



## OFFICE/WAREHOUSE FOR LEASE

4193 Tanners Creek Drive  
Suites 100 & 500  
Flowery Branch, GA 30542

### CONTACT:

Brad Bowman

770-718-8855

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### ABOUT THE PROPERTY

- 3,860 SF Office/Warehouse suites for lease
- Accessible mezzanine
- Common dock ramp on property
- Each warehouse has a drive-in door
- Fire Sprinklered Building
- Zoned M-1 (Light Industrial), City of Oakwood

### LOCATION INFORMATION

- Easy access to Thurmon Tanner Pkwy and I-985 (Exit 14)
- In the Tanners Creek Business park, a mixed-use office and industrial development

### PRICE

- From \$4,495 to \$4,695 per month (Modified Gross)



Radial Property Group, LLC

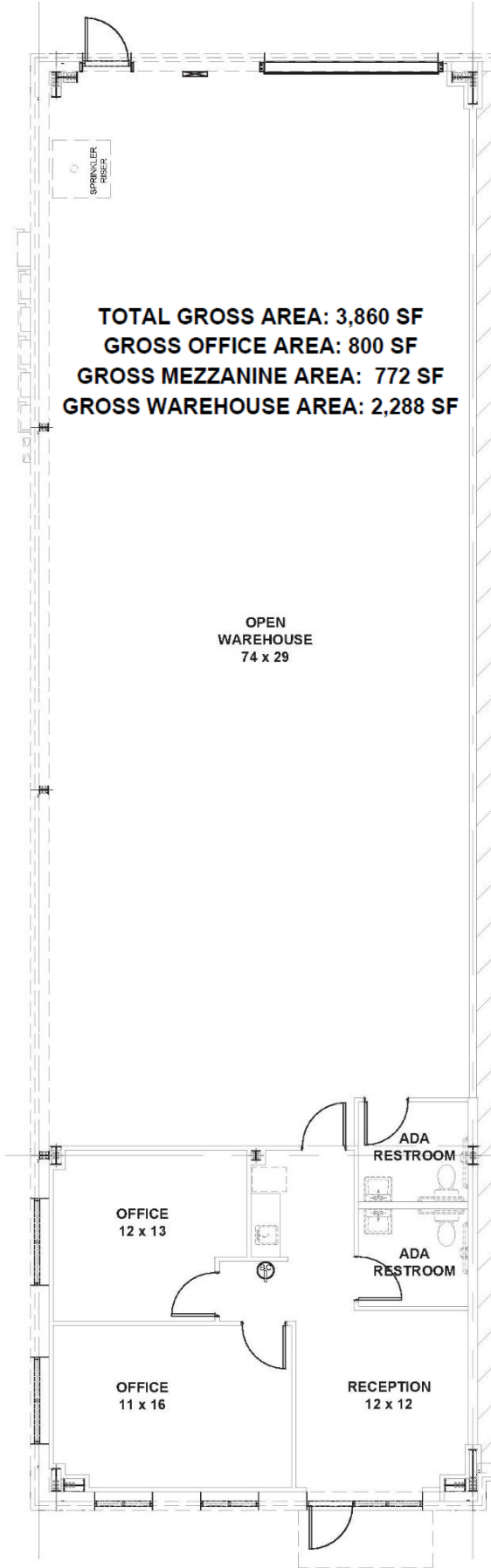
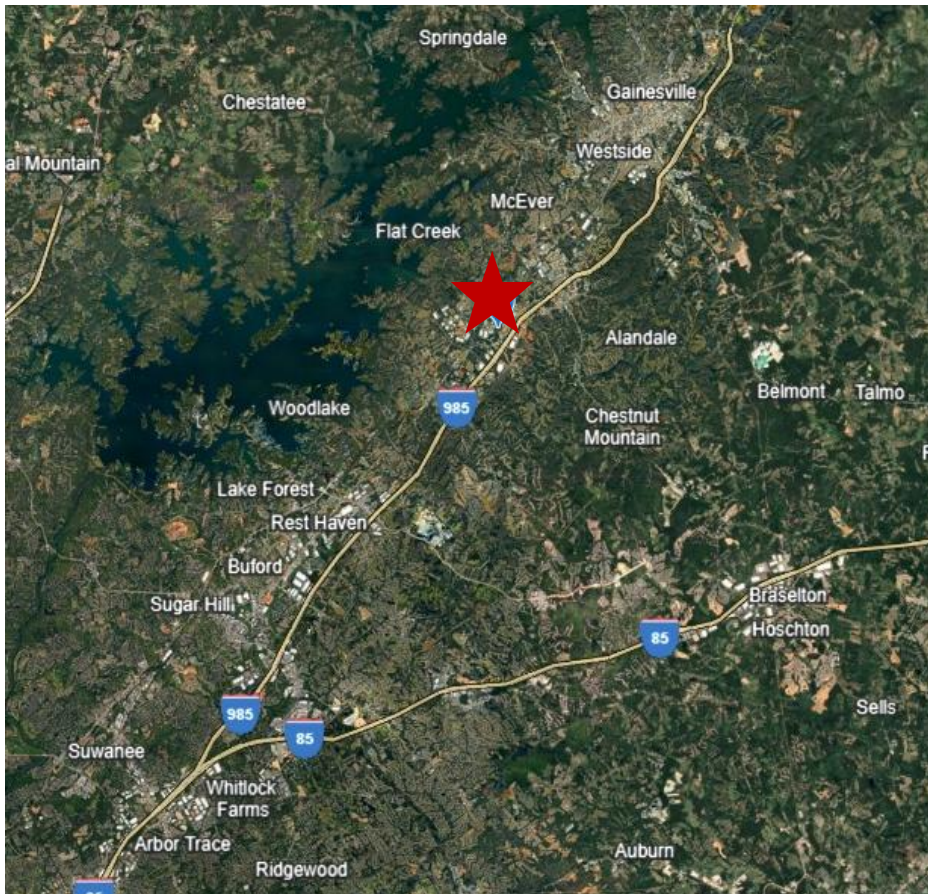
Office: 770-967-4625

