

Presented By:

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POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A

Cumming, GA 30040

commercial400.com



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PROPERTY GROUP

1370 UNION HILL INDUSTRIAL COURT

FOR LEASE

Industrial Property :

ALPHARETTA, GA 30004

1370 UNION HILL INDUSTRIAL COURT

ALPHARETTA, GA 30004



Lease Rate	N/A
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PROPERTY OVERVIEW

Office Warehouse with sealed floor, 12'x14' drive in door, concrete truck court, three phase power. Warehouse could be a showroom.

OFFERING SUMMARY

Available SF:	Fully Leased
Zoning:	M1

PROPERTY HIGHLIGHTS

- 12' x 14' Drive In Door
- Three Phase Power
- Close to GA 400 and Halcyon
- 18' Ceilings
- Small Office Buildout
- Alpharetta Mailing Address

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LEASE TYPE - TOTAL SPACE		FULLY LEASED LEASE TERM		NEGOTIABLE LEASE RATE		N/A
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	
1370 Union Hill Industrial Court	-	3,800 SF	Modified Gross	\$10.00 SF/yr	-	

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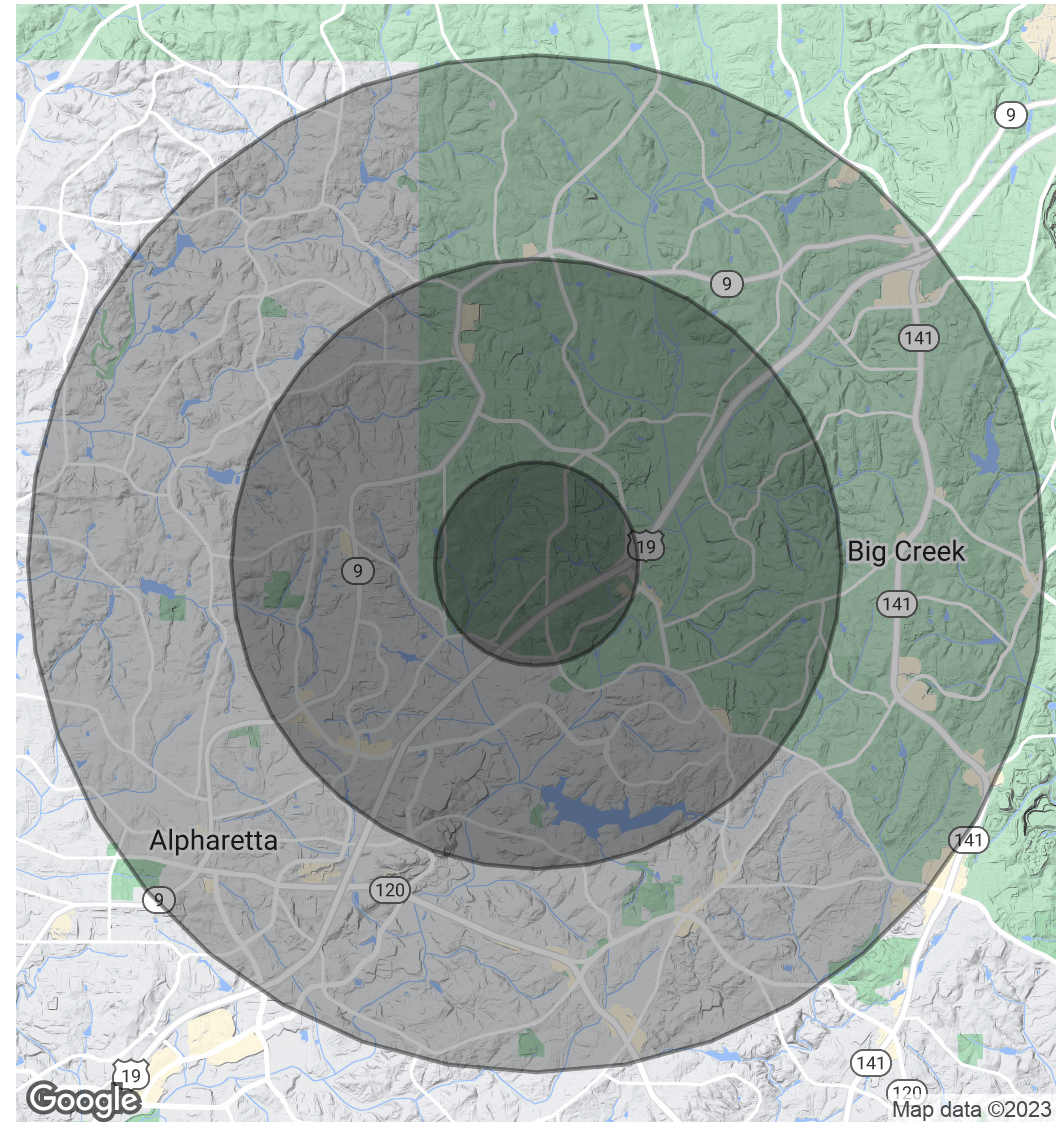
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,406	37,079	112,513
Average age	31.4	33.9	35.2
Average age (Male)	31.3	33.3	34.7
Average age (Female)	31.1	34.4	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,529	13,896	40,077
# of persons per HH	2.9	2.7	2.8
Average HH income	\$97,113	\$114,602	\$121,858
Average house value	\$252,484	\$392,688	\$400,871

** Demographic data derived from 2020 ACS - US Census*



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