

FOR SUBLEASE

1205 ALPHA DRIVE, ALPHARETTA, GA 30004 (FORSYTH COUNTY)



PRIME WAREHOUSE & OFFICE SPACE IN ALPHARETTA - READY FOR IMMEDIATE OCCUPANCY!



PRICE REDUCED!



SPACE AVAILABLE

Approx. 21,000 RSF

14,500 SF^{+/-} Warehouse
6,500 SF^{+/-} Office/Mezzanine
(2 Stories)

QUOTED RATE

~~\$12.90~~ \$11.90/SF NNN

+ \$3.99/SF OpEx

REMAINING TERM

February 28, 2027

Sublease Expiration

LOADING & ACCESS

4 Total Loading Doors

3 Dock-High (no levelers)
1 Drive-in Ramp

FOR MORE INFORMATION CONTACT: Boris Garbuz, Senior Director: Phone: +1 404-682-3418 Email: Boris.garbuz@cushwake.com

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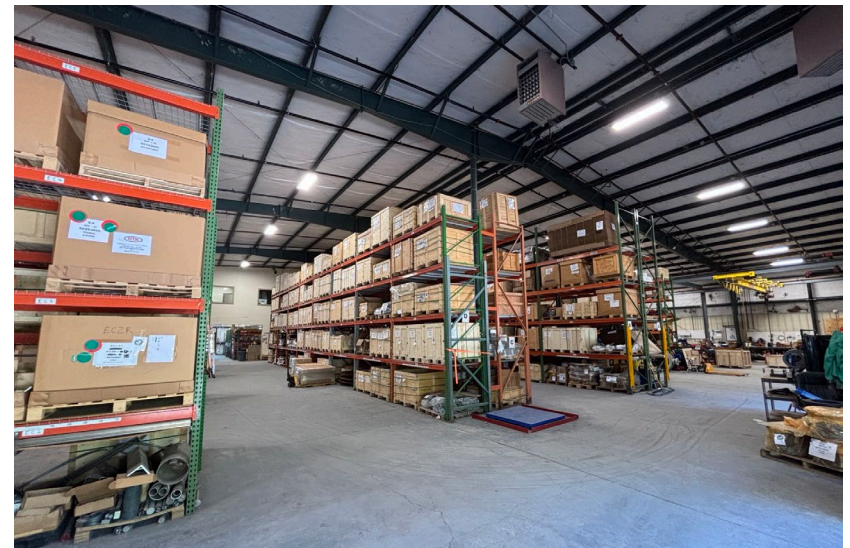
PROPERTY HIGHLIGHTS

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Looking for a high-quality warehouse and office space in a prime Alpharetta location?

This 21,000 SF facility offers a perfect combination of office and warehouse space, ideal for distribution, logistics, or manufacturing needs. With easy access to Highway 400, this property provides seamless connectivity to metro Atlanta and beyond.

