

Presented By:

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POWELL PROPERTY GROUP, INC

416 Pirkle Ferry Road, Suite K300

Cumming, GA 30040

commercial400.com



POWELL
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1060 UNION CENTER DRIVE

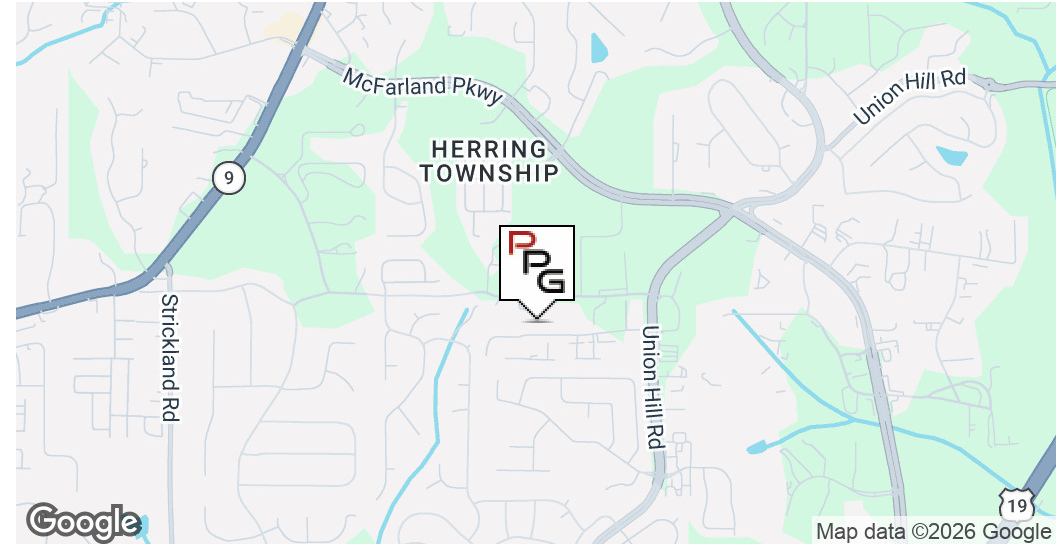
Industrial Property :

ALPHARETTA, GA 30004

FOR LEASE

1060 UNION CENTER DRIVE

ALPHARETTA, GA 30004



OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (MG)
CAM:	\$1 SF/YR
Building Size:	20,000 SF
Available SF:	3,200 SF
Lot Size:	2.5 Acres
Number of Units:	1
Zoning:	M-1

PROPERTY OVERVIEW

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.

