

9335 INDUSTRIAL TRACE

ALPHARETTA,
GA 30004

Industrial Property For Lease
20,543+/- SF Freestanding Warehouse

BRIAN BRATTON, SIOR

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STEVE RATCHFORD, SIOR, CCIM

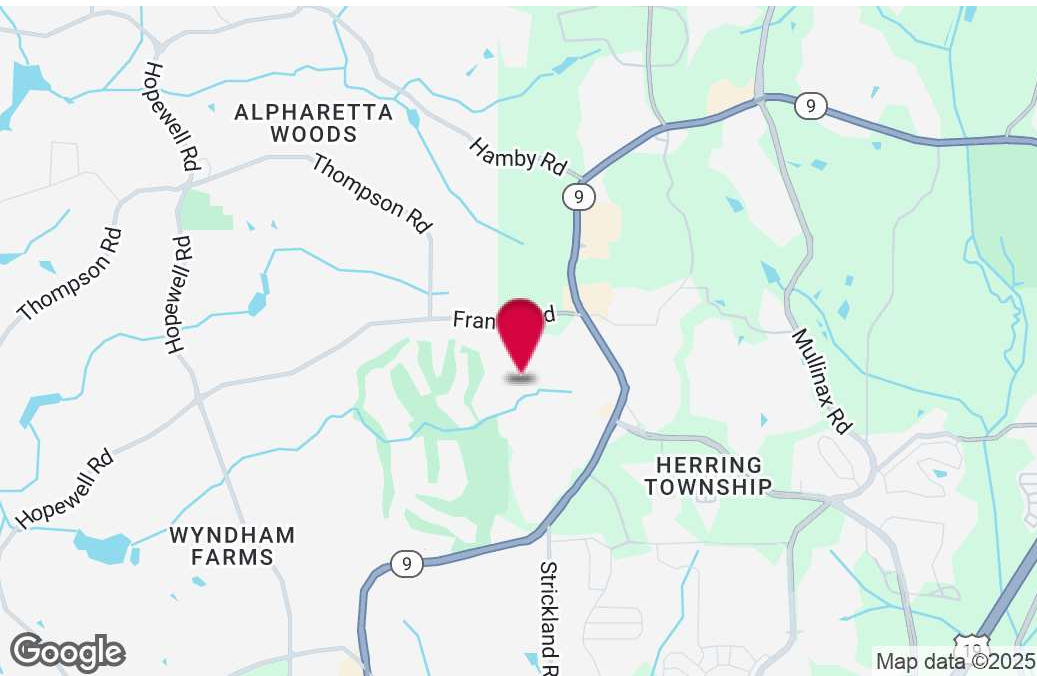
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FOR LEASE
20,543+/- SF



PROPERTY HIGHLIGHTS

- New Paint & Flooring in Office to be Completed in Q2 (2025)
- Truck Court Renovation to be Completed in Q2 (2025)
- 3,935+/- SF Office Space w/ 3,196+/- SF Mezzanine
- 3 Dock High Doors, 1 Drive-In Door
- 600 Amps/480 Volts/3 Phase
- 18' Ceiling Height
- Wet Sprinkler System
- Outside Storage

OFFERING SUMMARY

Lot Size:	1.72 Acres
Zoning:	M1C

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WAREHOUSE PHOTOS



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INTERIOR PHOTOS



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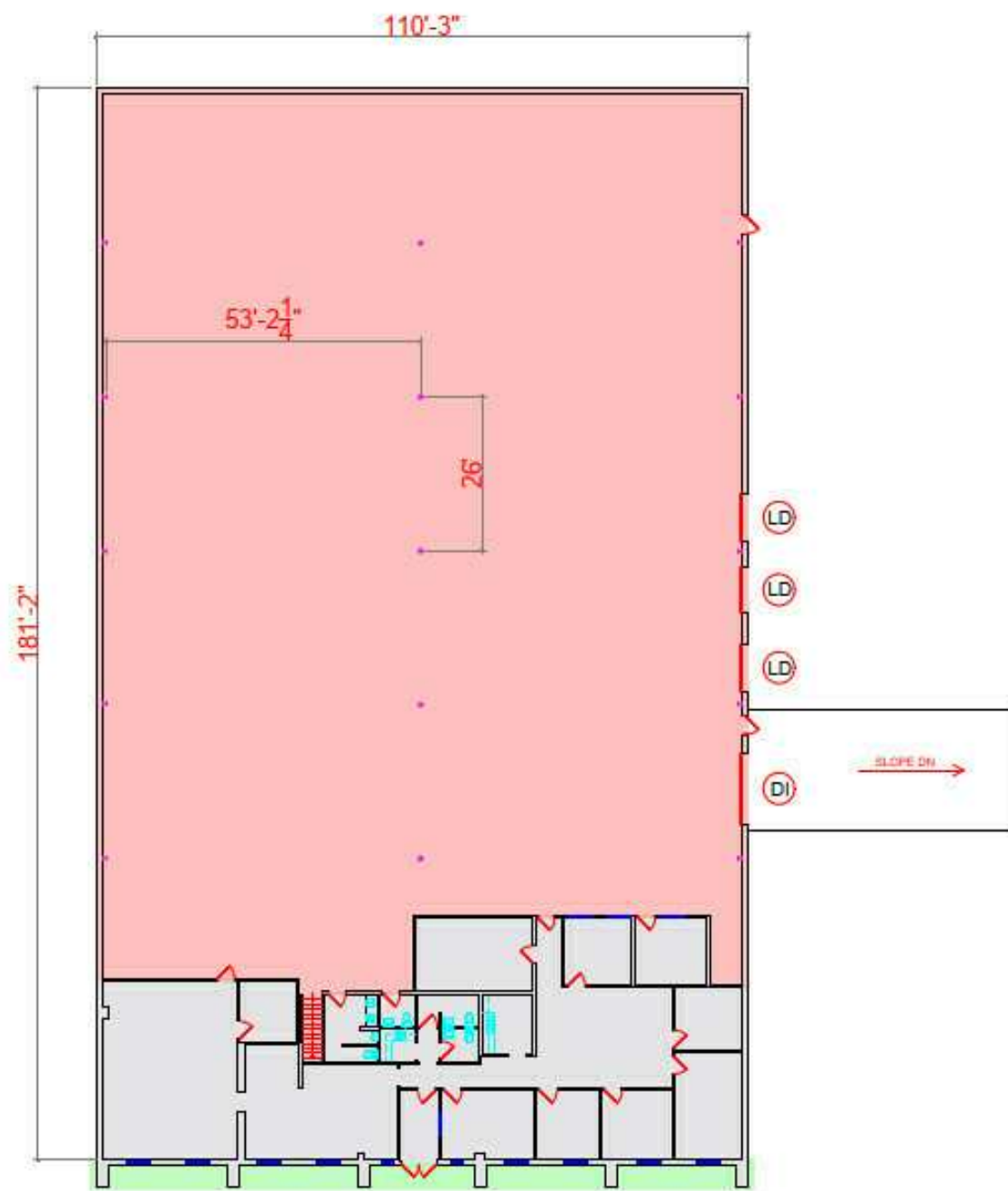
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FLOOR PLAN



