



OFFICE/WAREHOUSE FOR LEASE

4187 Tanners Creek Drive
Suites 300-400
Flowery Branch, GA 30542

CONTACT:

Brad Bowman

770-718-8855

brad@wayne-trading.com

ABOUT THE PROPERTY

- 7,462 SF Office/Warehouse for lease
- Concrete mezzanine
- Common dock ramp on property
- Warehouse has a 12' X 14' 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

- \$7,195 per month NNN

*Rate does not include certain utilities, building services and property expenses



Radial Property Group, LLC

Office: 770-967-4625

www.RPG-CRE.com

4187 Tanners Creek Drive
Suites 300-400
Flowery Branch, GA 30542

TOTAL GROSS AREA: 7,462 SF
GROSS OFFICE AREA: 710 SF
GROSS MEZZANINE AREA: 1,459 SF
GROSS WAREHOUSE AREA: 5,293 SF

OPEN
WAREHOUSE
99 x 59

OFFICE
12 x 14

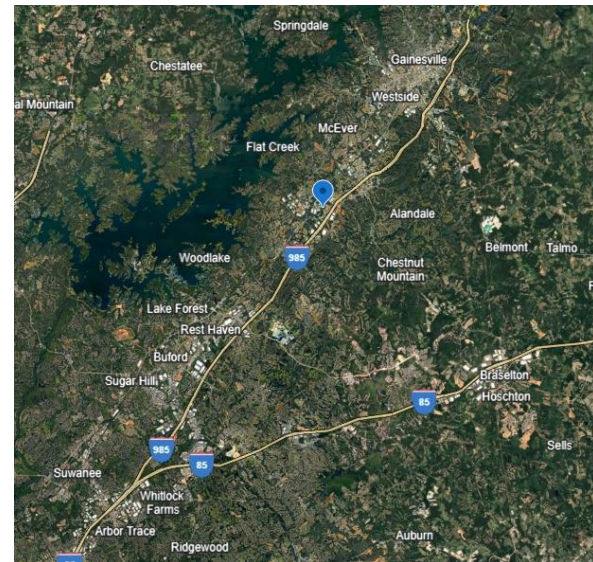
ADA
RESTROOM

OFFICE
9 x 17

RECEPTION
13 x 11

SUITES 300 - 400 DETAILS

- 7,462 SF office/warehouse
- Reception area, two offices, and a bathroom
- 1,459 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: \$7,195/month NNN
*Rate does not include certain utilities, building services and property expenses



Radial Property Group, LLC

Office: 770-967-4625

www.RPG-CRE.com