PROPERTY HIGHLIGHTS

- 20'-24' Ceiling Height
- Three Phase Power
- Air Conditioned
- Drive In Access

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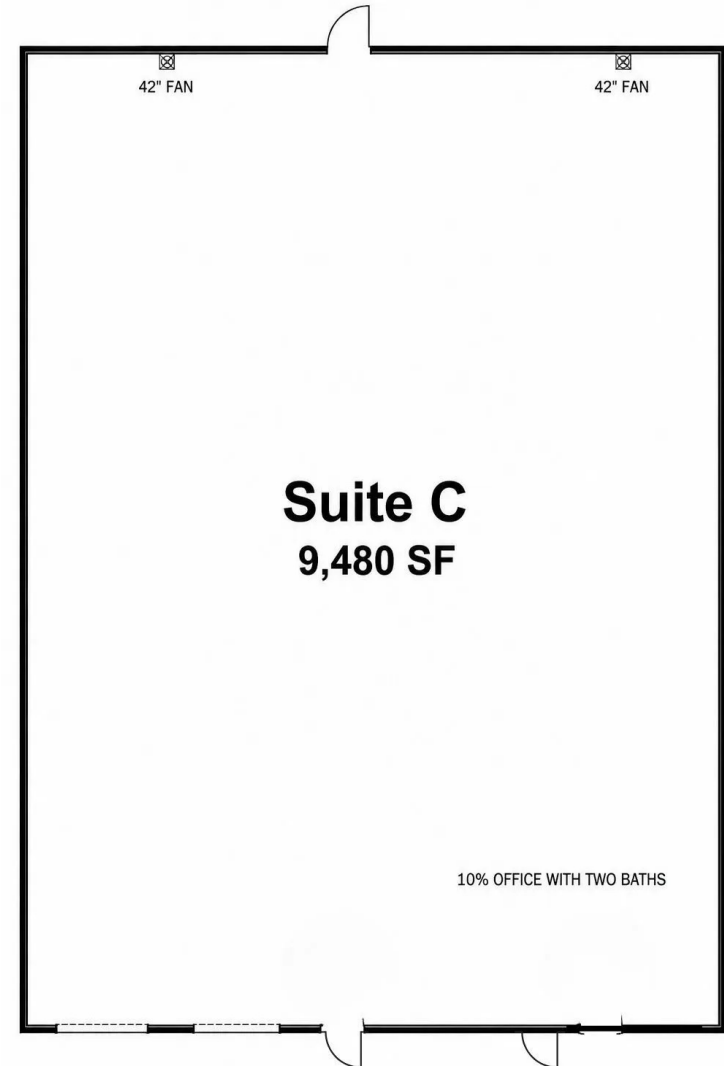
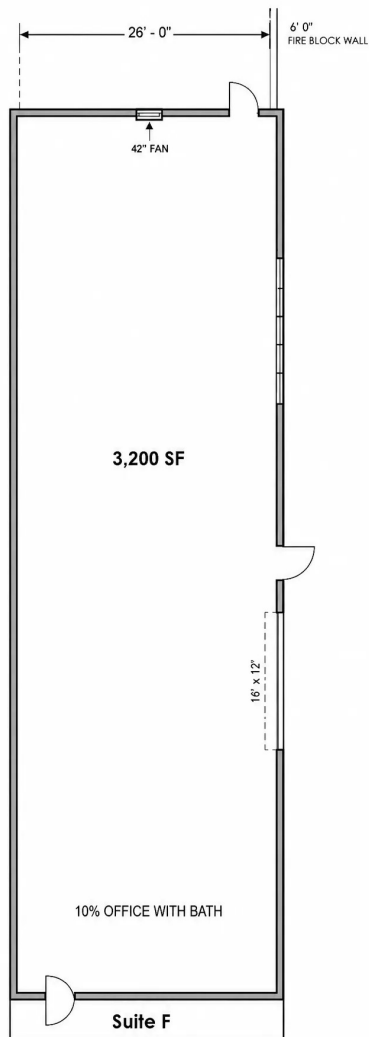
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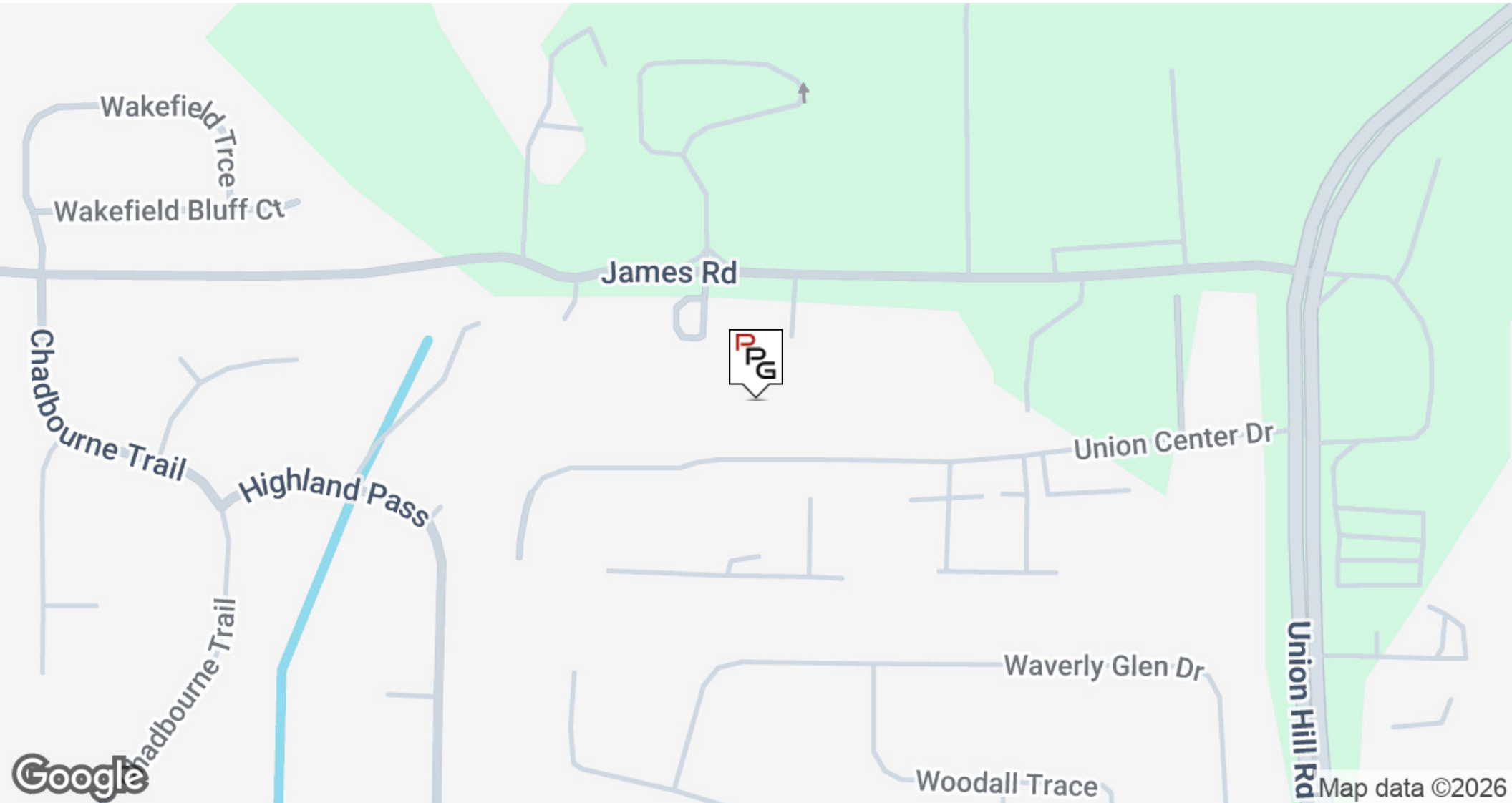
