

FOR SALE

4160 / 4172 INDUSTRY WAY

Flowery Branch, GA 30542

26,377 SF | 3.13 AC



PROPERTY INFORMATION



3.13 Acres
Of Excess
Industrial Land



22'
Clear Height



3
Dock High Doors
With Seals & Gates
*1 dock Automatic
Hydraulic Pit Leveler



1
Drive In Door



Office
1st Floor: +/- 12,956 SF
(Inclusive of +/- 8,190 SF
of clean room/lab space)
Mezz.: +/- 7,696 SF



Sprinklers
Class 4
Wet System



3,600 Amps
Total Power
Back-Up Generator on Site



LED
Lighting



HVLS Fan



Key Card Access
+ Security Camera



54
Auto Parks



110'
Truck Court

FOR MORE
INFORMATION,
CONTACT:

CONNOR LARKIN
(404) 683 3582
connor.larkin@cushwake.com

PALMER CLARK
(404) 267 0237
palmer.clark@cushwake.com

CUSHMAN & WAKEFIELD, INC.
1180 Peachtree Street NE
Suite 3100
Atlanta, Georgia 30309
www.cushmanwakefield.com

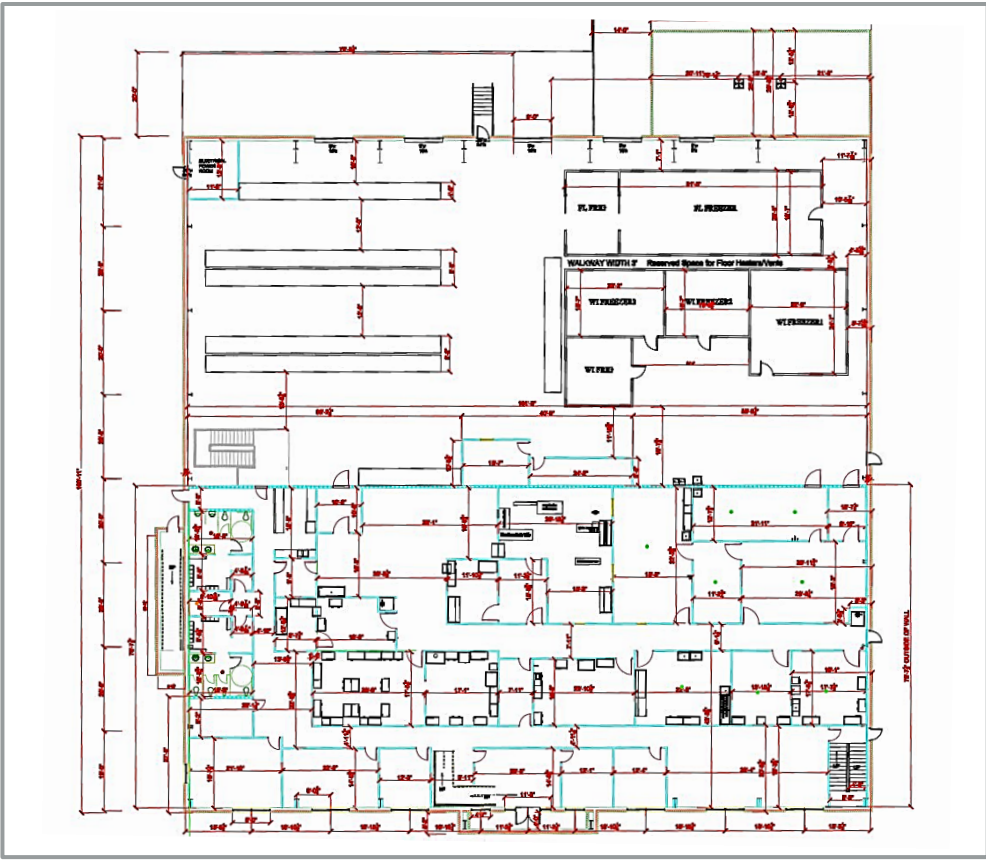
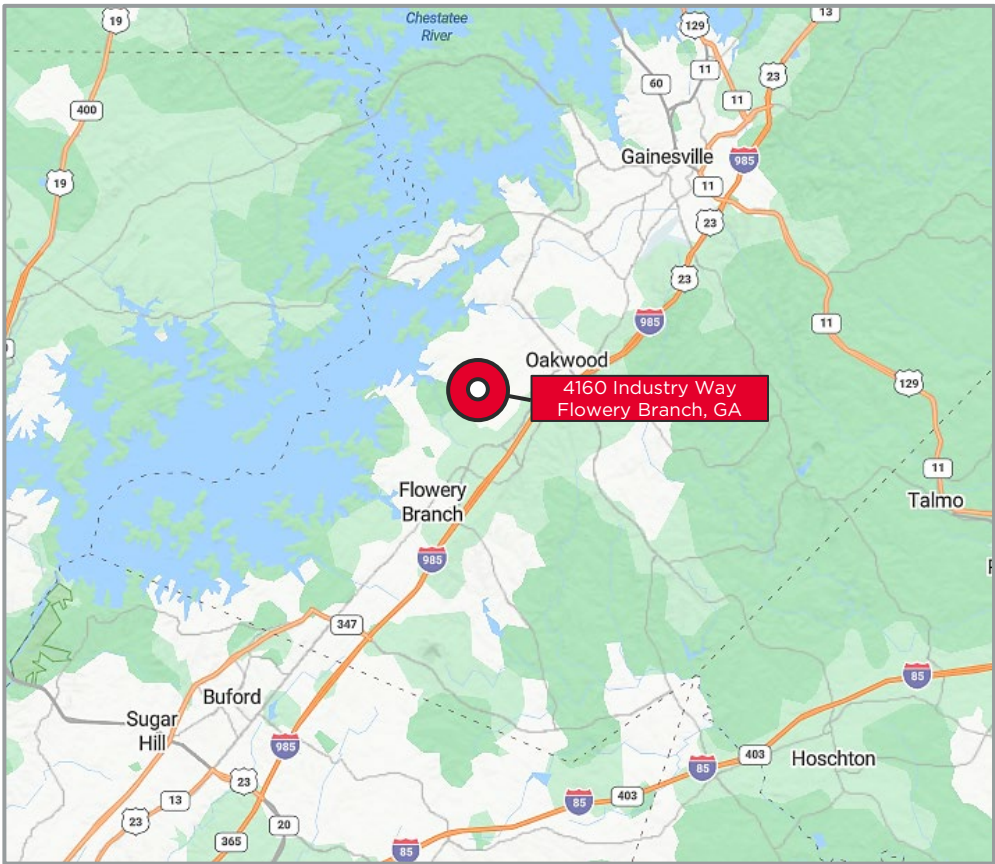
FOR SALE

4160 / 4172 INDUSTRY WAY

Flowery Branch, GA 30542



26,377 SF Building | 3.13 AC Excess Industrial Land



CONTACT:

CONNOR LARKIN

(404) 683 3582

connor.larkin@cushwake.com

PALMER CLARK

(404) 267 0237

palmer.clark@cushwake.com



CUSHMAN & WAKEFIELD, INC.

1180 Peachtree Street, NE, Suite 3100, Atlanta, Georgia 30309

www.cushmanwakefield.com

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)