

Presented By:

SCOTT HANLON

Commercial Realtor

404.558.0596

shanlonppg@gmail.com

POWELL PROPERTY GROUP, INC

416 Pirkle Ferry Road, Suite K300

Cumming, GA 30040

commercial400.com



POWELL
PROPERTY GROUP

1060 UNION CENTER DRIVE

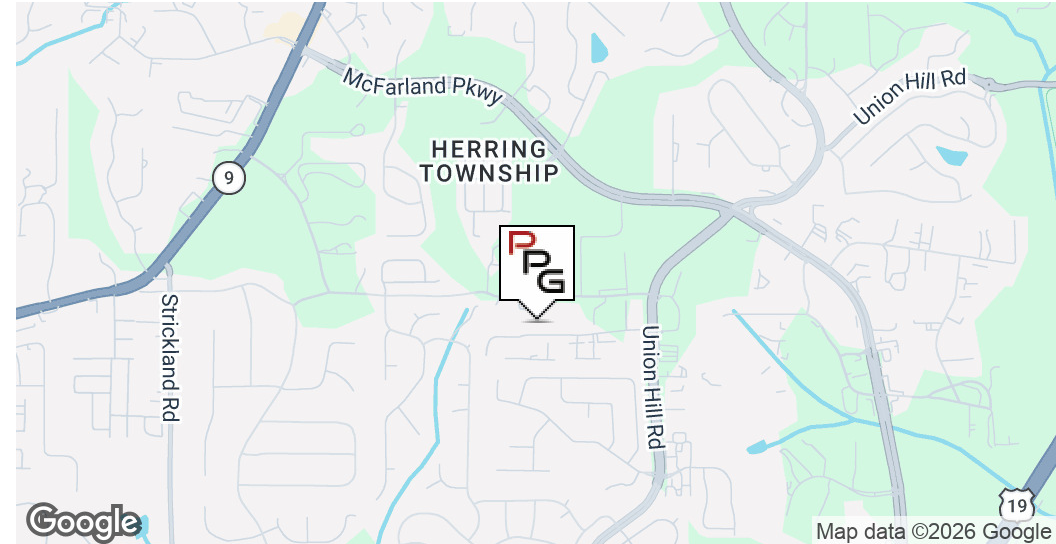
Industrial Property :

ALPHARETTA, GA 30004

FOR LEASE

1060 UNION CENTER DRIVE

ALPHARETTA, GA 30004



OFFERING SUMMARY

Lease Rate:	\$13 - 16 SF/yr (MG)
Building Size:	41,060 SF
Available SF:	3,200 - 9,480 SF
Lot Size:	2.5 Acres
Number of Units:	2
Zoning:	M-1

PROPERTY OVERVIEW

Explore two exceptional leasing opportunities at 1060 Union Center Drive, Alpharetta, GA, 30004. Each space offers the convenience of a drive-in, complemented by a well-appointed office area and restrooms. With an impressive ceiling height ranging from 20 to 24 feet and the reliability of three-phase power, these facilities are designed to accommodate a variety of business needs. The addition of air conditioning ensures a comfortable work environment year-round. Perfect for businesses seeking modern, adaptable spaces in a sought-after location, these properties present compelling opportunities for growth and success.

SPACES	LEASE RATE	SPACE SIZE
Suite C	\$13.00 SF/yr	9,480 SF
Suite F	\$16.00 SF/yr	3,200 SF

SCOTT HANLON

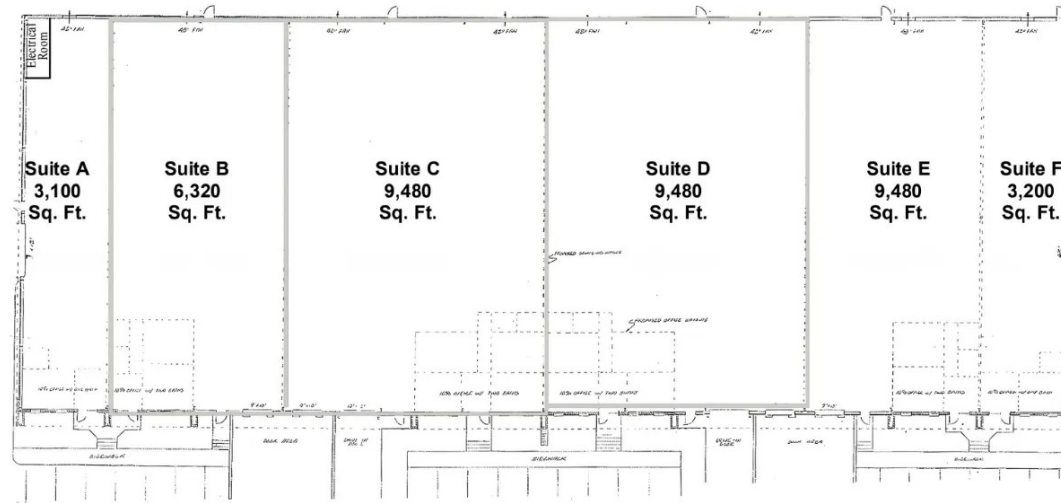
Commercial Realtor
404.558.0596
shanlonppg@gmail.com

