

FOR SUBLEASE |
1017 MANSSELL RD

2,709 SF FLEX

ROSWELL, GA 30076



Matt Skole

Senior Managing Director

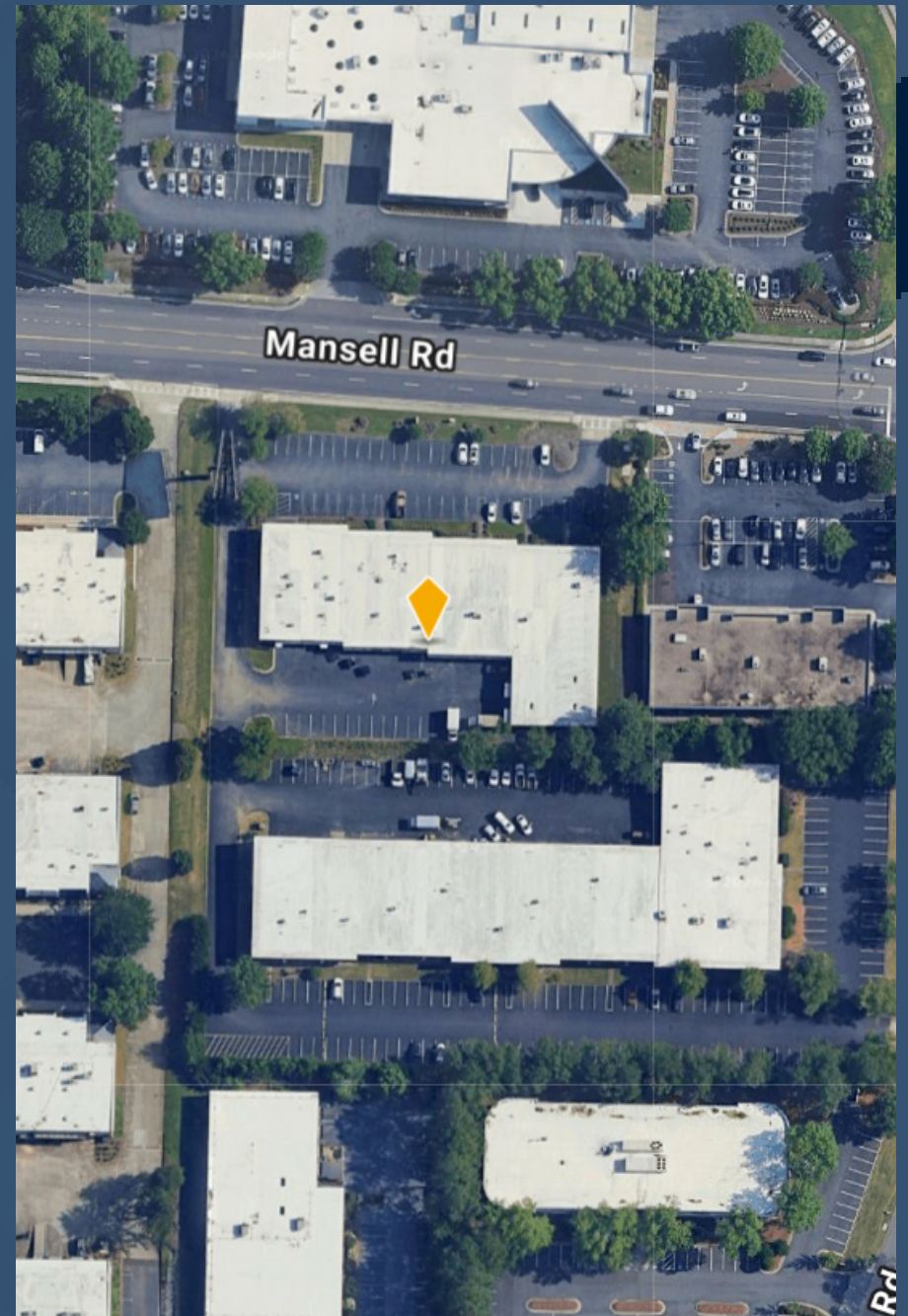
t 678.371.2101

matt.skole@nmrk.com

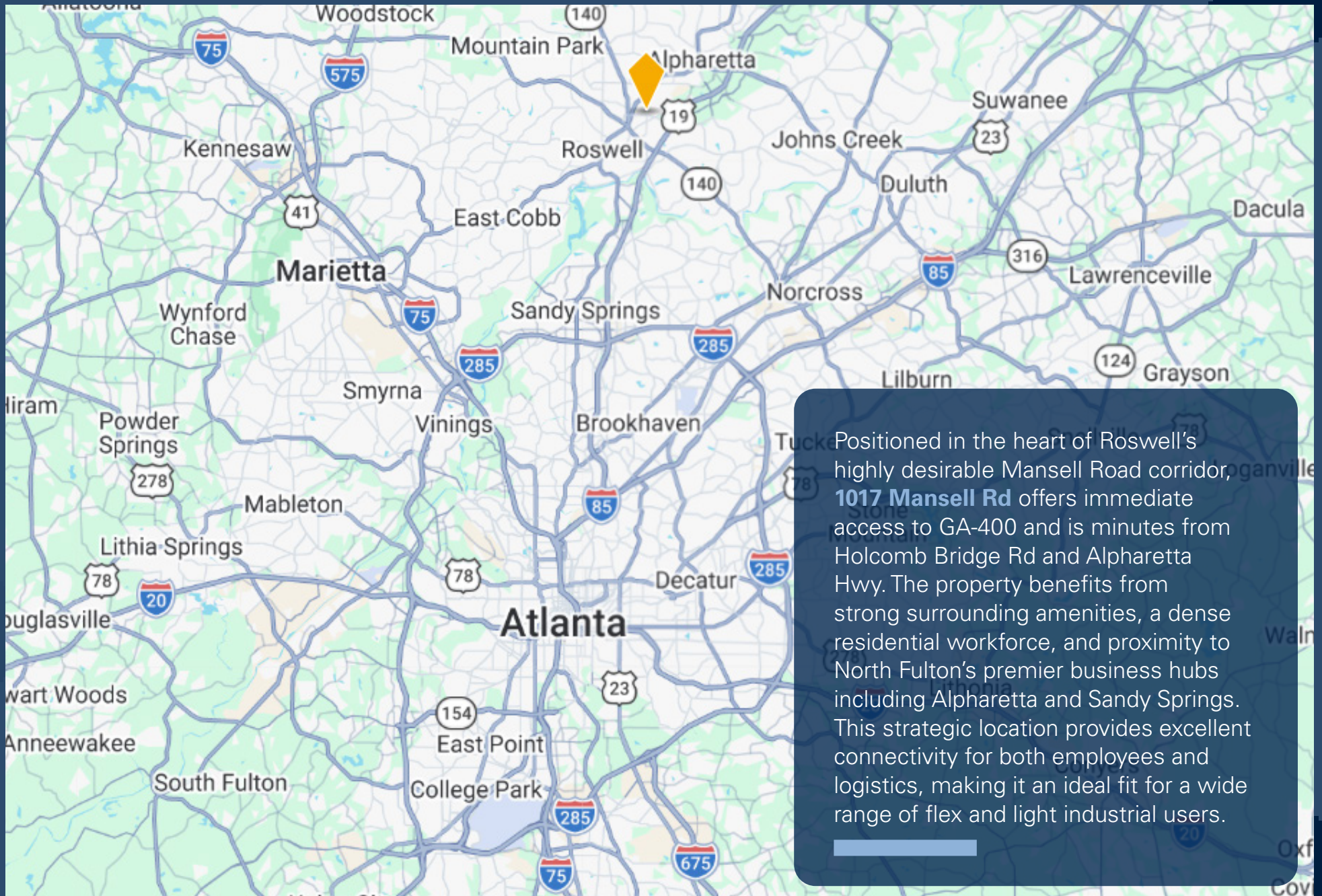
NEWMARK

PROPERTY HIGHLIGHTS

- SUBLEASE THROUGH 9/30/2028
- 2,709 SF TOTAL SPACE
- ±500 SF OFFICE SPACE
- 16' CLEAR HEIGHT
- 1 DRIVE-IN DOOR
- WET SPRINKLER SYSTEM
- BUILDING SIGNAGE AVAILABLE

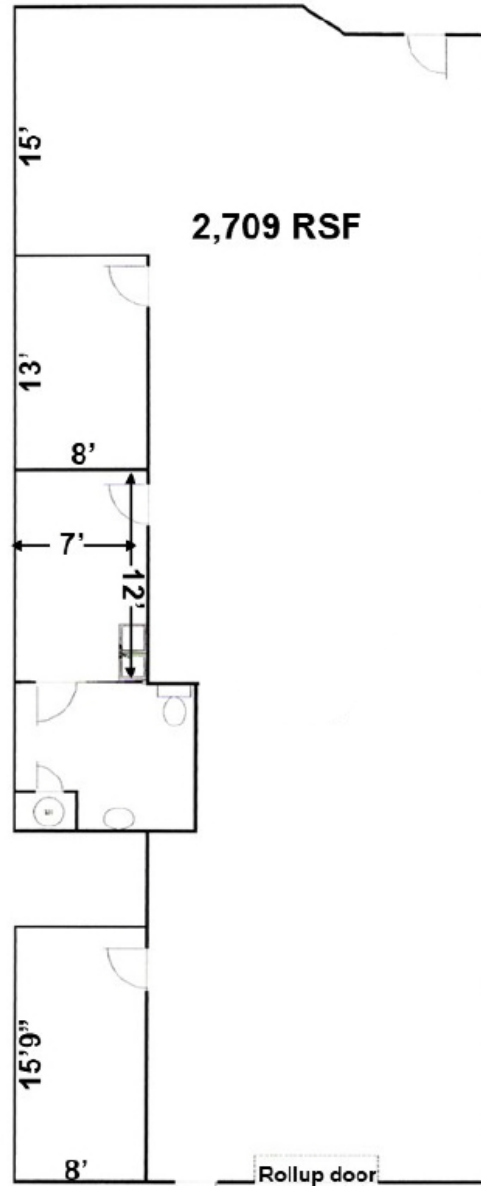


LOCATION



Positioned in the heart of Roswell's highly desirable Mansell Road corridor, **1017 Mansell Rd** offers immediate access to GA-400 and is minutes from Holcomb Bridge Rd and Alpharetta Hwy. The property benefits from strong surrounding amenities, a dense residential workforce, and proximity to North Fulton's premier business hubs including Alpharetta and Sandy Springs. This strategic location provides excellent connectivity for both employees and logistics, making it an ideal fit for a wide range of flex and light industrial users.

FLOORPLAN



Not to scale. Dimensions not warranted.

1017 MANSSELL RD

ROSWELL, GA 30076

FLEX

Prepared by:

Matt Skole

Senior Managing Director

t 678.371.2101

matt.skole@nrmk.com

NEWMARK

DISCLAIMERS

The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark, that broker shall not look to Newmark for payment of such a commission or any other compensation.

Although all information furnished regarding property for sale, lease, or financing has been obtained from sources deemed to be reliable, that information has not been verified by Newmark and no express representation is made nor is any to be implied as to the accuracy thereof. That information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by Newmark's client. The purchaser must independently verify any information on which it intends to rely.