

Industrial Building | 2,400SF FOR LEASE

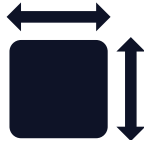
4590 South Berkeley Lake Rd. Bldg A
Norcross, GA 30092



2,400SF
NORCROSS, GA



Building Size



2,400 SF

Office Space



200 SF

Zoning



M1

Ceiling Height



10.6' - 12'

Loading Dock



1

Drive Ins



2

Additional



Fenced lot

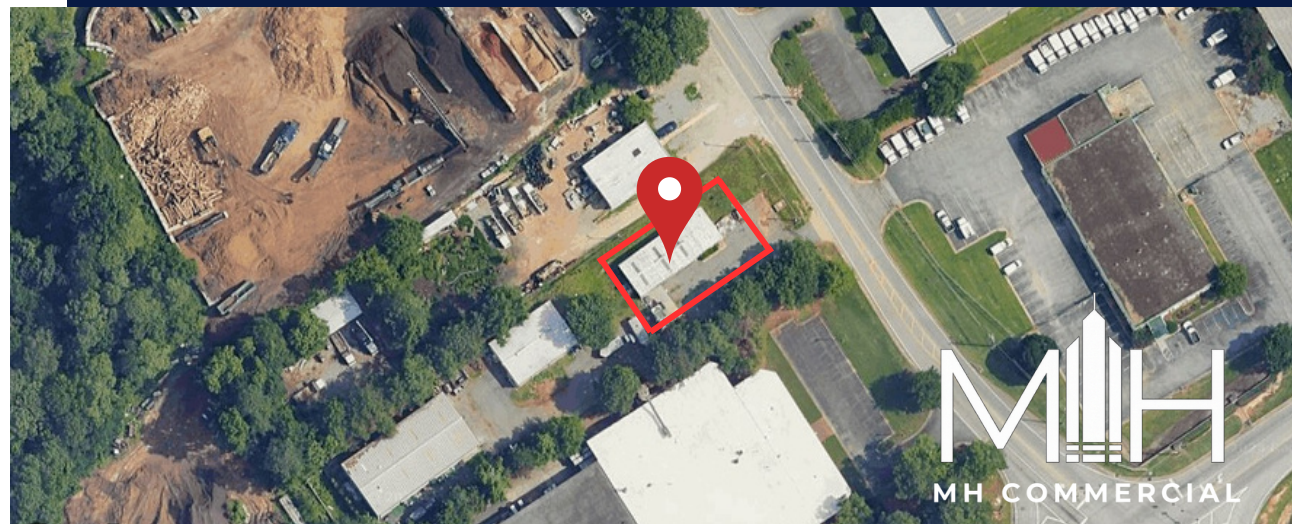
Year Built



1969

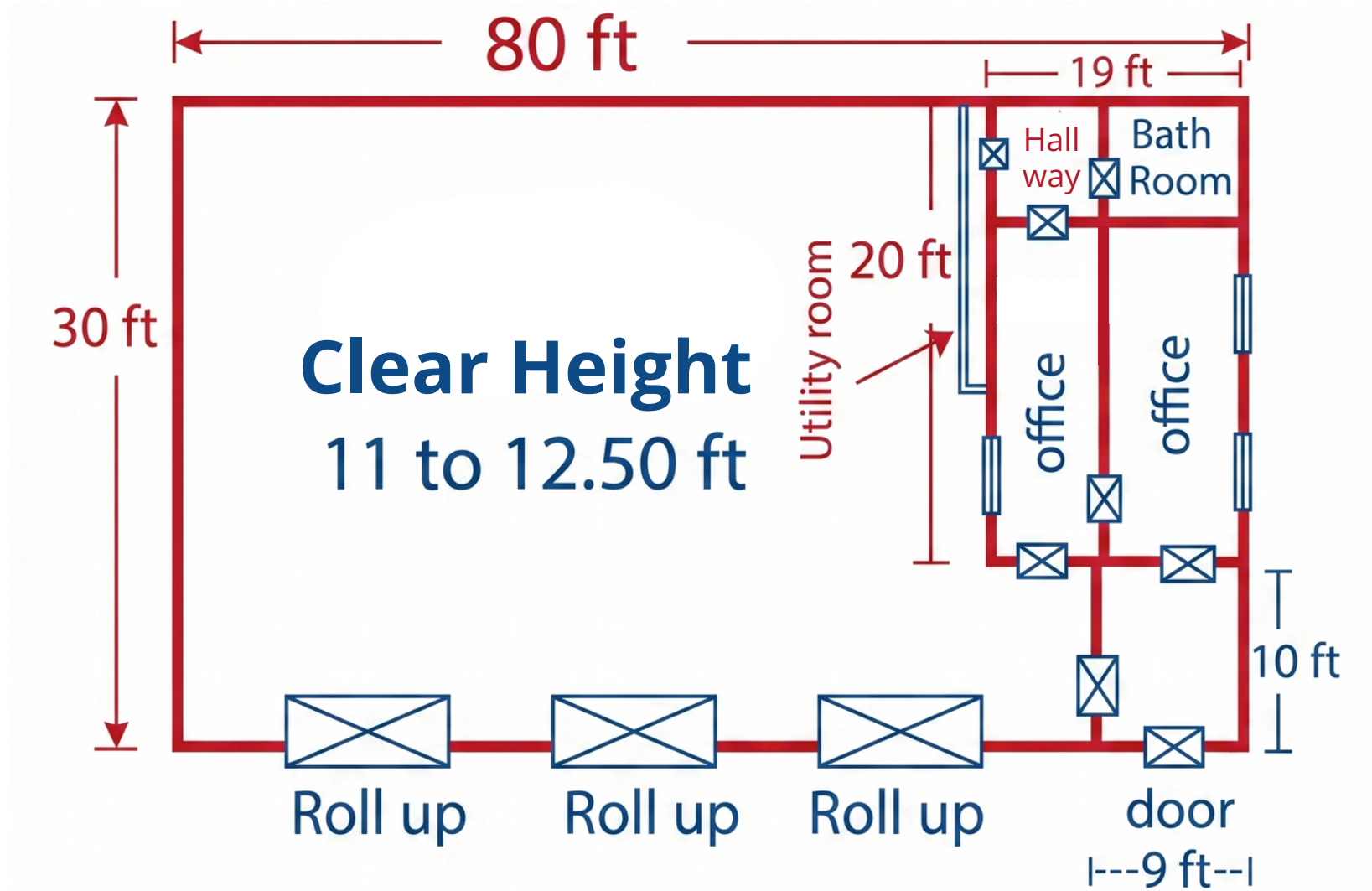
PROPERTY HIGHLIGHTS

- **Lot Size: 1 Arc, Available Size: 2,400+/- SF**
- Located in the **Berkeley Lake / Norcross industrial submarket**, one of Northeast Atlanta's most sought-after industrial markets
- ~ 5 minutes to **Peachtree Industrial Blvd**