POWELL PROPERTY GROUP, INC

416 Pirkle Ferry Road, Suite K300, Cumming, GA 30040
404.558.0596
commercial400.com

1060 UNION CENTER DRIVE

ALPHARETTA, GA 30004



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,200 - 9,480 SF	Lease Rate:	\$13 - \$16 SF/yr

AVAILABLE SPACES

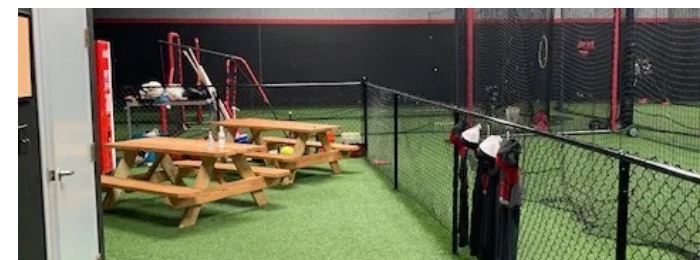
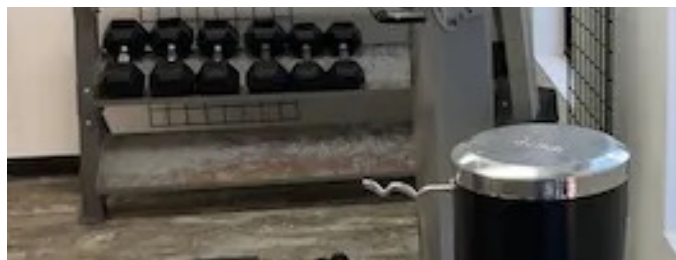
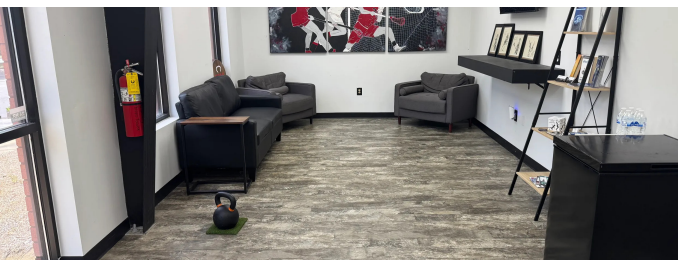
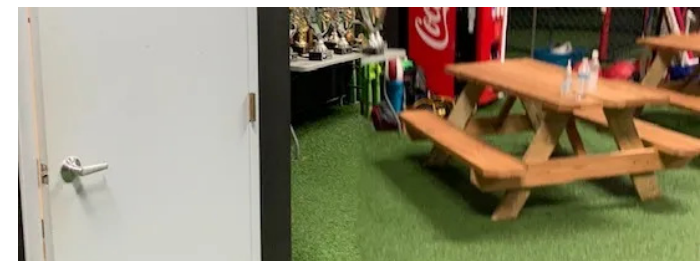
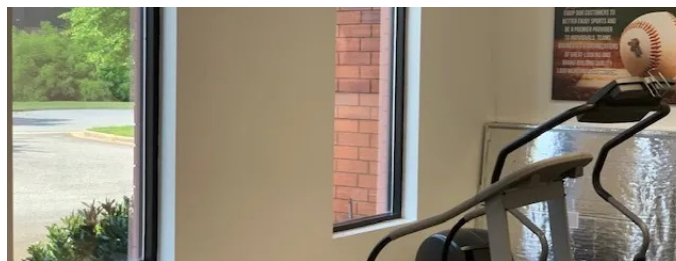
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite C	Available	9,480 SF	Modified Gross	\$13.00 SF/yr	The unit features one spacious office, perfect for administrative or managerial functions, as well as two convenient restrooms. The open floor plan allows for easy customization to suit your 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.
Suite F	Available	3,200 SF	Modified Gross	\$16.00 SF/yr	The unit is newly renovated and features approximately 10% finished office space, providing a functional balance of warehouse and administrative area. It includes one convenient drive-in door, making it ideal for warehousing, light manufacturing, distribution, or contractor operations. Located in a prime industrial area, the property offers excellent access to major highways and ample on-site parking for employees, customers, and deliveries.

