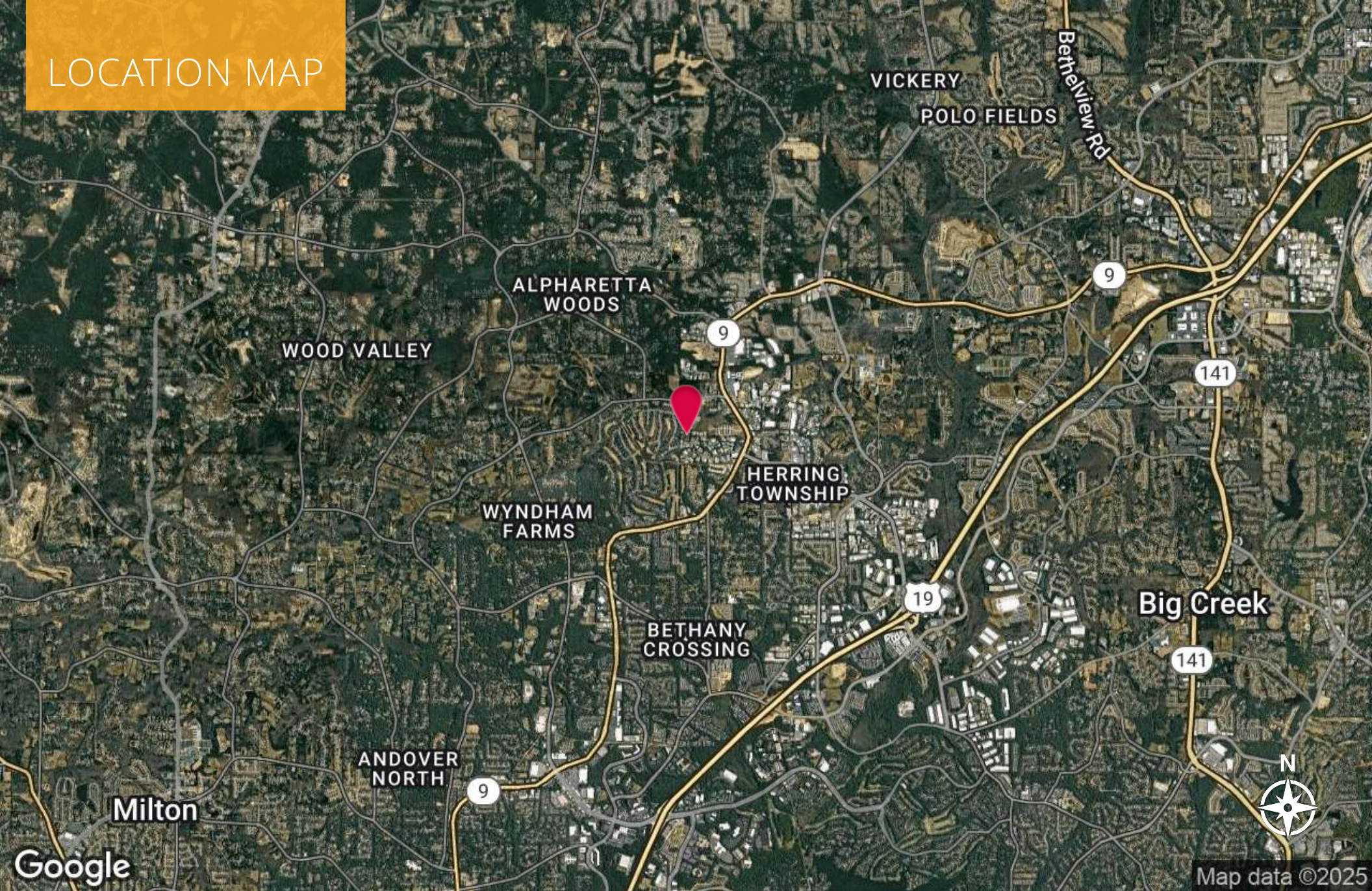
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LOCATION MAP



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EXCLUSIVELY LISTED BY:

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