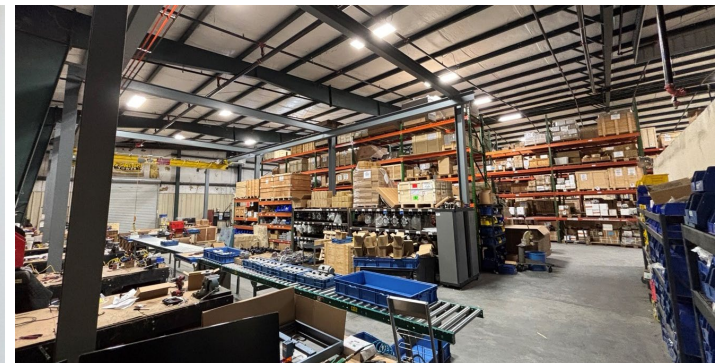
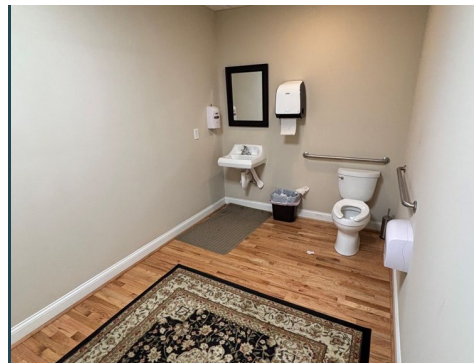
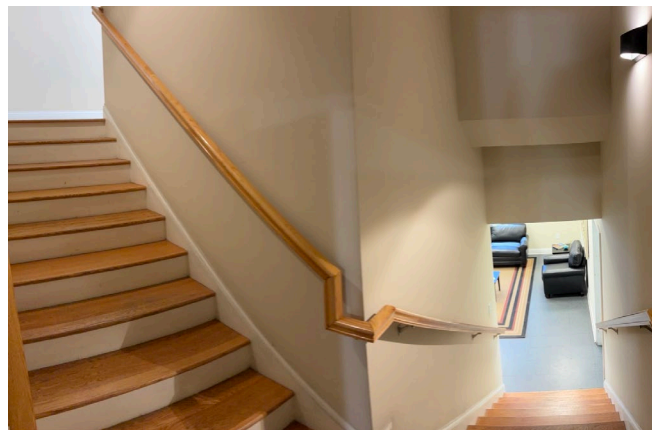
Building	Approximately 21,000 SF Total built in 1998 14,500 SF+/- warehouse 6,500 SF+/- office (2-stories)
Warehouse Features	<ul style="list-style-type: none">• Fire suppression sprinkler system• 4 warehouse heaters & 3 exhaust fans• Sloped roof (replaced in 2023, under warranty)
Office Features	<ul style="list-style-type: none">• 9 offices upstairs / 7 offices downstairs• Conference room, lobby and breakroom• 7 restrooms (6 in office, 1 in warehouse)• 1 shower
Utilities & Infrastructure	<ul style="list-style-type: none">• 4 HVAC units• Natural gas heating in office• 2 hot water heaters• Recently repainted exterior (2023)
Loading & Access	4 Total loading doors 3 Dock-High (no levelers) / 1 Drive-in Ramp
Ceiling Height	17.4' Clear Height; 19' roof height at both ends 25' peak height in center
Lot Size	1.73 acres
Parking	38 spaces
Signage	Building and monument signage available
REDUCED Asking Rate	\$11.90/SF NNN + \$3.99/SF = \$15.89/SF Total
Sublease Term	February 28, 2027



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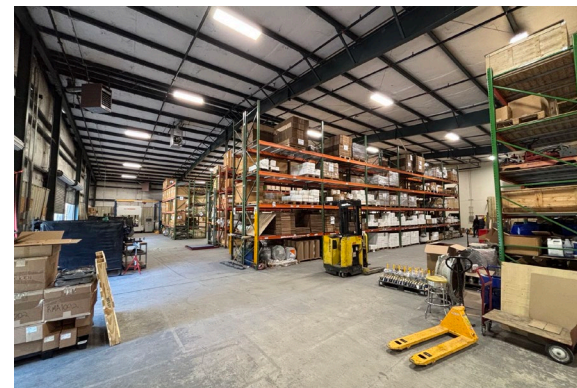
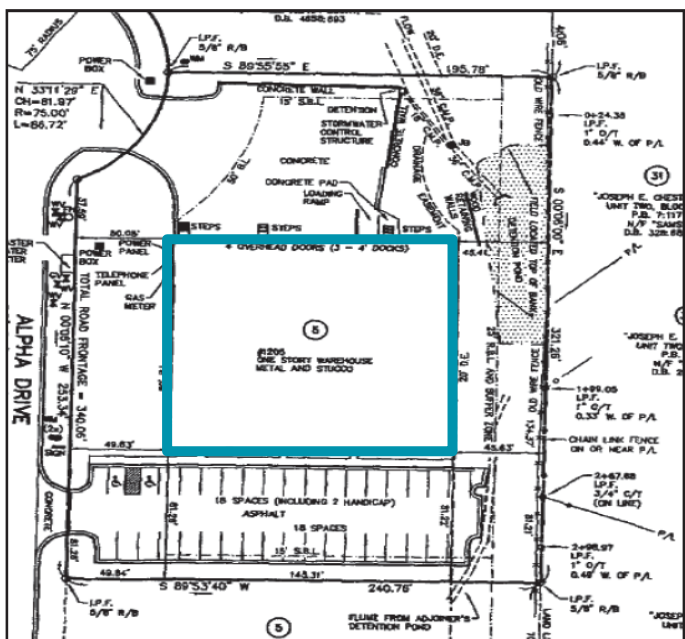
PROPERTY PHOTOS

