

Presented By:

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POWELL PROPERTY GROUP, INC

416 Pirkle Ferry Road, Suite K300

Cumming, GA 30040

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1060 UNION CENTER DRIVE

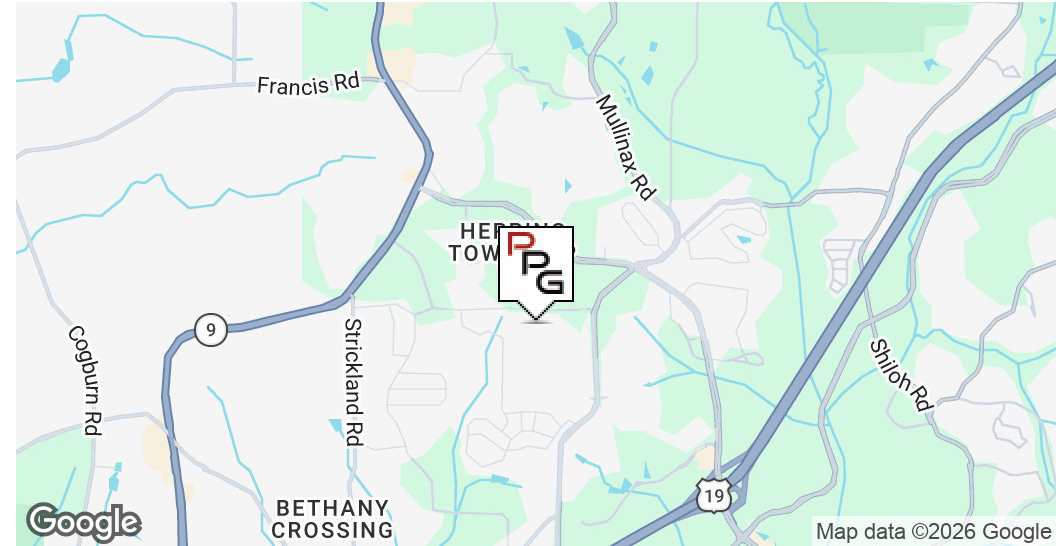
Industrial Property :

ALPHARETTA, GA 30004

FOR LEASE

1060 UNION CENTER DRIVE

ALPHARETTA, GA 30004



Lease Rate	\$13/SF
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OFFERING SUMMARY

Available SF:	9,480
Lot Size:	2.5 Acres
Zoning:	M-1
CAM:	\$1 psf

PROPERTY OVERVIEW

This 9,480 square foot warehouse space located at 1060 Union Center in Alpharetta, GA offers ample room for a variety of industrial or commercial uses. With M1 zoning, the space is suitable for light manufacturing, distribution, or storage. The unit features two spacious offices, perfect for administrative or managerial functions, as well as two convenient restrooms. The open floor plan allows for easy customization to suit your specific needs, and the large roll-up door provides easy access for deliveries and shipments. Located in a prime industrial area, this property is easily accessible from major highways and offers ample parking for employees and visitors alike.

PROPERTY HIGHLIGHTS

- One Dock Door
- Four Offices, Two Restrooms
- 20'-24' Ceiling Height
- Three Phase Power
- Air Conditioned

