

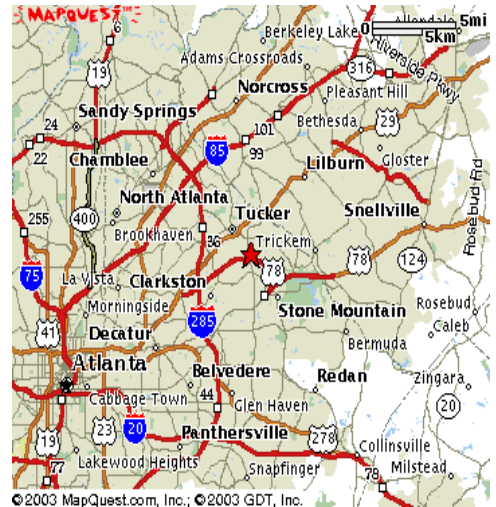
INDUSTRIAL BUILDINGS:
4742, 4744, 4746, 4748 & 4750 Hammermill Road
Tucker, Georgia 30084

FOR LEASE



Hammermill Place

- **1,000 – 2,000 s.f. Warehouse Building**
- **Below Market Price**
- **Park at your Front Door**
- **Drive-In, Drive-Up and Dock Doors**
- **Located at Stone Mountain Freeway and Mountain Industrial Blvd.**
- **Brick Exterior**



For More Information, Contact

Gloria S. Woods
Advance Realty Service, Inc.
gloria.woods@advance1.com www.advancerealty.net
Tel. (770) 220-2626

Executive Summary

4756-4762 Hammermill Road
Tucker, GA 30084

Land Area	6.17 acres zoned M-1 – light industrial
Building Size	46,000 s.f., 5 one story warehouse buildings
Building Age	Built in 1984
Parking	146 spaces or 3.17/1000
Lease Term	3 years
Lease Price	\$15.95 s.f. net of electric and inside maintenance
Warehouse Doors	Dock, Drive-in, Drive-up
Buildout	minimal

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Floor Plan

4742-4750 Hammermill Road
Tucker, GA 30084

Available Space:

<u>Size</u>	<u>Suite</u>	<u>Building</u>	<u>Doors</u>	<u>Available</u>
1,000 s.f.	101	4748	Drive-up	January 1
1,000 s.f.	109	4748	Drive-up	January 1
1,000 s.f.	204	4746	Drive-up	September 1
1,500 s.f.	304	4744	Drive-in	Now
2,000 s.f.	404	4742	Dock high	February 1

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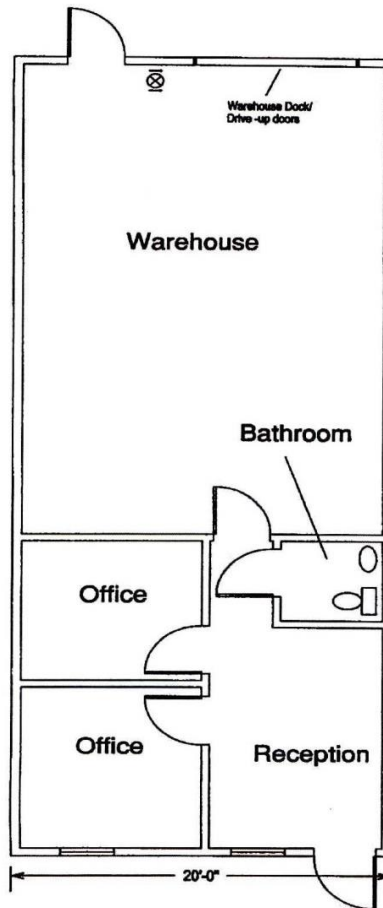
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Floor Plan

4742-4750 Hammermill Road
Tucker, GA 30084

Suite 101



1,000 s.f.

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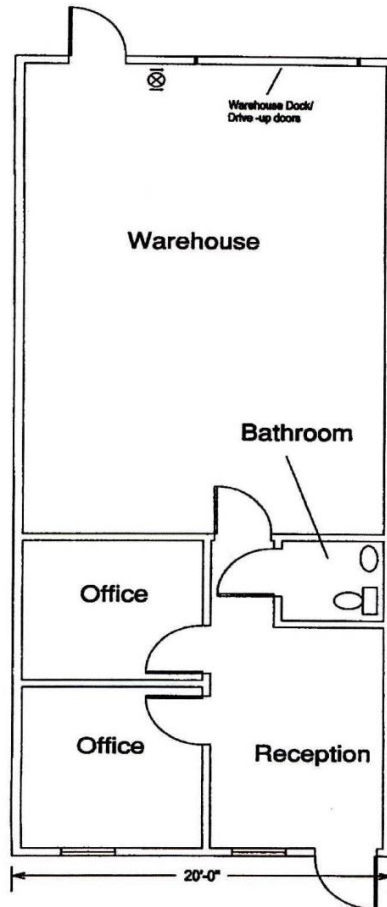
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Floor Plan

4742-4750 Hammermill Road
Tucker, GA 30084

Suite 109



1,000 s.f.