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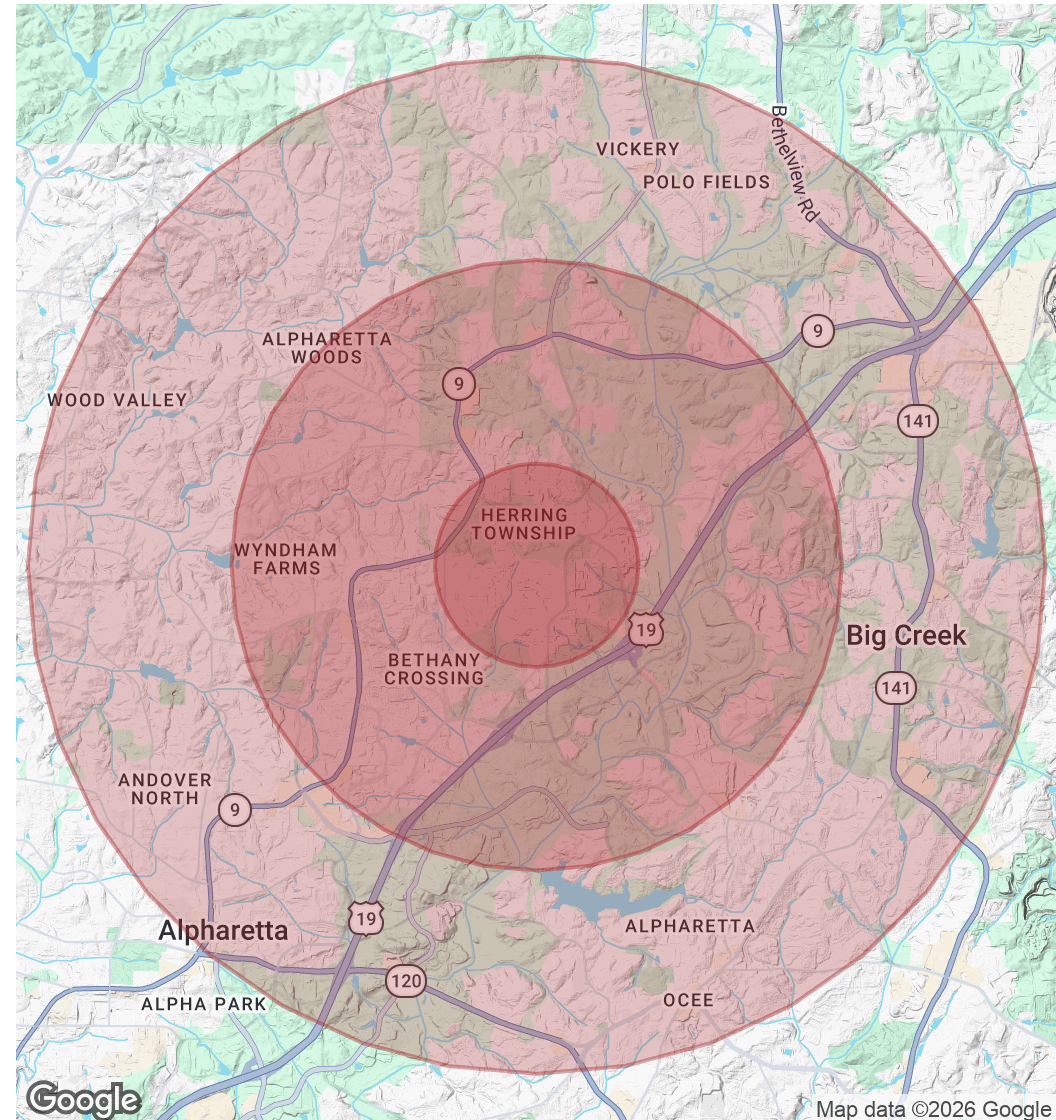


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,147	30,176	99,542
Average Age	31.4	34.1	35.4
Average Age (Male)	31.3	33.9	34.8
Average Age (Female)	31.4	34.0	35.8

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

2020 American Community Survey (ACS)



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