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AERIAL & SITE PLAN

The image is a composite of three maps. The main map is an aerial photograph of Union Hill, Georgia, with McFarland Parkway and Union Hill Road labeled. A white star marker is placed on a building. A circular inset provides a closer view of this building, which is a large, light-colored structure with a white star marker. A small inset map in the bottom left corner shows a detailed site plan with various labels and measurements, including 'CONCRETE PAD', 'LOADING PAD', 'STORMWATER CONTROL STRUCTURE', and 'DETENTION'. The inset map also includes a north arrow and a scale bar.

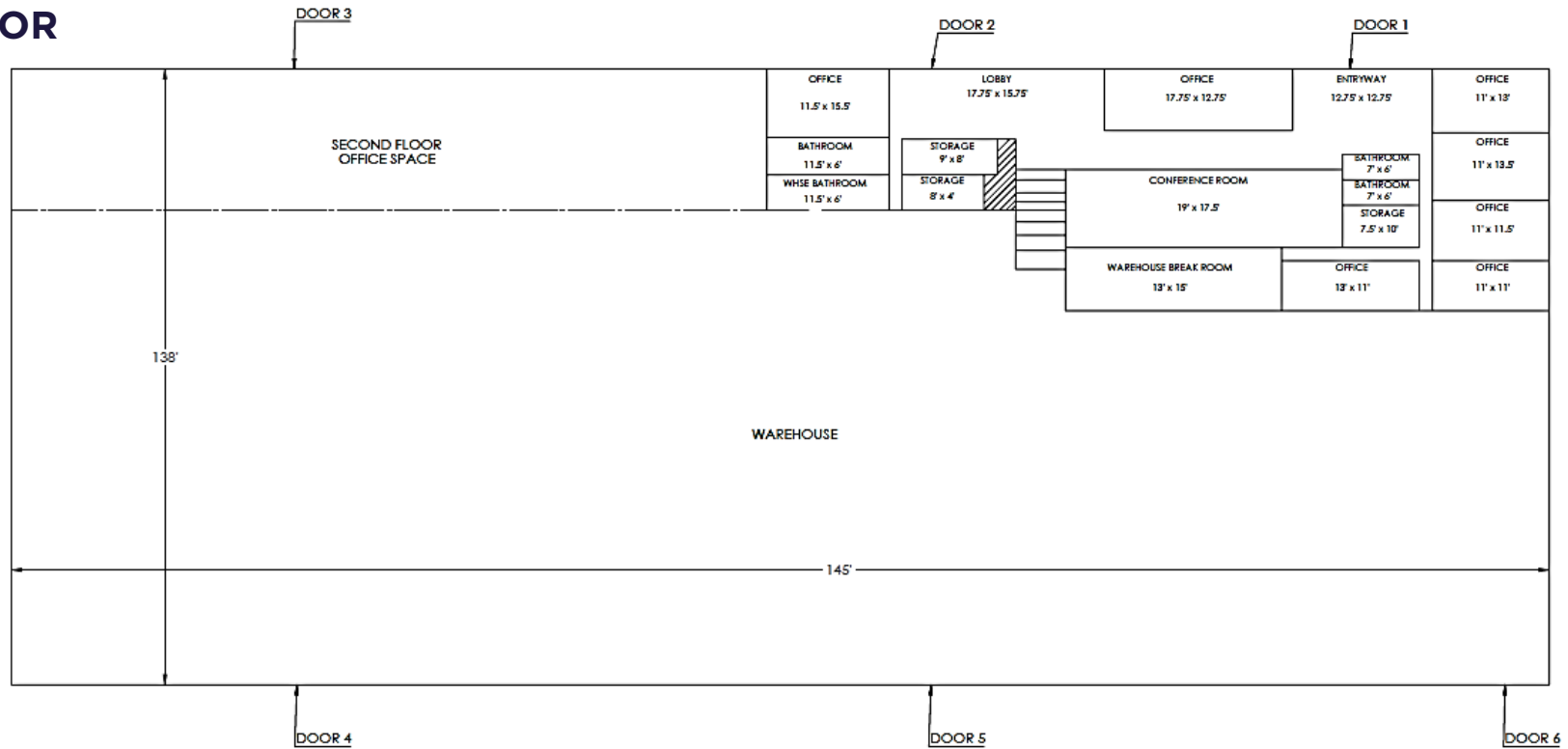


FLOOR PLANS

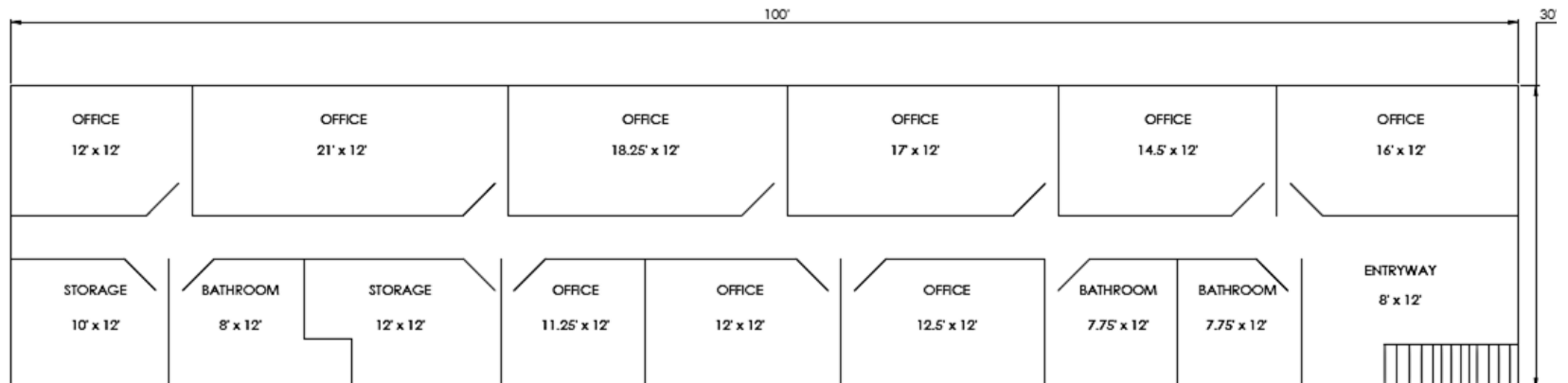
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FRONT OF BUILDING

