

FOR LEASE



PREMIUM FLEX SPACE AVAILABLE

2204 Justin Trail | Alpharetta, GA 30004

2,000 SF
Total Available Suite

1,500 SF
Warehouse w/ High Ceilings

500 SF
Newly Renovated Office

\$19/SF NNN
Asking Lease Rate

SOUTH FORSYTH / NORTH FULTON | ALPHARETTA-MILTON CORRIDOR | CONVENIENT TO GA-400

THE OFFERING

An exceptional opportunity to lease a move-in-ready, high-end flex office/warehouse suite in the rapidly growing North Fulton / South Forsyth corridor. Built in 2018, this masonry-constructed property delivers a clean, professional appearance ideal for upscale service businesses, creative firms, contractors, and light industrial users.

Suite Features at a Glance

Total Suite Size: ~2,000 SF

Warehouse: 1,500 SF with soaring high ceilings

Drive-In Access: 16-foot roll-up door

Office Space: 500 SF fully finished front office

Office Layout: Lobby / reception, 2 private offices, private restroom

Condition: Newly renovated — new flooring & fresh paint throughout

Climate Control: HVAC installed

Security: Security system in place

Lease Type: NNN

Availability: Immediate

BUILDING SPECIFICATIONS

Building Type	Flex / Office / Warehouse
Total Building Size	~14,000 SF
Year Built	2018
Construction	Masonry
Zoning	M1 Industrial
Lot Size	~3.42 Acres
Parking	~47 Surface Spaces
Lease Rate	\$19/SF NNN

LOCATION & ACCESS

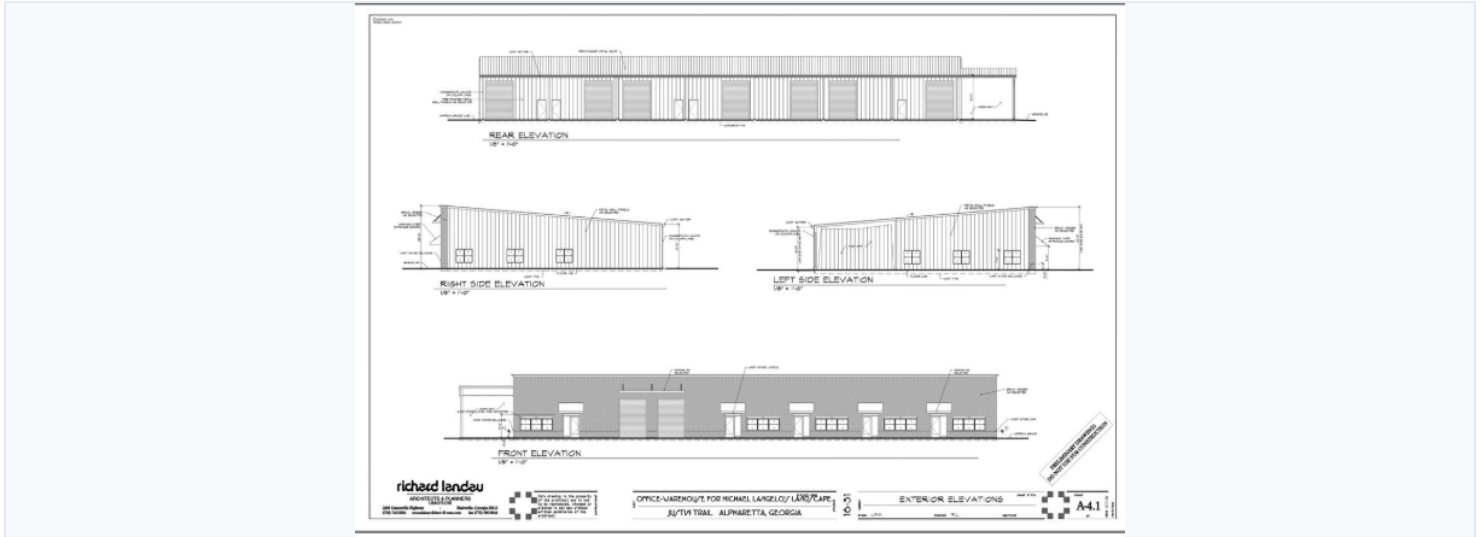
Strategically positioned near the Alpharetta–Milton corridor with direct convenience to GA-400. This high-demand submarket benefits from strong business growth, affluent residential demographics, and critically limited flex inventory — making this an opportunity that will not last long.

TENANT COMMUNITY

The park hosts a curated mix of professional tenants including Michaelangelo’s Sustainable Landscape & Design Group, SoundWaves Creative, Sophia’s Findings, and 2 Brothers Auto — reflecting the upscale, owner-operated character of the complex.



BUILDING ELEVATIONS — JUSTIN TRAIL, ALPHARETTA, GEORGIA



PROPERTY CHARACTER

2204 Justin Trail represents the new standard of "executive warehouse" space in metro Atlanta. Unlike older, purely functional industrial parks, this owner-managed property seamlessly combines upscale office frontage with highly functional warehouse capability. The 2018 masonry construction, gated entrance, and curated tenant mix position this complex firmly above the typical flex park.

WHY THIS LOCATION?

The Alpharetta–Milton–South Forsyth corridor is one of the fastest-growing business corridors in the Southeast. With GA-400 access, proximity to affluent residential communities, and a severe shortage of quality flex inventory, demand for spaces like this consistently outpaces supply. Businesses that secure space here benefit from a prestigious North Fulton address and an exceptional operational environment.

SCHEDULE A TOUR TODAY

Contact us to arrange a private showing of this premium flex suite.

Property Details

2204 Justin Trail
 Alpharetta, GA 30004
 Suite: ~2,000 SF Available
 Zoning: M1 Industrial

\$19/SF

NNN | Immediate Availability