



Industrial For Sale or Lease

4627 Atlanta Highway, Flowery Branch, GA



PHASE 1 DETAILS



23,100
TOTAL SF



BTS
OPTIONS



5K-12K
SF DIVISIBLE



DELIVERED
Q1 2026

FLOWERY BRANCH, GA

For More Information and Leasing, Contact:

Sam Simpson
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PROJECT SITEPLAN



Bldg. 100
12,000 RSF
 Construction Complete

Bldg. 200
11,100 RSF
 Construction Complete

PROJECT SPECIFICATIONS

PHASE 1

Total SF: 23,100 RSF
Parking: 28 Spaces
Clear Height: 18'
Power: Upgradeable 400amp 3 Phase

BUILDING 100

Total SF: 12,000 RSF
Drive-In Doors: 3X 12'14'
Building Width: 125'
Building Depth: 96'

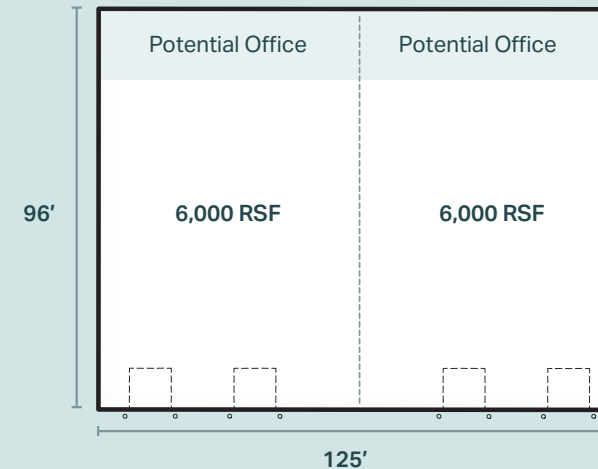
BUILDING 200

Total SF: 11,100 RSF
Drive-In Doors: 4X 12'14'
Building Width: 150'
Building Depth: 74'

PHASE I FLOORPLANS

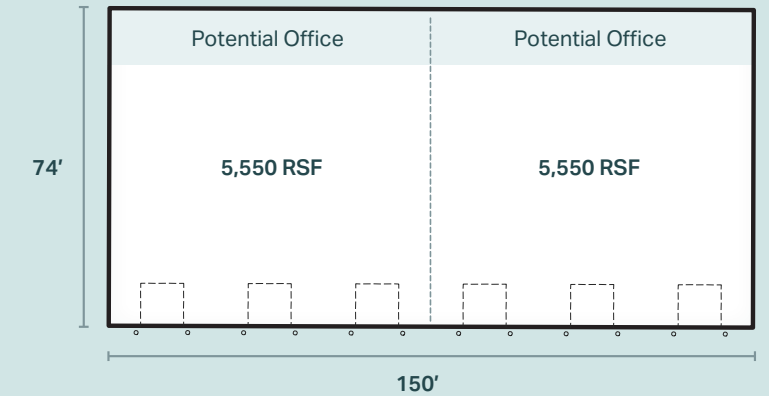
Building 100 12,000 RSF

Single or Two Tenant Opportunity



Building 200 11,100 RSF

Single or Two Tenant Opportunity



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↑ New Inland Port Blue Ridge Connector 10 Miles

Interstate 985

Highway 53

The Branch Business Park

Atlanta Highway

Sprout Springs Rd

POINTS OF INTEREST

UPS Package Hub	6 Miles
FedEx Ground Hub	12 Miles
Inland Port	14 Miles
Downtown Atlanta	41 Miles
Hartsfield-Jackson Int'l Airport	50 Miles

TRAVEL DISTANCES

Interstate 985	< 1 Mile
Exit 14	1.3 Miles
Sprout Springs Road	2 Miles
Interstate 85	8.4 Miles
Interstate 285	33 Miles

CONTACT BROKER FOR PRICING AND RATES

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