

# FOR LEASE

**31,524 SF AVAILABLE**  
**4291 COMMUNICATIONS DRIVE**  
**NORCROSS, GEORGIA**



**JOEL & GRANOT**  
COMMERCIAL REAL ESTATE





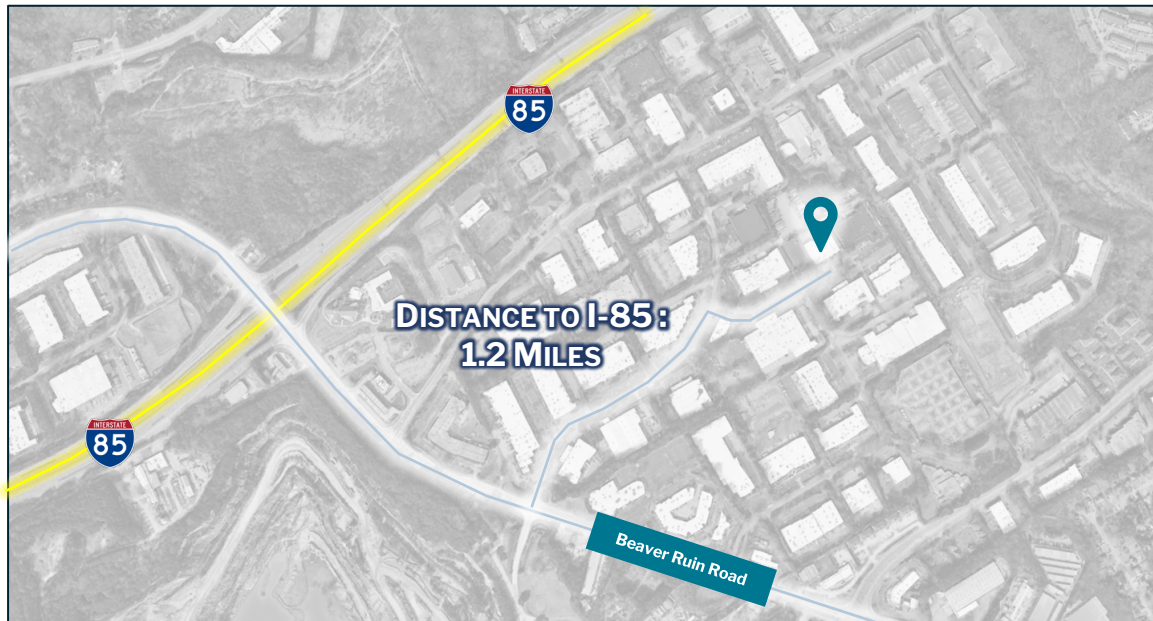
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## SPACE FOR LEASE – INFORMATION

- **Total SF:** 31,524
- **Office SF:** 6,000
- **Warehouse SF:** 25,524
- **Dock High Doors:** 4
- **Drive In Doors:** 1
- **Clear Height:** 21'
- **Power:** 1,200-Amp, 3-Phase Power
- **Sprinkler System:** Standard Wet
- **Column Spacing:** 40' x 30'
- **Zoning:** Light Industry (M-1)



## MARKETED BY:

**BILL WARD**

BILL@JOELANDGRANOT.COM  
404-376-4885



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## 2023 MAKE READY – INFORMATION

- **Office:** New paint, carpet, LVT flooring, LEDs, ceiling tiles, millwork, and restroom/breakroom fixtures
- **HVAC:** Repair and, where necessary, replace HVAC systems
- **Office Demo:** Convert +/- 6,000-sf of office to traditional warehouse
- **Fence and Outside Storage:** Replace and Install 8' chain link and barb-wire fence to secure truck court
- **Warehouse:** New paint and LEDs
- **Warehouse Floor:** Repair and polished building slab
- **Warehouse Docks:** Repair and, where necessary, replace damaged dock doors and levelers

## **MAKE READY PROGRESS SHOT – OCTOBER 2023**





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\* Floor plan to be revised upon completion of make ready (**office highlighted in red is to be demolished and converted to warehouse**)