FIRST FLOOR



SECOND FLOOR



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LOCATION OVERVIEW

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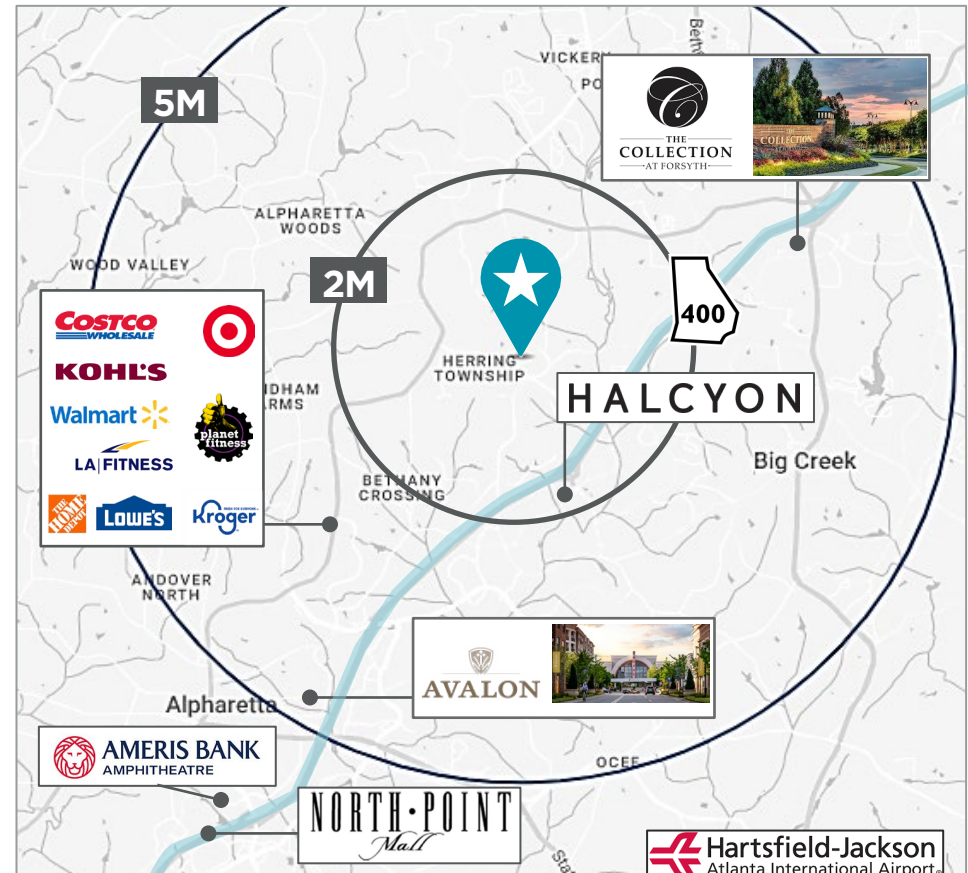


Situated in Forsyth County, this property is just minutes from GA 400, making it an ideal location for businesses requiring easy transportation access. The area boasts a strong business environment with numerous dining, retail, and service options nearby, including Halcyon, Avalon, and The Collection at Forsyth.

PERFECT FOR:

- ✓ Distribution & Logistics
- ✓ E-commerce Fulfillment
- ✓ Light Manufacturing
- ✓ Corporate Headquarters with Warehouse

Don't miss this highly functional and well-maintained sublease opportunity in one of Alpharetta's most sought-after industrial areas!



AREA DEMOGRAPHICS



23,469
POPULATION
Within 2 Miles

\$150,722
AVG. INCOME
Within 2 Miles

\$452,266
AVG. HOMEVALUE
Within 2 Miles

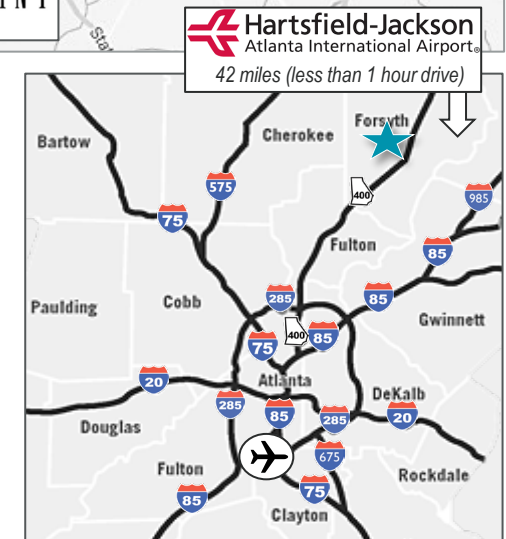
37.7
AVG. AGE
Within 2 Miles

142,818
POPULATION
Within 5 Miles

\$161,797
AVG. INCOME
Within 5 Miles

\$480,856
AVG. HOMEVALUE
Within 5 Miles

39.8
AVG. AGE
Within 5 Miles





**FOR MORE INFORMATION
CONTACT:**



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