[www.RPG-CRE.com](http://www.RPG-CRE.com)

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## SUITE 100 DETAILS

- 3,860 SF office/warehouse
- Reception area, two offices, and two bathrooms
- 772 SF of mezzanine above front office area
- 12' X 14' drive in door in the warehouse area
- One pedestrian entrance in the front and one in the back
- Rent: \$4,495/month (Modified Gross)



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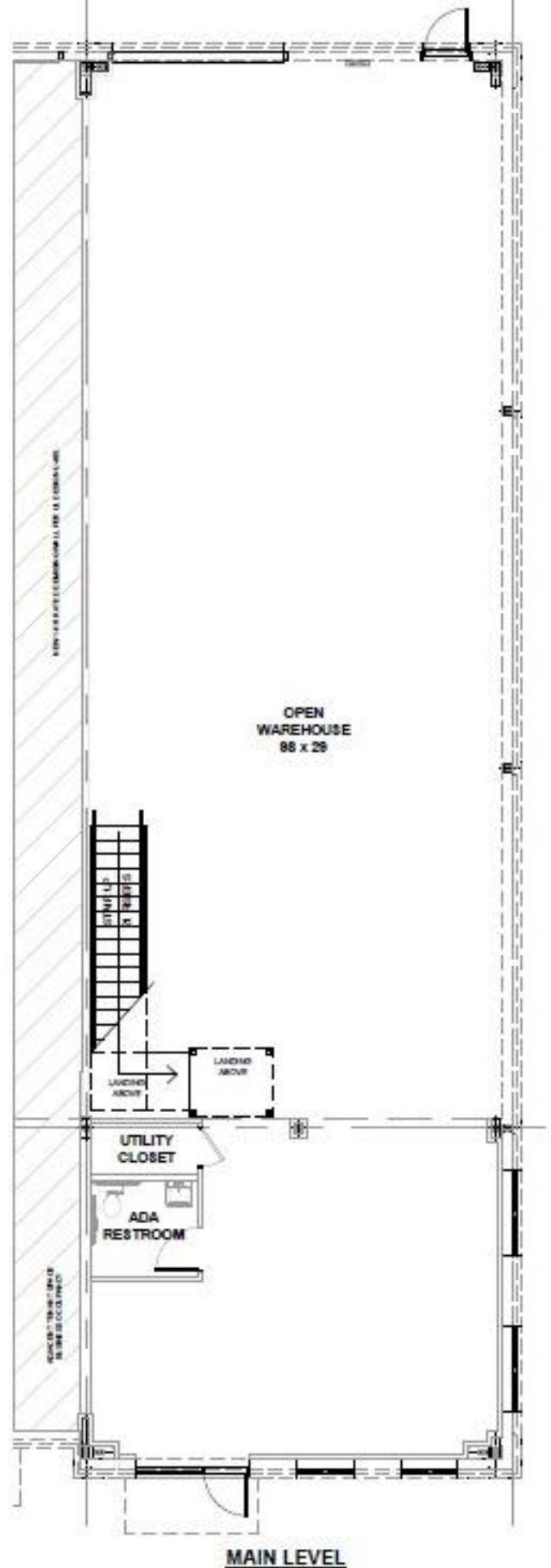
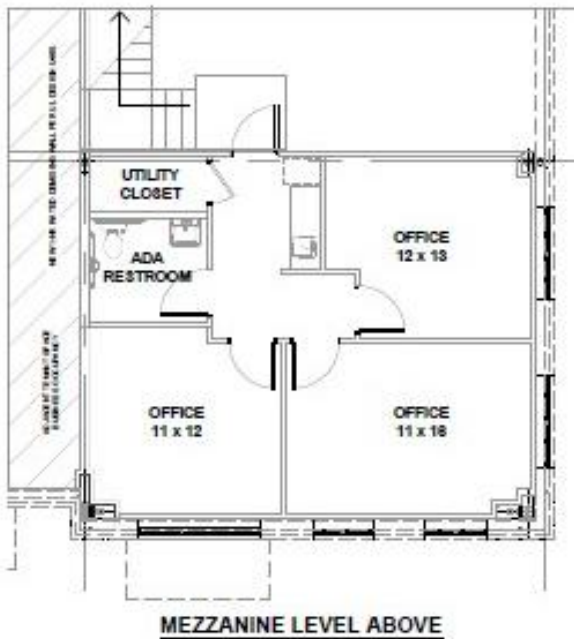
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## SUITE 500 DETAILS

- 3,860 SF office/warehouse
- Reception area, two offices, and two bathrooms
- 772 SF of mezzanine office
- 12' X 14' drive in door in the warehouse area
- One pedestrian entrance in the front and one in the back
- Rent: \$4,695/month (Modified Gross)

**TOTAL GROSS AREA: 3,860 SF**  
**GROSS OFFICE MEZZANINE AREA: 772 SF**  
**GROSS WAREHOUSE AREA: 3,088 SF**



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