SCOTT HANLON
Commercial Realtor
404.558.0596
shanlonppg@gmail.com

POWELL PROPERTY GROUP, INC
416 Pirkle Ferry Road, Suite K300, Cumming, GA 30040
404.558.0596
commercial400.com

1060 UNION CENTER DRIVE

ALPHARETTA, GA 30004



SCOTT HANLON
Commercial Realtor
404.558.0596
shanlonppg@gmail.com

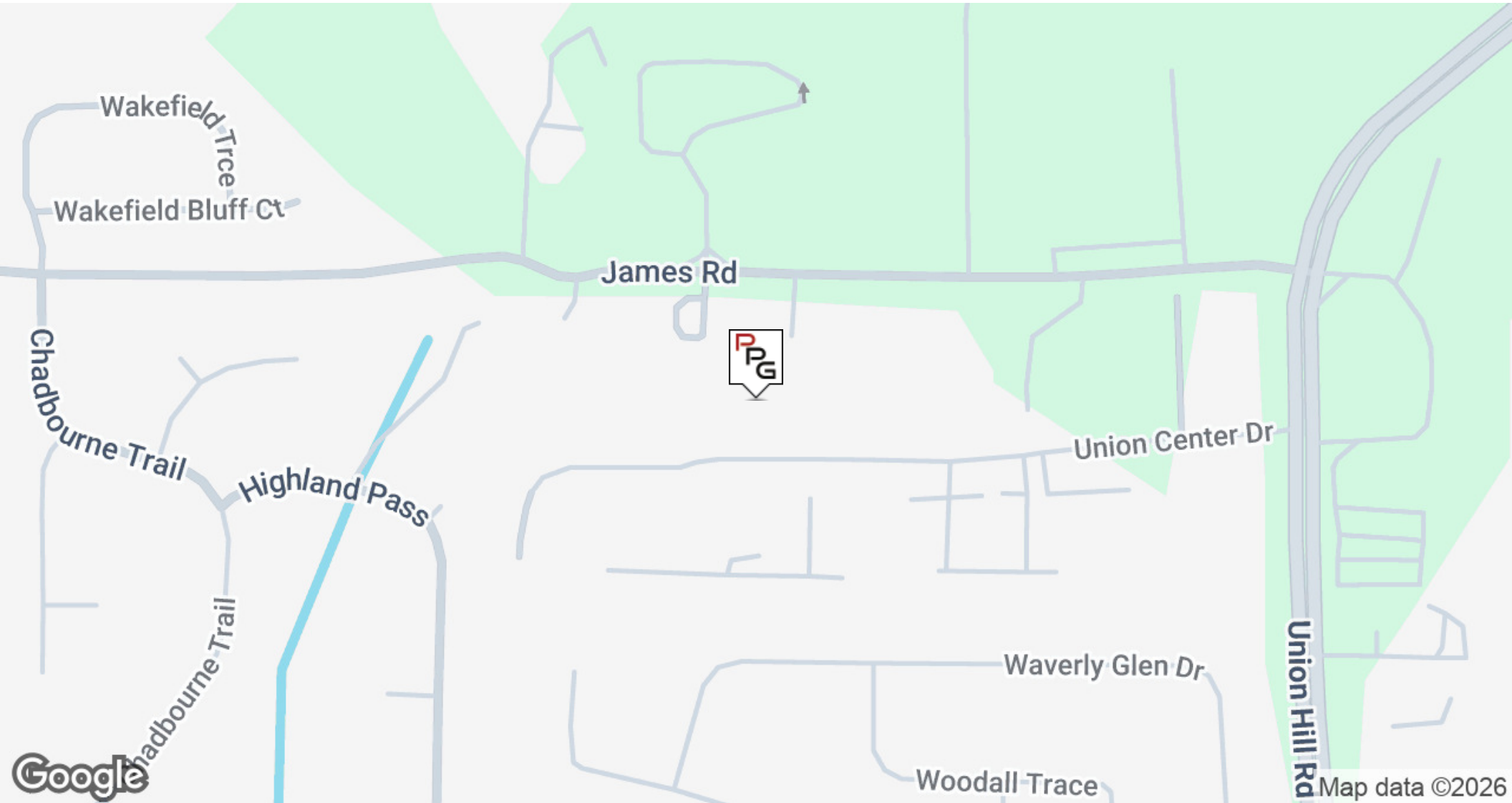
POWELL PROPERTY GROUP, INC
416 Pirkle Ferry Road, Suite K300, Cumming, GA 30040
404.558.0596
commercial400.com

