

NOW AVAILABLE · FOR LEASE

# HAMMERMILL INDUSTRIAL FLEX

4764 Hammermill Rd · Tucker, GA 30084 · DeKalb County



BUILDING EXTERIOR

INTERIOR

INTERIOR

**12,000 SF**

BUILDING SIZE

**2 Units**

AVAILABLE NOW

**1,700-2,883 SF**

UNIT SIZES

**\$14.00/SF/YR**

STARTING RATE

**16 ft**

CLEAR HEIGHT

## PROPERTY OVERVIEW

Flex warehouse suites available immediately at Hammermill Industrial Flex — a 1975-built, masonry-constructed multi-tenant complex in DeKalb County. The park features both grade-level and dock-high door configurations to accommodate a wide range of business needs. Ideal for contractors, light manufacturers, e-commerce, trades, and service businesses. Units available individually or combined. Terms negotiable.

## AVAILABLE SPACES

SUITE	SIZE	DOOR TYPE	RATE/SF/YR	MONTHLY
Suite A	2,883 SF	DOCK HIGH	\$14.00	\$3,364/mo
Suite D	1,700 SF	GRADE LEVEL	\$14.00	\$1,983/mo

\*NNN lease — rates exclude utilities, property expenses & building services

## PROPERTY HIGHLIGHTS

### MASONRY CONSTRUCTION

Solid block building built for industrial use

### DOCK-HIGH DOOR

1 exterior dock for loading/unloading

### GRADE-LEVEL DOORS

Drive-in access — 7 drive-in bays

### 34 PARKING SPACES

Ample surface parking on-site

### 16-FOOT CLEAR HEIGHT

Extra height for racking & equipment

### M ZONING

Light industrial — broad permitted uses

## PROPERTY FACTS

Building Size	12,000 SF
Lot Size	1.18 AC
Year Built	1975
Construction	Masonry
Zoning	M - Light Industrial
Clear Height	16 ft
Dock-High Doors	1 Exterior
Drive-In Bays	7
Parking	34 Spaces
Lease Type	NNN
Term	Negotiable

4764 Hammermill Rd  
Tucker, GA 30084

DeKalb County

I-285 / I-20 Interchange  
Downtown Atlanta  
Hartsfield-Jackson ATL

~10 min  
~20 min  
~30 min

## CONTACT US TODAY

**Jeff McKay**

Stein Investment Group

**(470) 481-0051**

[jmckay@steininvest.com](mailto:jmckay@steininvest.com)

Matterport 3D tours available