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PROPERTY OVERVIEW



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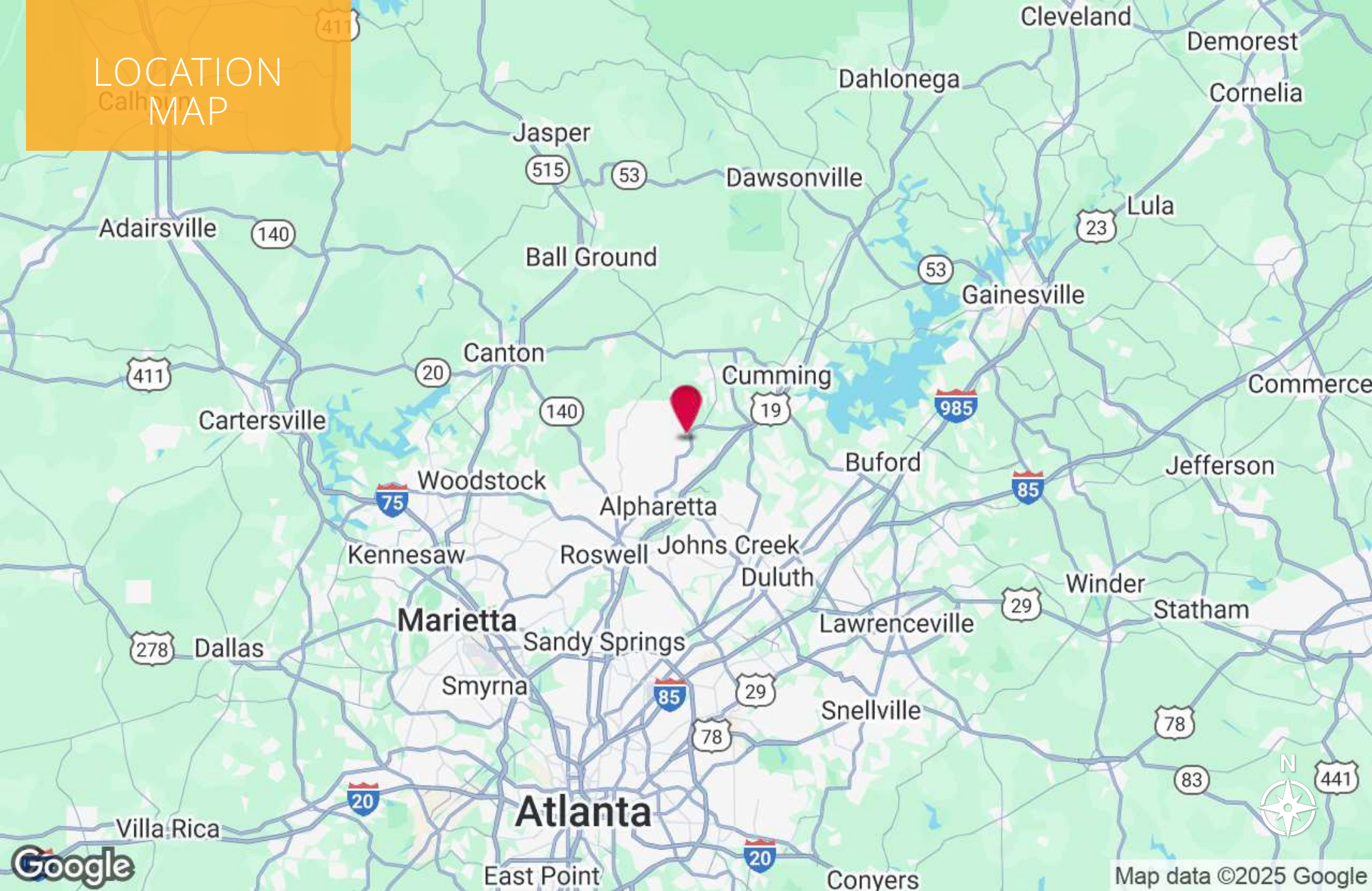
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LOCATION MAP



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EXCLUSIVELY LISTED BY:

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