1060 UNION CENTER DRIVE

ALPHARETTA, GA 30004



POWELL
PROPERTY GROUP



SCOTT HANLON

Commercial Realtor
404.558.0596
shanlonppg@gmail.com

POWELL PROPERTY GROUP, INC

416 Pirkle Ferry Road, Suite K300, Cumming, GA 30040
404.558.0596
commercial400.com

1060 UNION CENTER DRIVE

ALPHARETTA, GA 30004

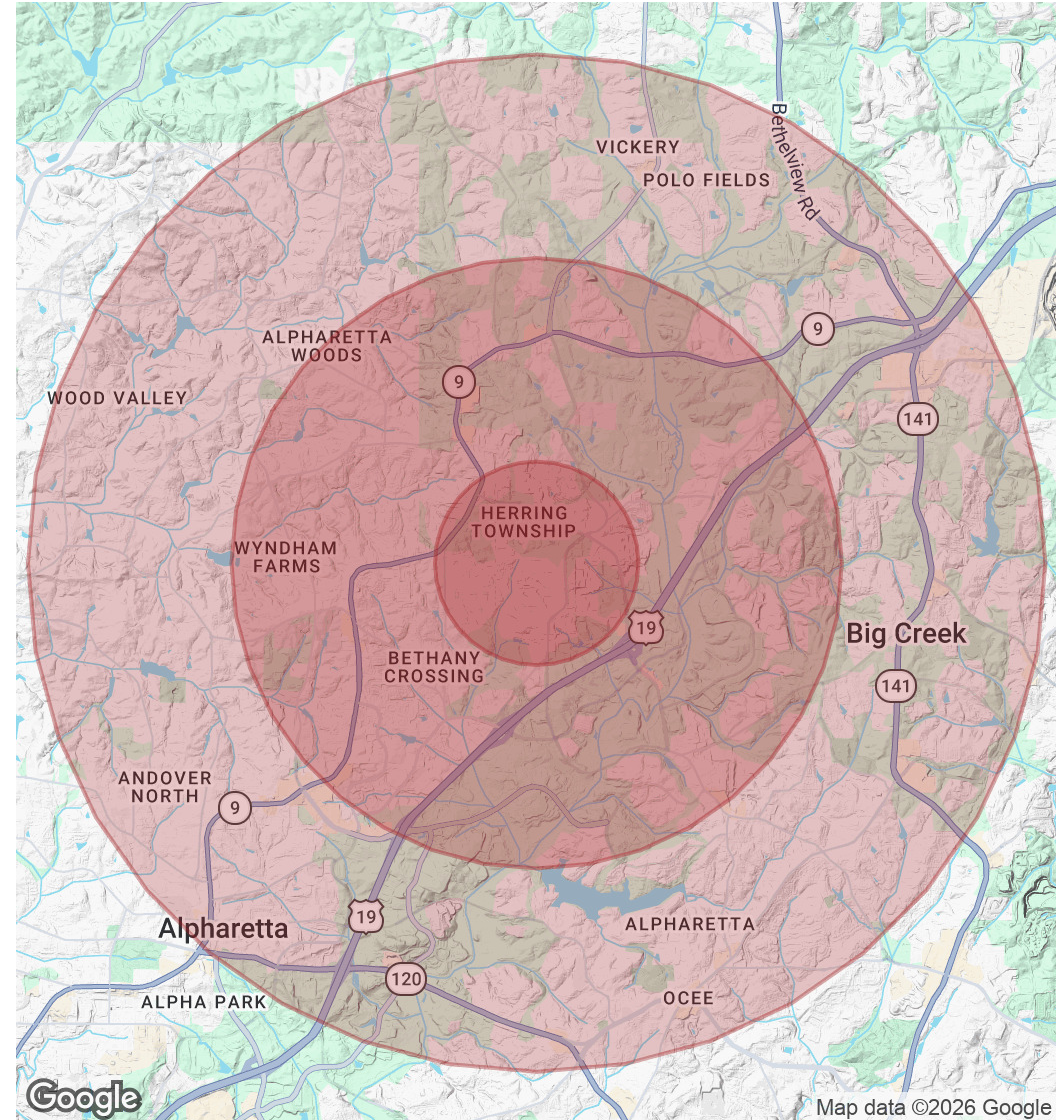


POWELL
PROPERTY GROUP

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

2020 American Community Survey (ACS)



SCOTT HANLON

Commercial Realtor
404.558.0596
shanlonppg@gmail.com

POWELL PROPERTY GROUP, INC

416 Pirkle Ferry Road, Suite K300, Cumming, GA 30040
404.558.0596
commercial400.com