

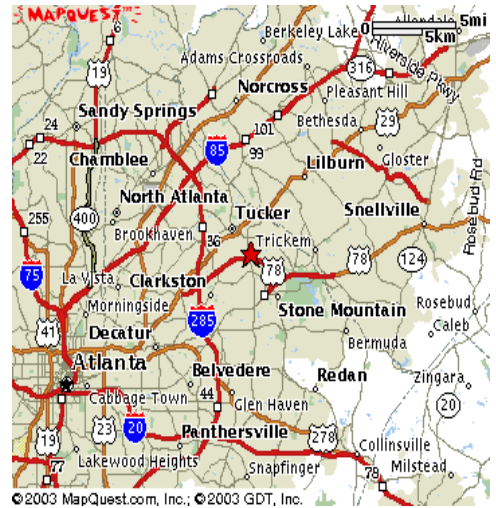
INDUSTRIAL BUILDINGS:
4756, 4758, 4760 & 4762 Hammermill Road
Tucker, Georgia 30084

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

Dan Decraene
Advance Realty Service, Inc.
dani@advance1.com www.advancerealty.net
Tel. (770) 220- 2626 Fax (770) 220 -2606

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	\$10.95 s.f. net of electric and inside maintenance
Warehouse Doors	Dock, Drive-in, Drive-up
Buildout	minimal

Dan Decraene

Advance Realty Service, Inc.

770-220-2626

dan1@advance1.com

www.advancerealty.net

Floor Plan

4756-4762 Hammermill Road
Tucker, GA 30084

Available Space:

<u>Size</u>	<u>Suite</u>	<u>Building</u>	<u>Doors</u>	<u>Available</u>
1,500 s.f.	302	4758	Drive In	Immediately
1,500 s.f.	305	4758	Drive In	October 1, 2019
2,000 s.f.	403	4756	Dock High	Immediately

Dan Decraene
Advance Realty Service, Inc.
770-220-2626

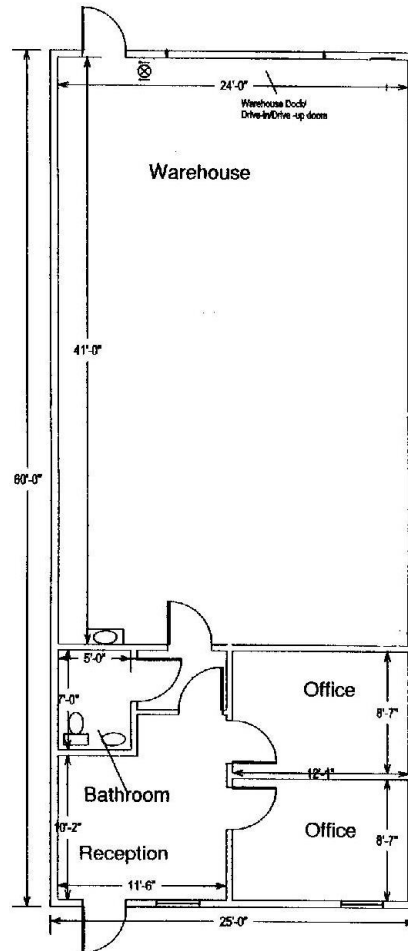
dan1@advance1.com

www.advancerealty.net

Floor Plan

4756-4762 Hammermill Road
Tucker, GA 30084

Suite 302



1,500 s.f.