- ~ 10 minutes to **I-85**



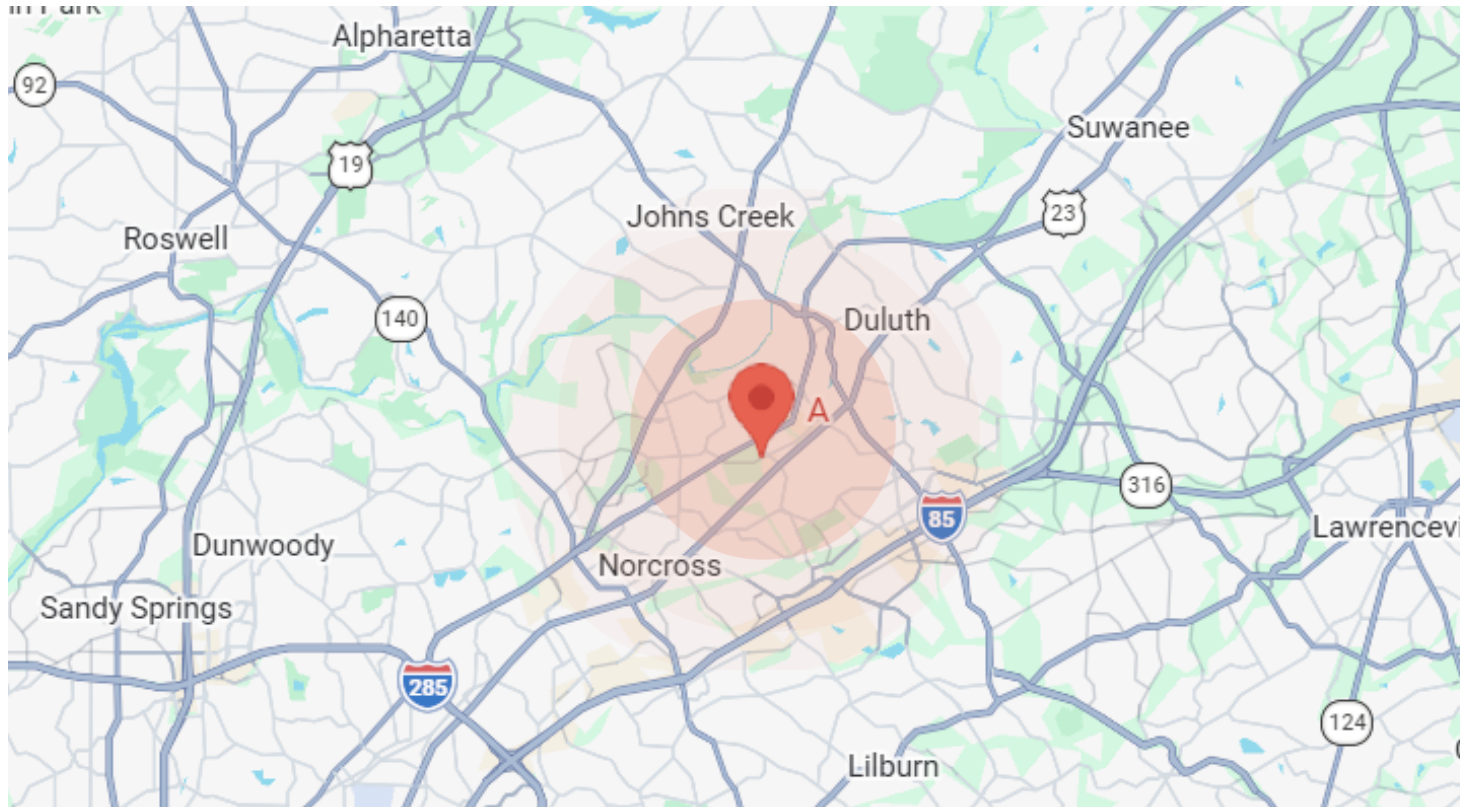


FLOOR PLAN





DEMOGRAPHICS



Population

1 Mile 3 Miles 5 Miles

Total Population	6,296	69,084	198,866
Average Age	35.4	34.0	33.4
Average Age (Male)	33.4	32.7	32.5
Average Age (Female)	38.0	35.6	34.4

Households & Income

1 Mile 3 Miles 5 Miles

Total Households	2,309	25,809	71,296
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$89,927	\$79,431	\$79,164
Average House Value		\$251,865	\$291,132

2020 American Community Survey (ACS)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



OUTSIDE & INTERIOR PHOTOS



INDUSTRIAL BUILDING - FOR LEASE

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