

FOR LEASE

774 MCEARLAND PKWY

ALPHARETTA, GA 30004

9,100 SF SHOP | 2 ACRE FULLY CONCRETE OUTSIDE STORAGE



FOR MORE
INFORMATION:

MENDY RUDER

Principal

mruder@lee-associates.com

O: 404.442.2848

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

THE MENDY TEAM
SOUTHEAST INDUSTRIAL SERVICES

Property Highlights

BUILDING SIZE

9,000 SF total building

- 4 bays
- Conference room
- Break room

OUTSIDE STORAGE

2.00 Acres

- 100% Heavy duty concrete
- Fully fenced, gated & lit

LOADING

7 oversized drive ins

- 6 (14'x16')
- 1 (14'x18')

CLEAR HEIGHT

24'

ZONING

M-1 (Forsyth County)

FEATURES

- Fueling tank complete with station and pumps
- Oil/compressed air lines in place



**FOR MORE
INFORMATION:**

MENDY RUDER

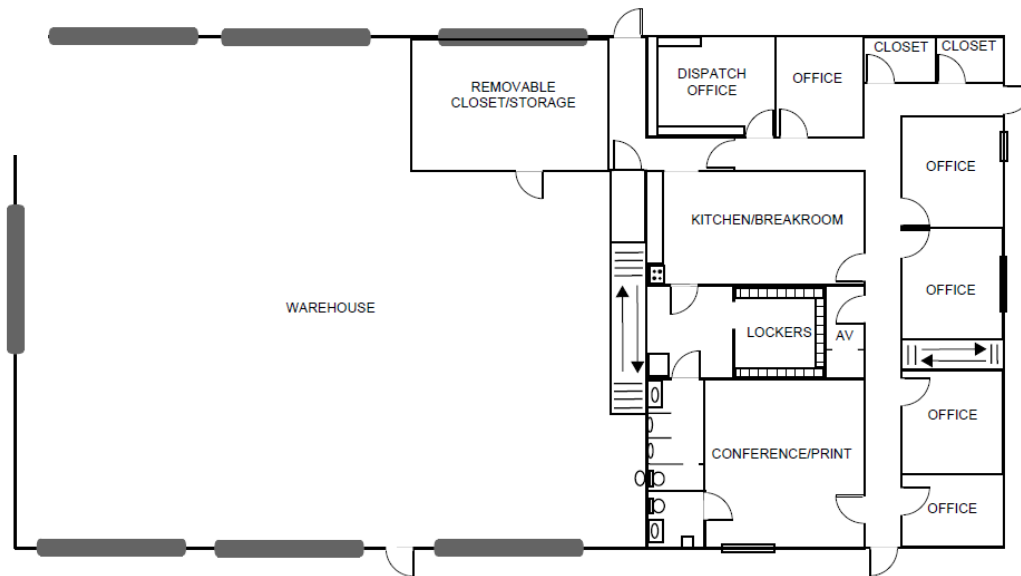
Principal

mruder@lee-associates.com

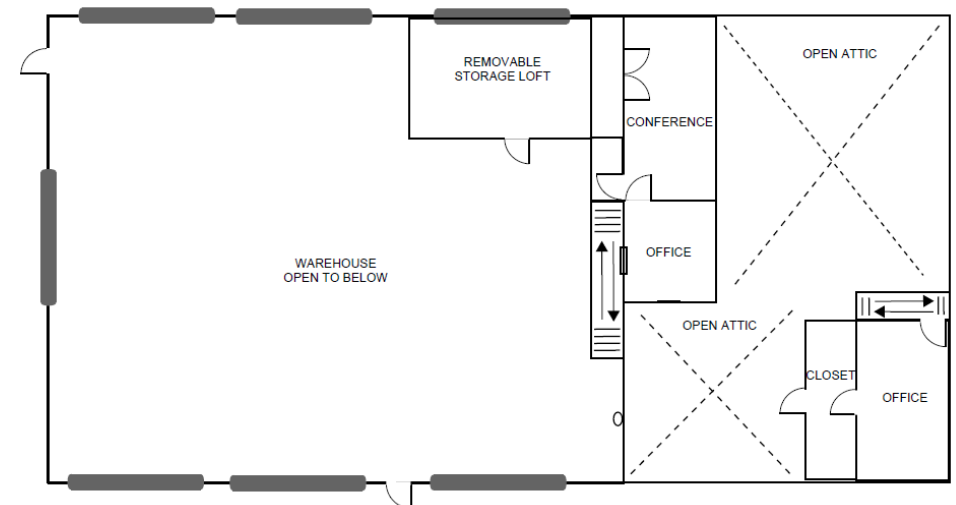
O: 404.442.2848

All information regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Floor Plans