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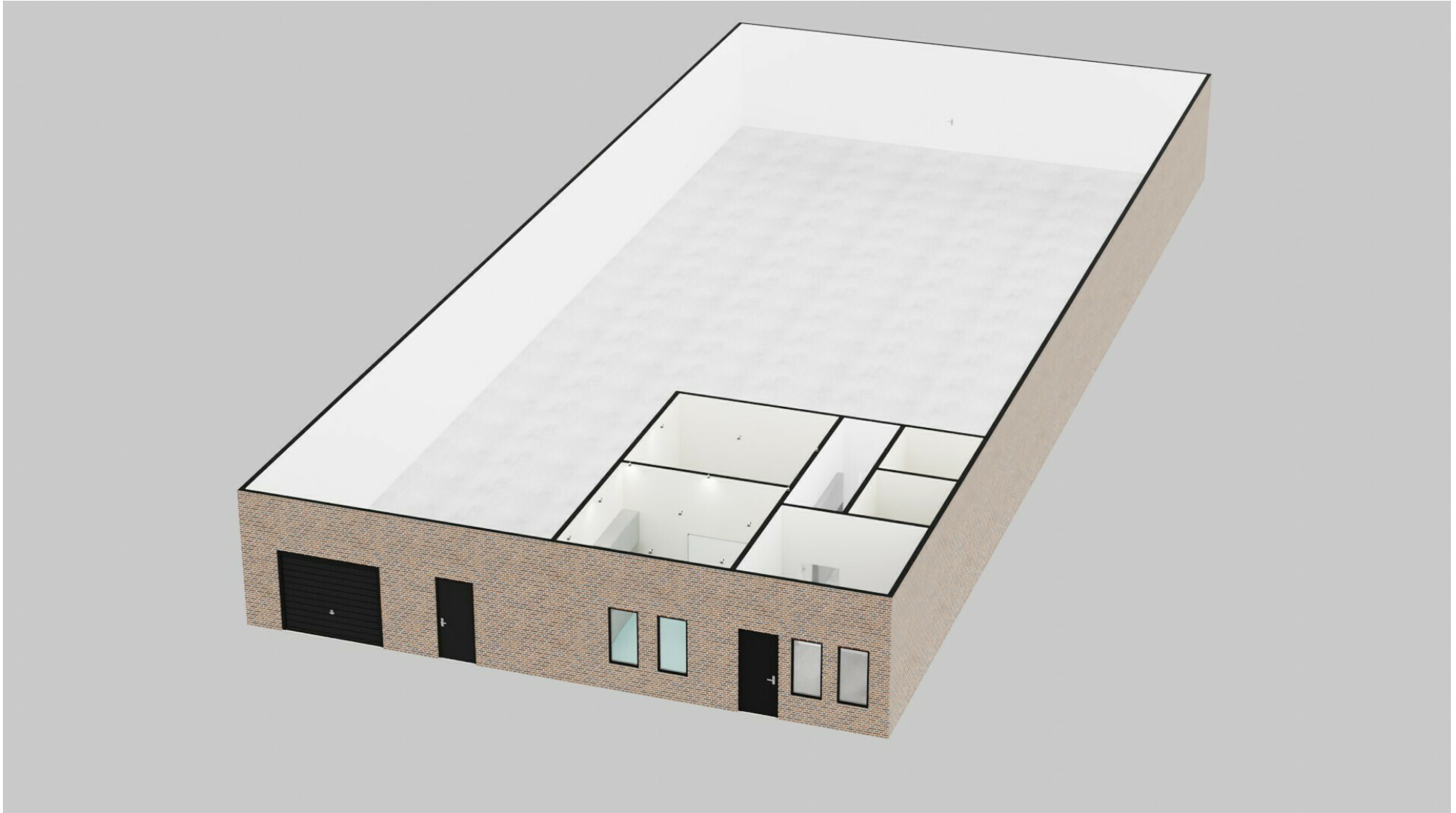
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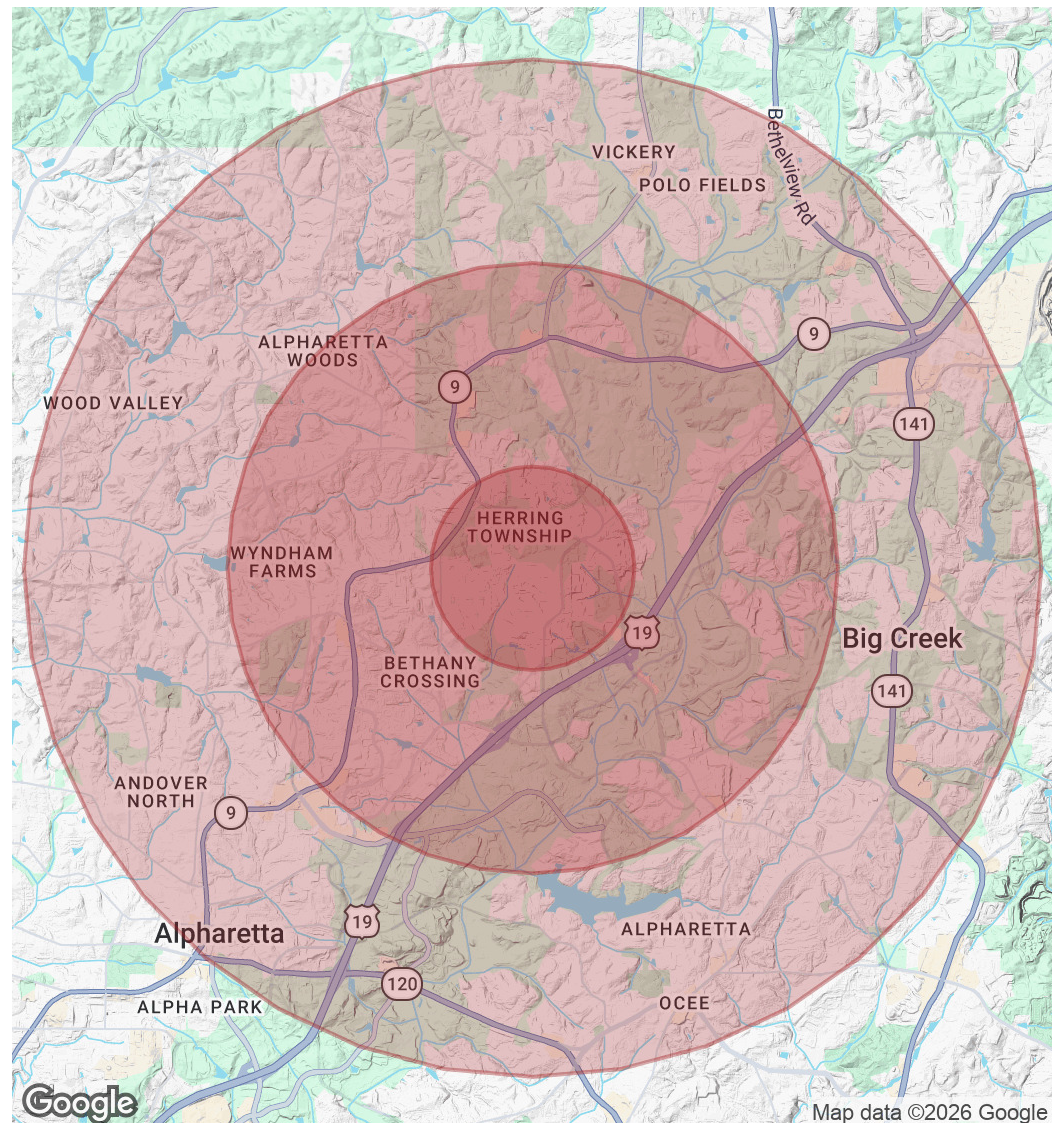
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,147	30,176	99,542
Average age	31.4	34.1	35.4
Average age (Male)	31.3	33.9	34.8
Average age (Female)	31.4	34.0	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,101	11,176	35,420
# of persons per HH	2.9	2.7	2.8
Average HH income	\$94,861	\$113,644	\$122,763
Average house value	\$250,801	\$381,124	\$402,954

* Demographic data derived from 2020 ACS - US Census



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