Dan Decraene
Advance Realty Service, Inc.
770-220-2626

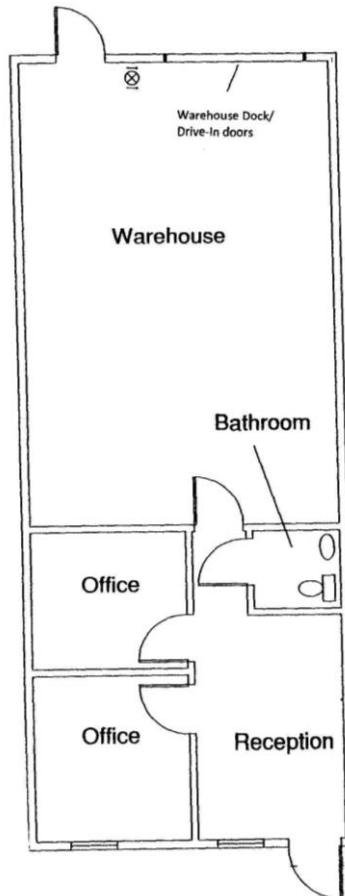
dan1@advance1.com

www.advancerealty.net

Floor Plan

4756-4762 Hammermill Road
Tucker, GA 30084

Suite 305



1,500 s.f.

Dan Decraene
Advance Realty Service, Inc.
770-220-2626

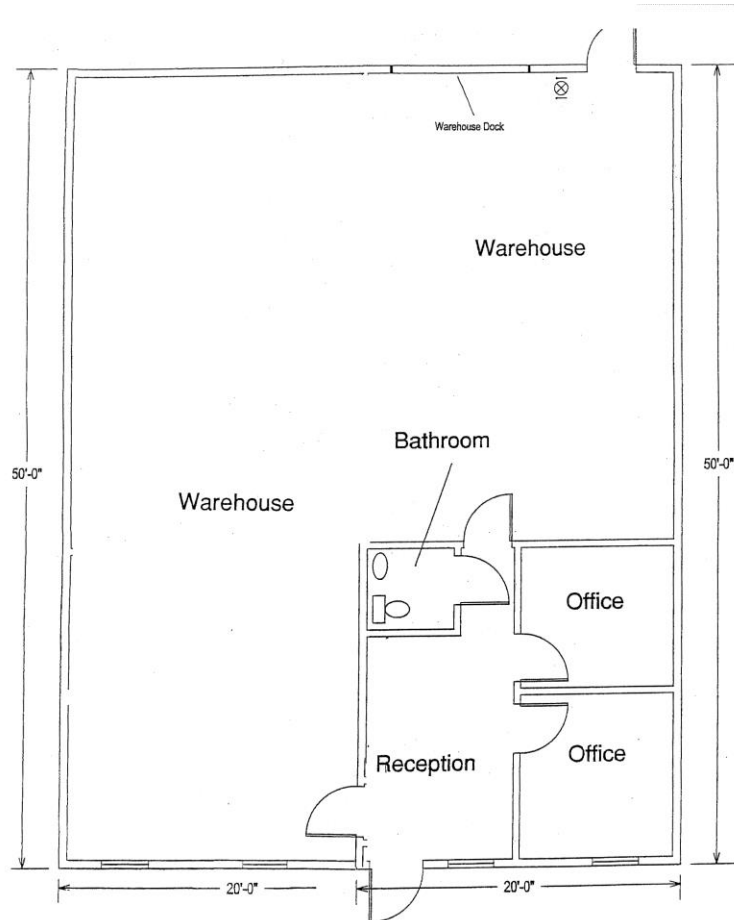
dan1@advance1.com

www.advancerealty.net

Floor Plan

4756-4762 Hammermill Road
Tucker, GA 30084

Suite 403



2,000 s.f.