LEVEL ONE



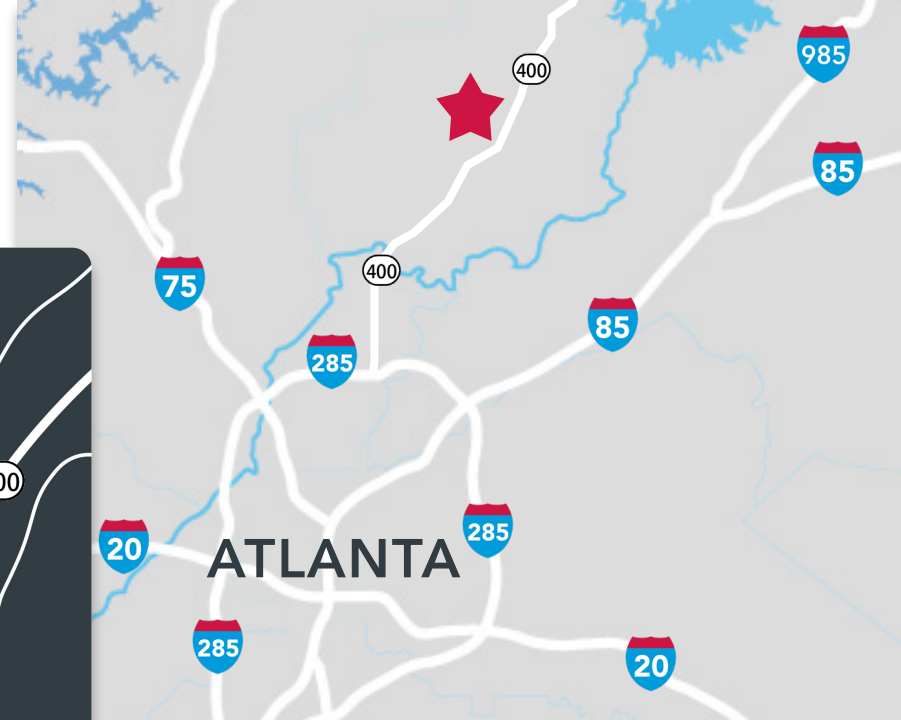
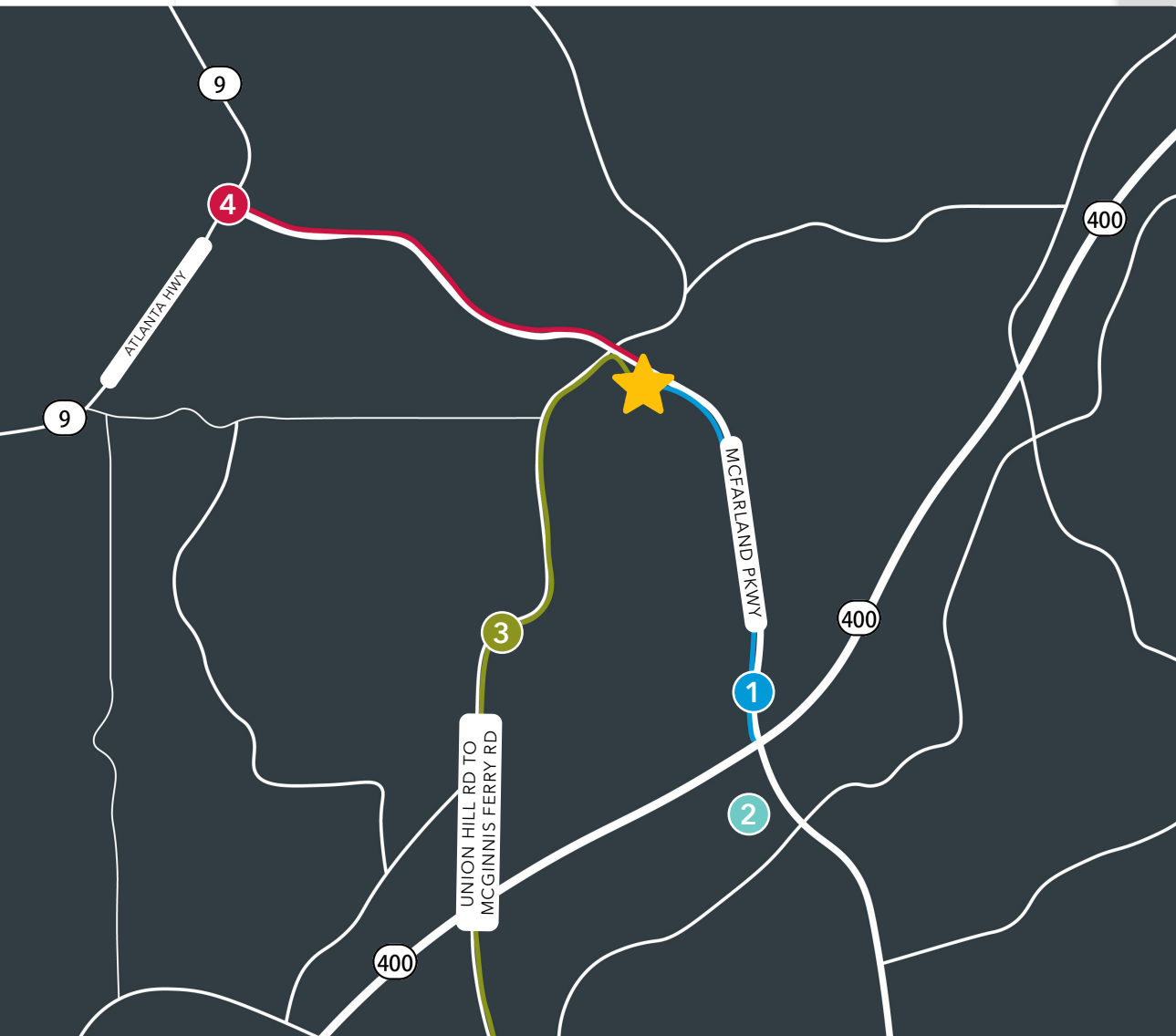
LEVEL TWO



**FOR MORE
INFORMATION:**

MENDY RUDER
Principal
mruder@lee-associates.com
O: 404.442.2848

Location Highlights



Key Distances

- ★ SUBJECT SITE
- 1 Georgia 400 | 1.3 mi
- 2 Halcyon Shopping Center | 2.1 mi
- 3 McGinnis Ferry | Via Union Hill | 2.3 mi
- 4 Atlanta Hwy | 1.4 mi
- ✈ ATL Int'L Airport | 39.4 mi



FOR MORE
INFORMATION:

MENDY RUDER
Principal
mruder@lee-associates.com
O: 404.442.2848