

Free-Standing Industrial/Office/Flex Building for Sale or Lease

Alpharetta Submarket



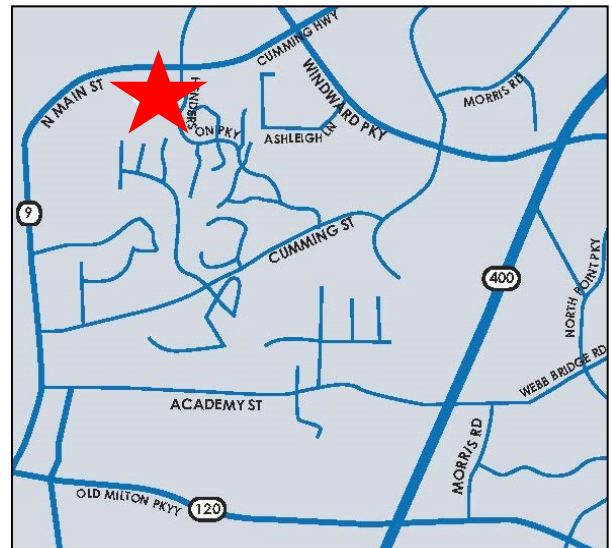
325 Henderson Parkway Alpharetta, GA 30004

Building Size: 12,596 SF

Sales Price: \$1,275,000

Lease Rate: \$9.95/SF Modified Gross

- 85% Warehouse; 15% Office
- 1,200 SF Office Mezzanine level; 11,396 Warehouse
- 20' clear ceilings
- 100% HVAC
- Zoned C1 & CUP
- Available immediately
- Ample parking
- Brokers Protected



Ted Schwartz

404.869.2606

ted@joelandgranot.com

Renée Rosenheck

404.869.2635

renee@joelandgranot.com

For complete details, please visit: www.joelandgranot.com

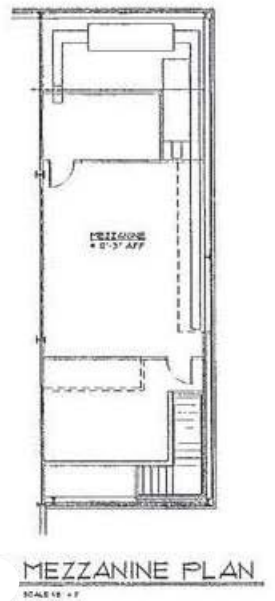
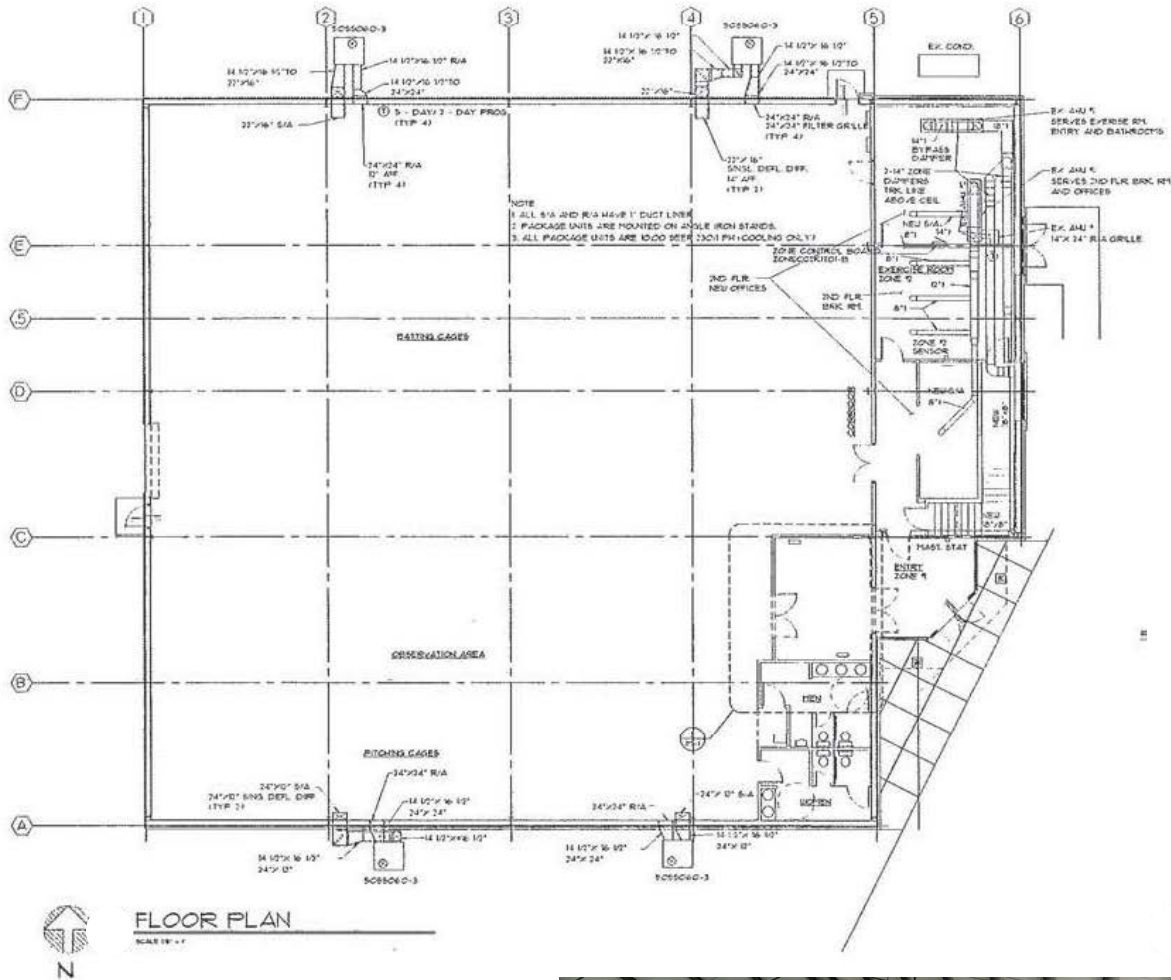


JOEL & GRANOT
COMMERCIAL REAL ESTATE

633 Antone St NW, Atlanta, GA 30318
(ph) 404.869.2600 | (fax) 404.869.2601

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325 Henderson Pky. Alpharetta, GA 30004 Floor Plans



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