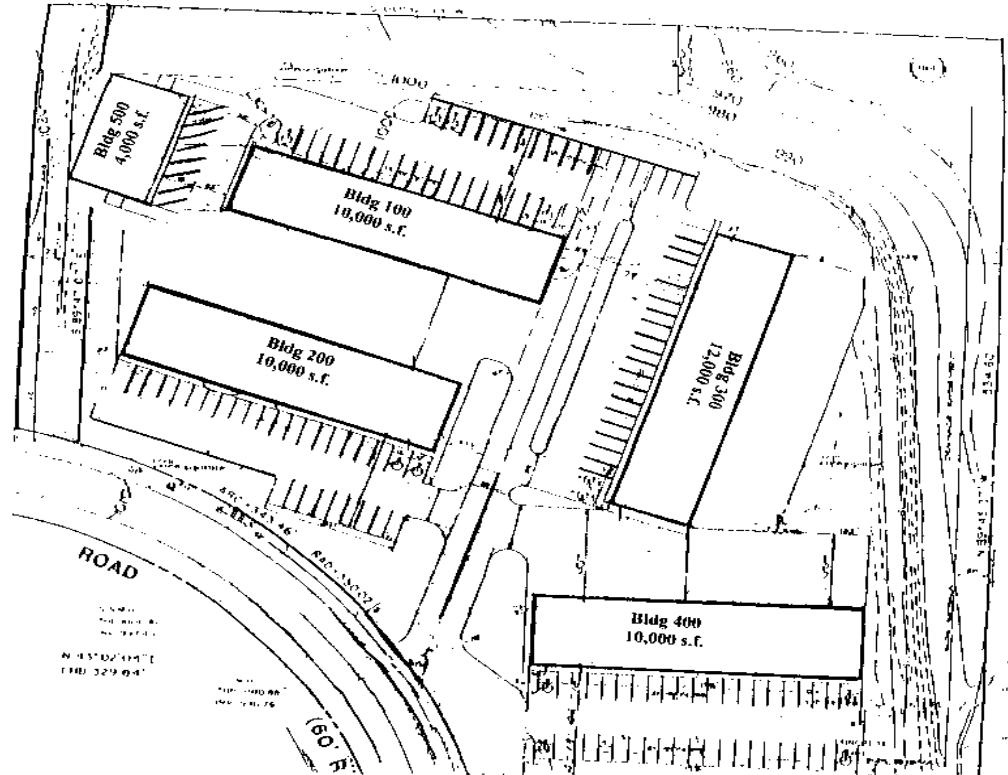
Dan Decraene
Advance Realty Service, Inc.
770-220-2626

dan1@advance1.com

www.advancerealty.net

Survey

4756-4762 Hammermill Road
Tucker, GA 30084



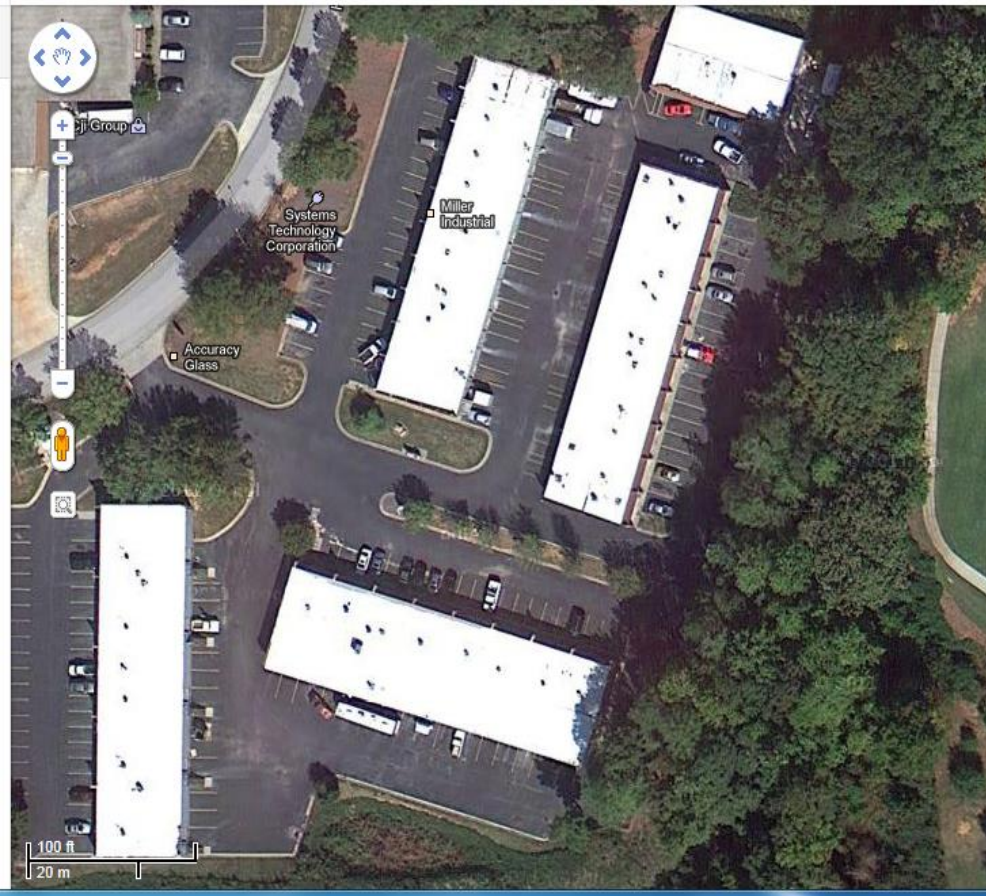
Dan Decraene
Advance Realty Service, Inc.
770-220-2626