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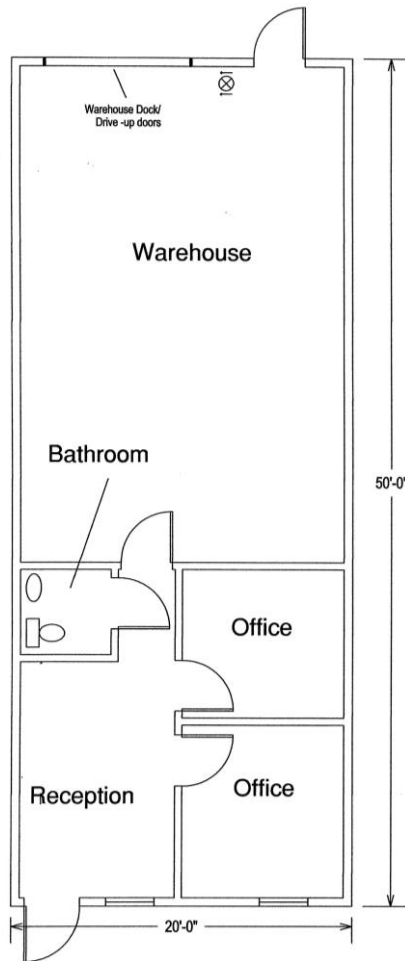
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Floor Plan

4742-4750 Hammermill Road
Tucker, GA 30084

Suite 204



1,000 s.f

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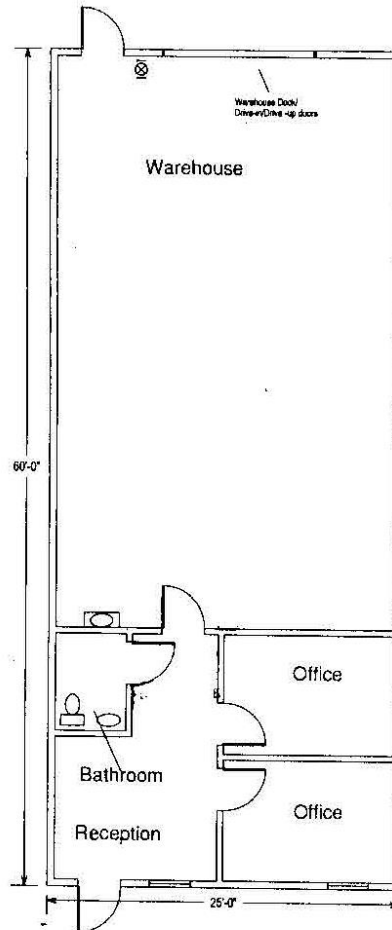
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Floor Plan

4742-4750 Hammermill Road
Tucker, GA 30084

Suite 304



1,500 s.f.

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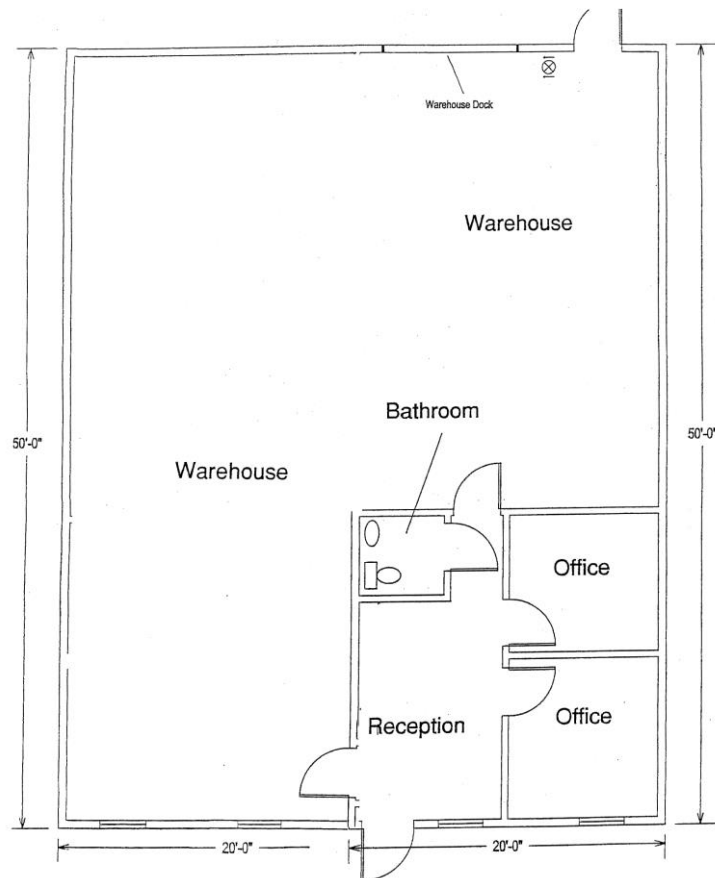
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Floor Plan

4742-4750 Hammermill Road
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Suite 404



2,000 s.f.

