

OFFICE/WAREHOUSE FOR LEASE

**13,200 SF Available**

**965 PATRICK INDUSTRIAL CT.**

**WINDER, GA 30608**



**NAI Brannen Goddard**

**BROCK WILSON**

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# PROPERTY HIGHLIGHTS

- ±13,200 SF single-tenant office / warehouse for lease
- M-1 Light Industrial zoning (Barrow County)
- All utilities available including sewer
- ±1,000 SF of office with reception, two offices, bathroom and kitchenette
- ±1,000 SF mezzanine storage above office
- 16'-19' clears
- 200A 3-phase power
- 12' x 14' roll-up door
- 12' x 8' drive-in door
- ±1.13 acre site
- New paint and carpet to be completed in coming weeks
- Available August 1st 2026 (current tenant relocating)
- 100% HVAC



# PROPERTY SUMMARY



**NAI Brannen Goddard** is pleased to present for your consideration a  $\pm 13,200$  SF industrial office/warehouse facility FOR LEASE located at 965 Patrick Industrial Court in Winder, Georgia. Situated within the established Patrick Industrial Park, the property offers convenient access to GA-316, Highway 81, and Interstate 85, making it an excellent opportunity for warehouse, distribution, manufacturing, and service-oriented users seeking a strategic location in the growing Northeast Atlanta market.

The property is available as a single-tenant offering and sits on a  $\pm 1.13$  acre site zoned M-1 (Light Industrial) in Barrow County. All utilities are available to the property, including public sewer service. The building features approximately  $\pm 1,000$  SF of office space consisting of a reception area, two private offices, a kitchenette, and a restroom. An additional  $\pm 1,000$  SF of mezzanine storage is located above the office area, providing valuable supplemental storage capacity.

The warehouse area offers clear heights ranging from approximately 16 to 19 feet and is fully climate-controlled with 100% HVAC coverage throughout the building. Loading access is provided by one 12' x 14' roll-up door and one 12' x 8' drive-in door. The building is served by 200-amp, three-phase electrical service, making it suitable for a variety of industrial operations.

The current tenant is relocating, and the property is expected to be available for occupancy on August 1, 2026. New paint and carpet are scheduled to be completed in the coming weeks, providing a refreshed and professional appearance for the next occupant.

For additional information or to schedule a tour, please contact Brock Wilson at 404-812-9667 or Otis Rylee at 404-812-4086.

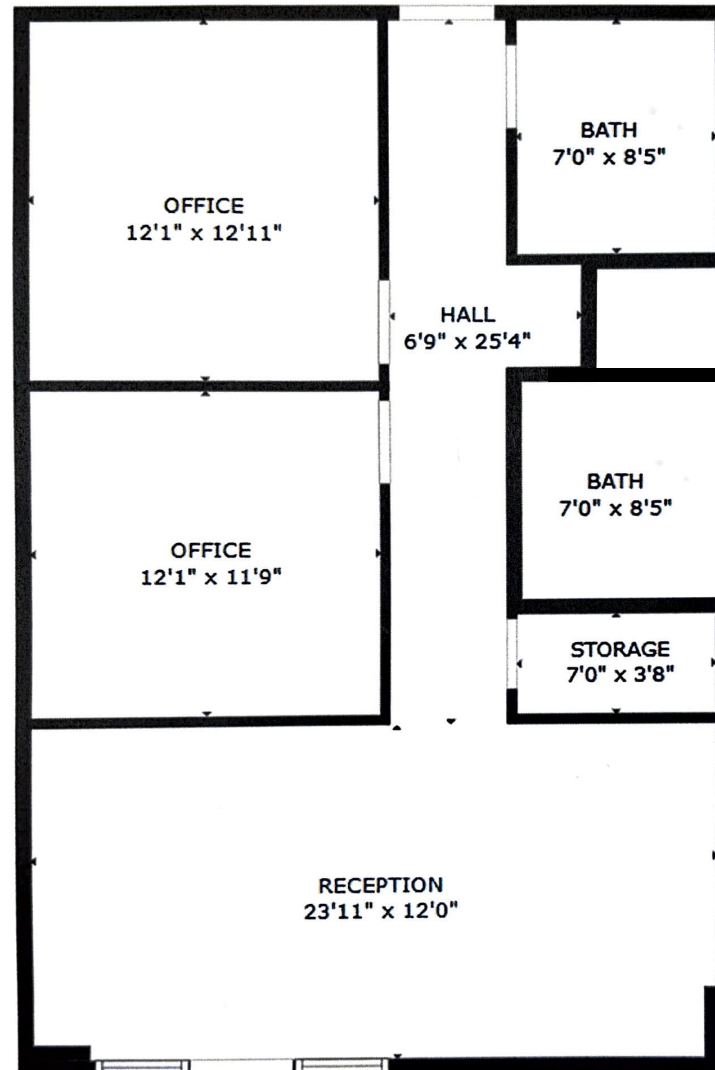
# INTERIOR GALLERY



# PHOTO AERIALS



# SITE PLAN OFFICES





965 PATRICK INDUSTRIAL CT.

LIGHTNIN'  
PRODUCTION  
RENTALS

SABEL STEEL

ABC SUPPLY CO. INC.

29

316

29

316

81

Indian Shoals Rd SE



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# LOT MAP





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