dan1@advance1.com

www.advancerealty.net

Satellite Map

4756-4762 Hammermill Road
Tucker, GA 30084



Dan Decraene
Advance Realty Service, Inc.
770-220-2626

dan1@advance1.com

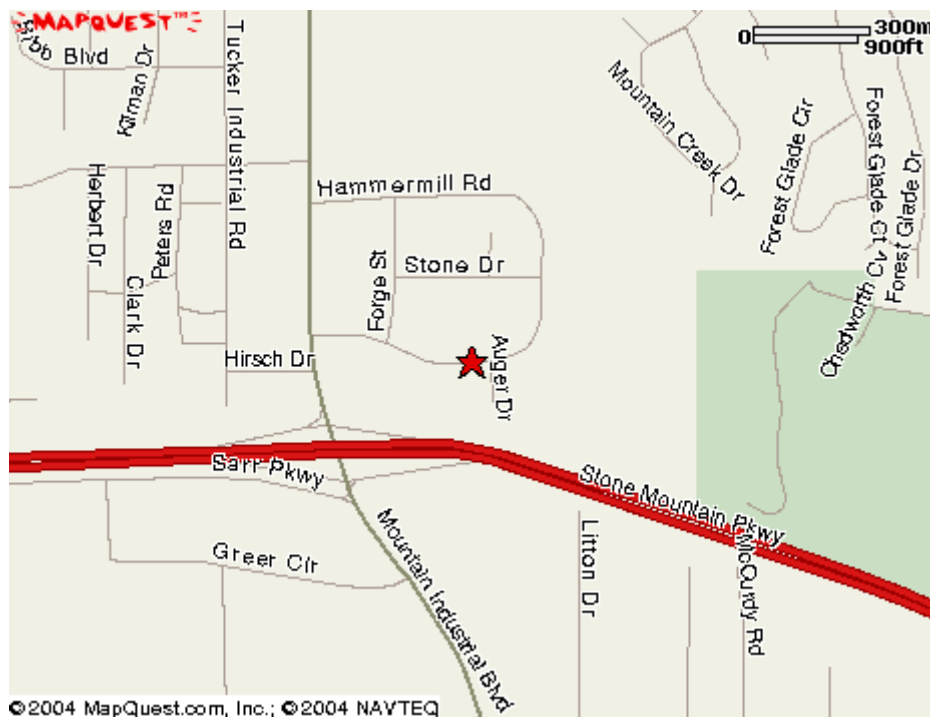
www.advancerealty.net

Location

Hammermill Place

4756-4762 Hammermill Road

Tucker, GA 30084



Dan Decraene

Advance Realty Service, Inc.

770-220-2626

dan1@advance1.com

www.advancerealty.net