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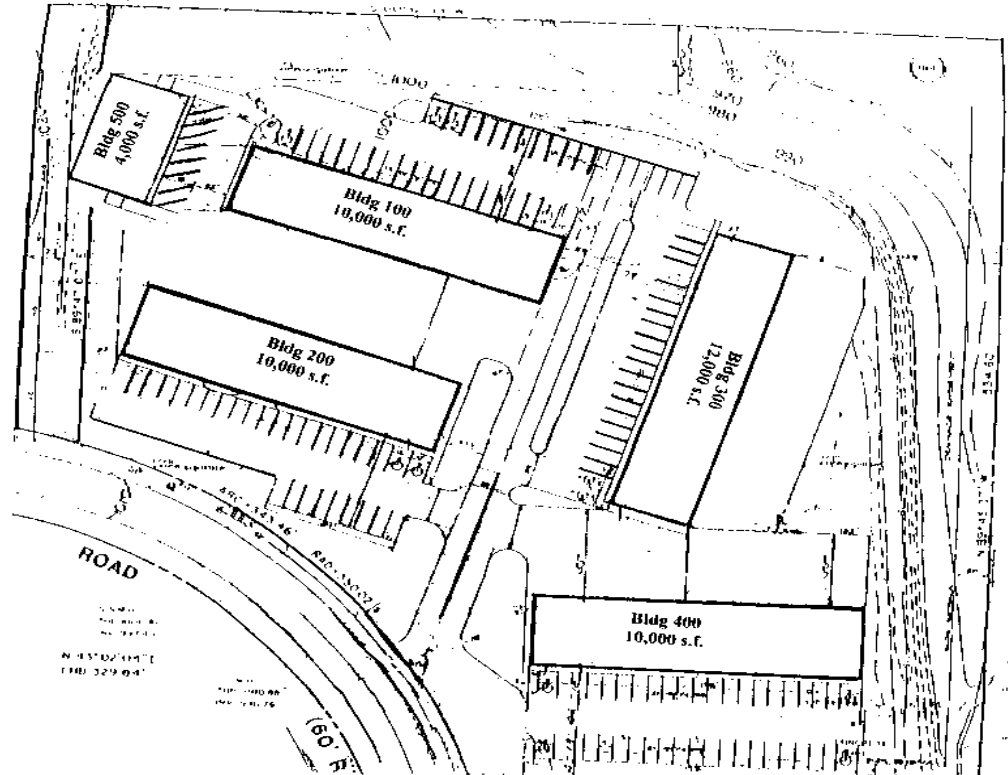
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Survey

