



OFFICE/WAREHOUSE FOR LEASE

4193 Tanners Creek Drive
Suite 100
Flowery Branch, GA 30542

CONTACT:

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ABOUT THE PROPERTY

- 3,860 SF Office/Warehouse suite for lease
- Accessible mezzanine
- Common dock ramp on property
- Warehouse has a drive-in door
- Fire Sprinklered Building
- Zoned M-1 (Light Industrial), City of Oakwood

LOCATION INFORMATION

- Easy access to Thurmon Tanner Pkwy and I-985 (Exit 14)
- In the Tanners Creek Business park, a mixed-use office and industrial development

PRICE

- \$4,495 per month (Modified Gross)



Radial Property Group, LLC

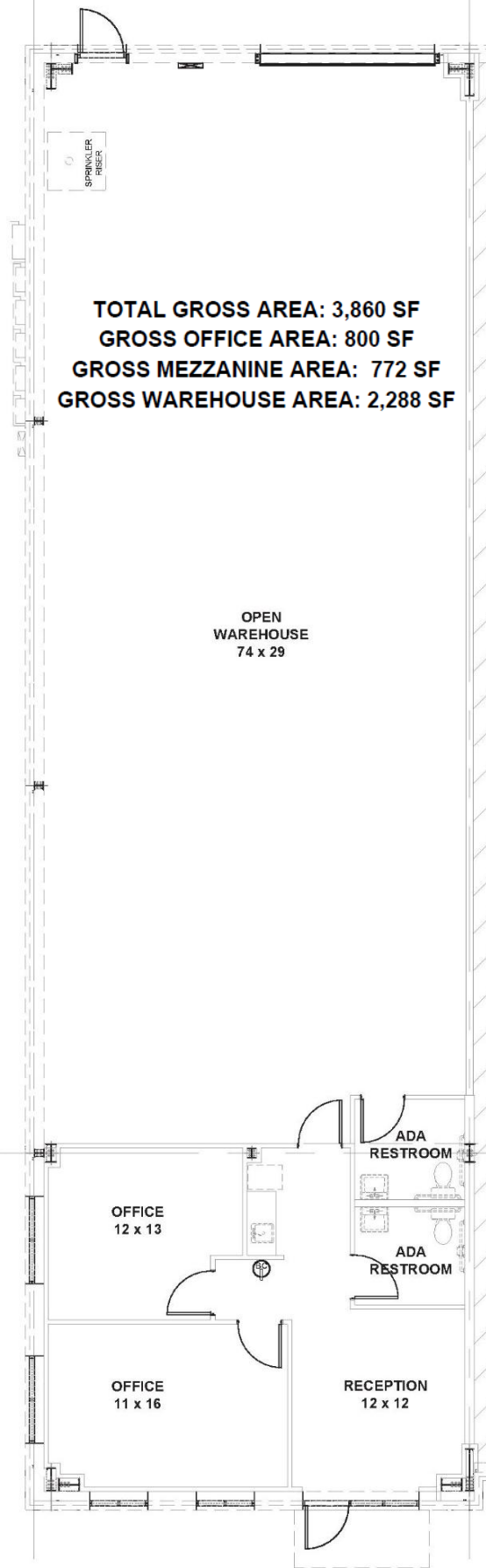
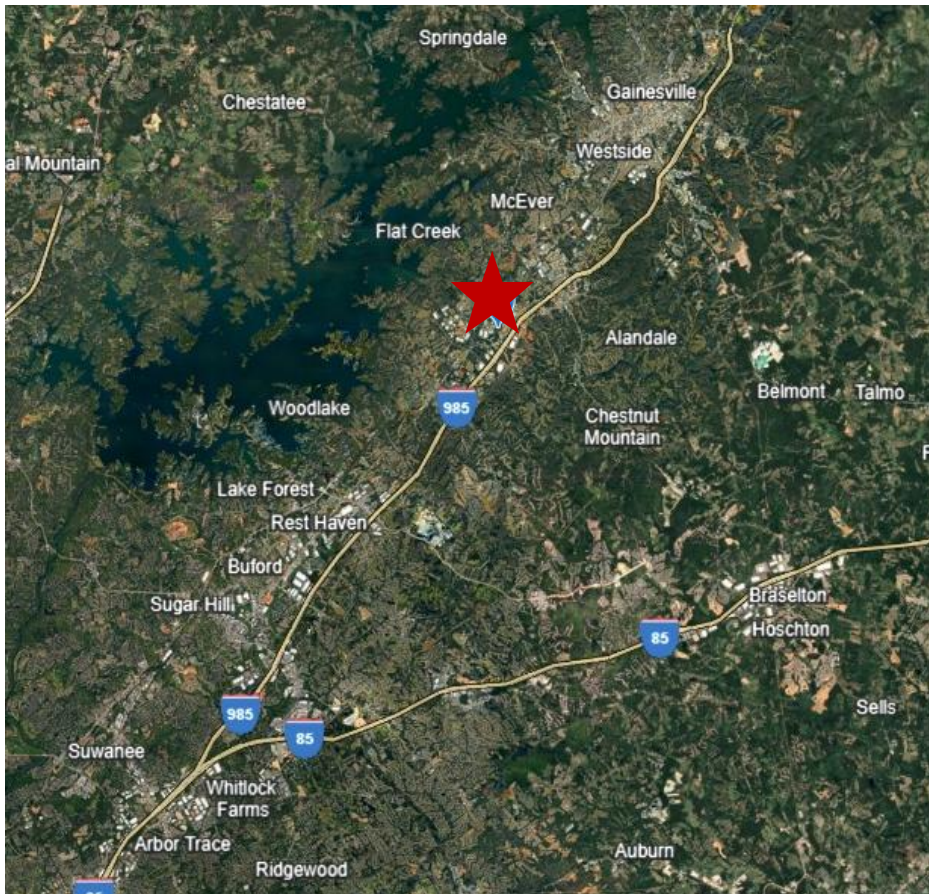
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SUITE 100 DETAILS

- 3,860 SF office/warehouse
- Reception area, two offices, and two bathrooms
- 772 SF of mezzanine above front office area
- 12' X 14' drive in door in the warehouse area
- One pedestrian entrance in the front and one in the back
- Rent: \$4,495/month (Modified Gross)



TOTAL GROSS AREA: 3,860 SF
GROSS OFFICE AREA: 800 SF
GROSS MEZZANINE AREA: 772 SF
GROSS WAREHOUSE AREA: 2,288 SF

OPEN WAREHOUSE
74 x 29



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