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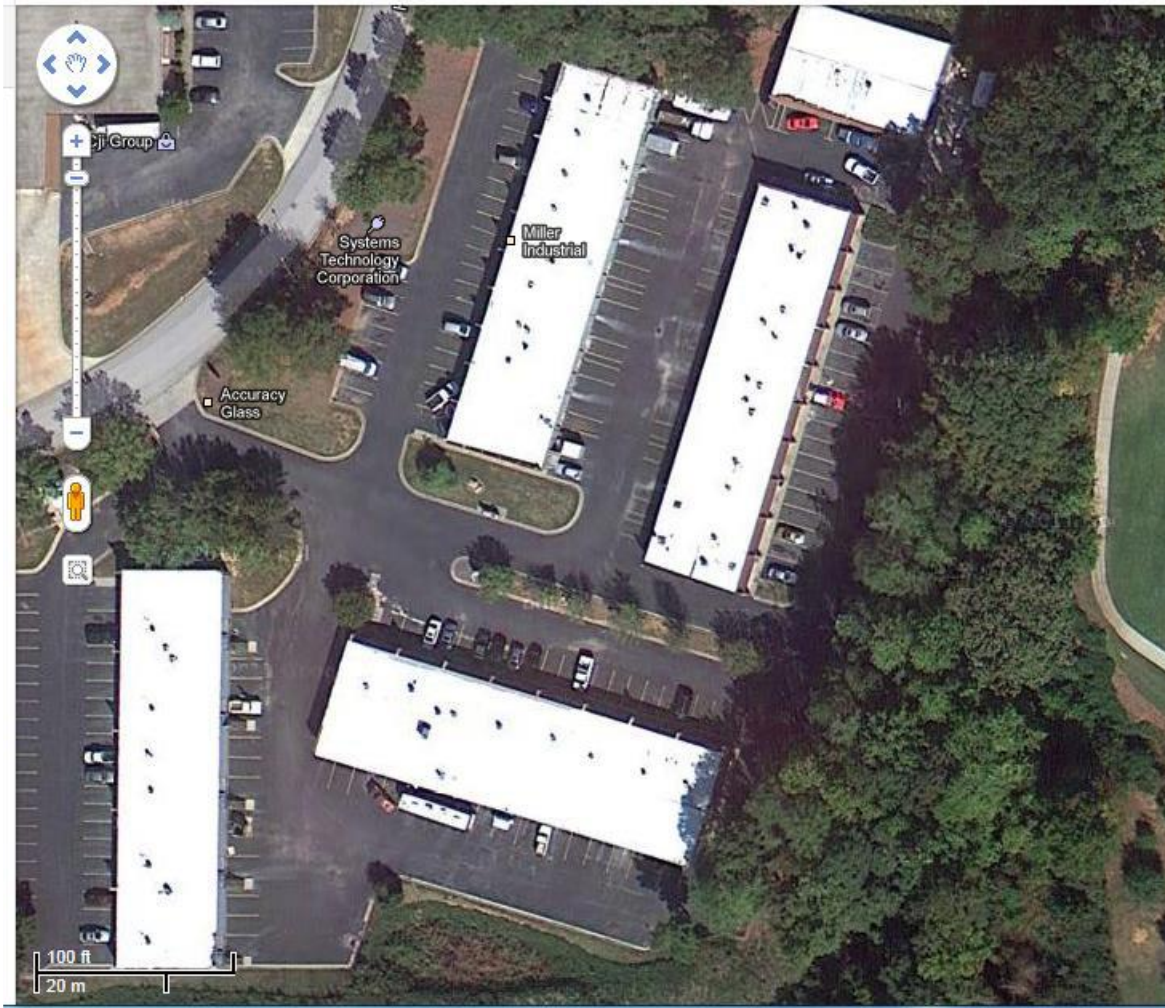
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Satellite Map

4756-4762 Hammermill Road
Tucker, GA 30084



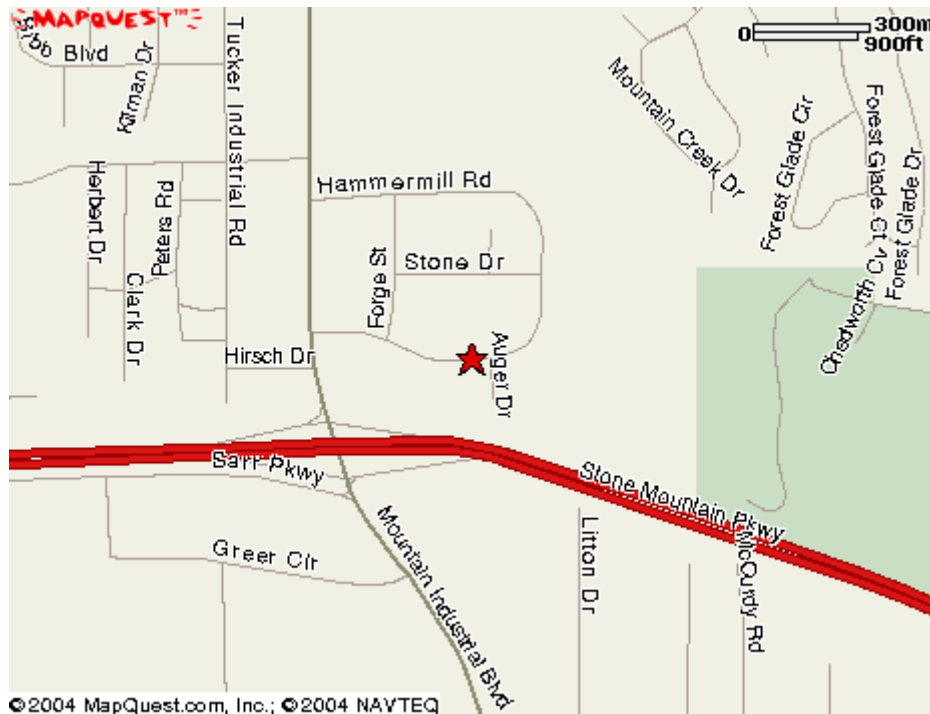
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Location

Hammermill Place
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