



**5,100 SF Office Space – For Lease
4806 Wright Drive – Smyrna, GA 30082**

Location:

- 4806 Wright Drive Smyrna, GA 30082
- South Cobb industrial Park with access to I-285

Features:

- 13 offices, 1 large conference room, receptionist area, kitchen, 1 full bath, 2 half baths, copy room, and ample closet space
- 2+/- acres and covered outside equipment storage area
- Alarm and fencing for security
- Additional fenced acreage (4ac+/-) available for equipment parking or outside storage.
- Owners may consider a “build-to-suit” structure on the additional acreage
- Owners may divide office space (depending on terms)
- Covered Storage (additional monthly fee depending on how much space is needed)

Zoning:

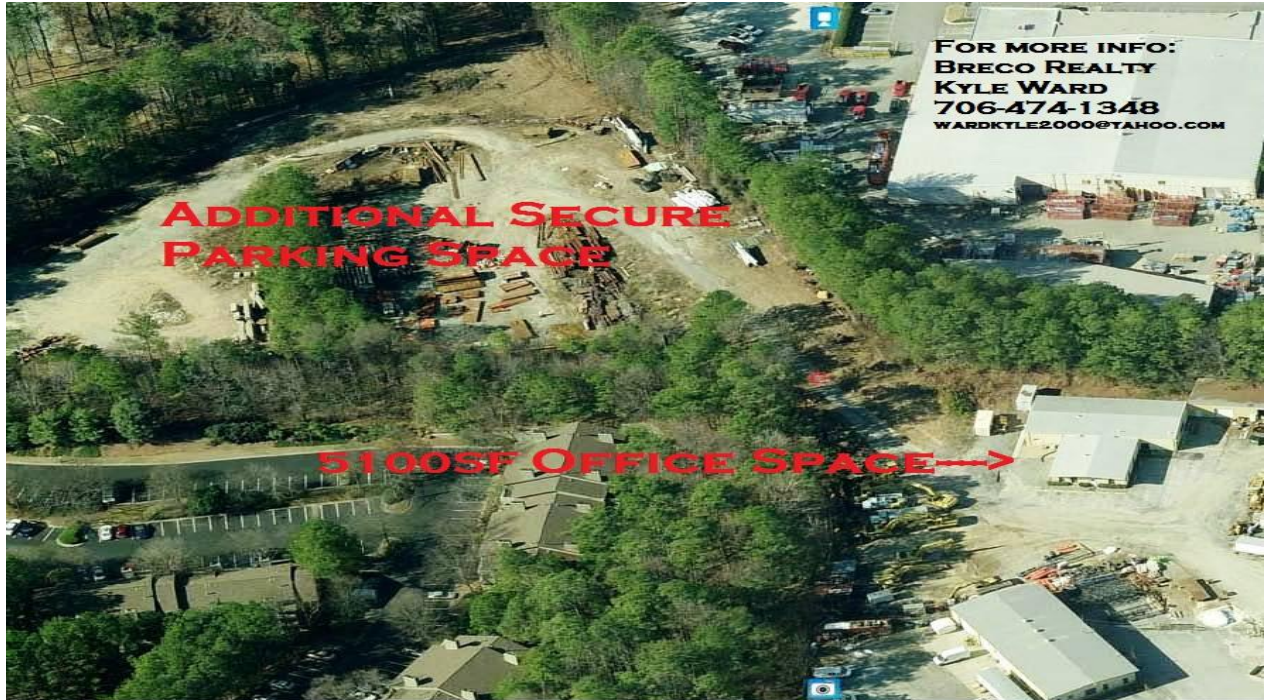
- Heavy Industrial

Potential uses:

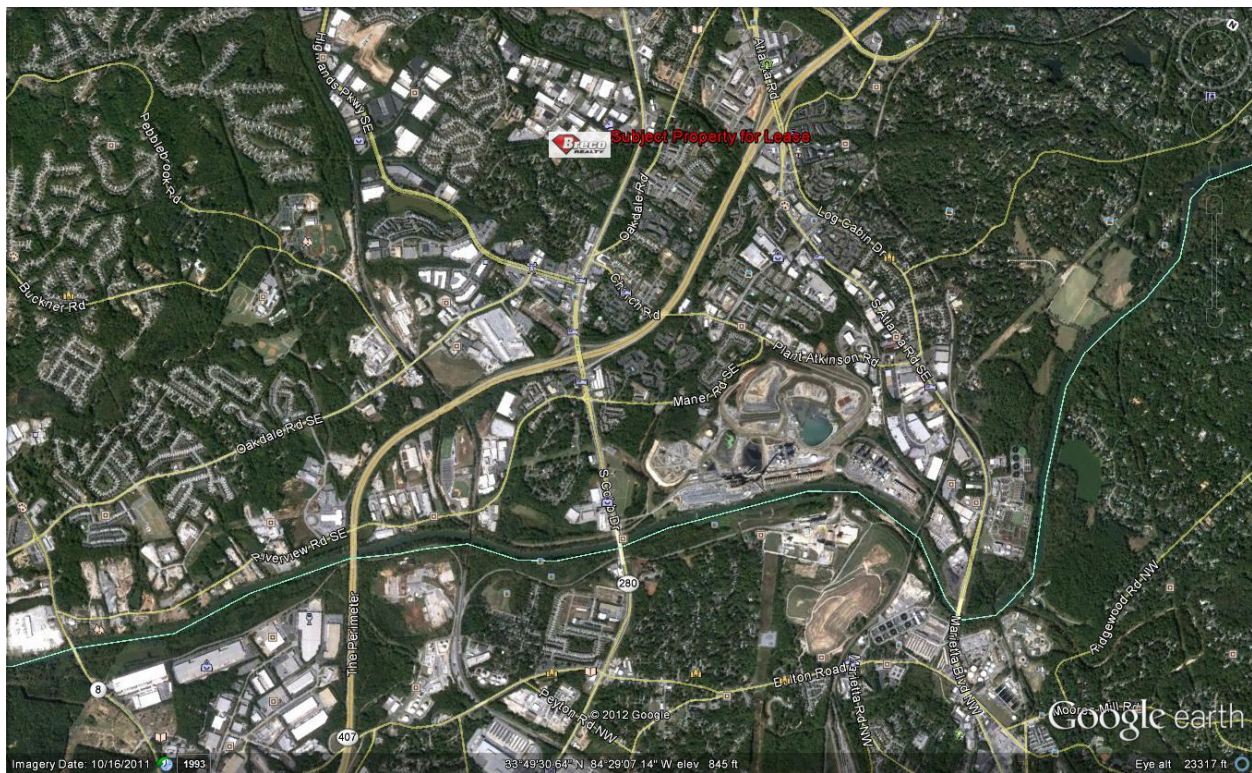
- General contractor office, landscaping company, trucking company, Wrecker Company, repo yard, recycle yard, etc.

Price: \$4,500 (\$10.58 SF per year) Price of additional acreage negotiable

Contact: Kyle Ward 706-474-1348



Aerial View of Office and Additional Acreage



Location Map



Additional Acreage



Front of Office



Typical Office



Covered Storage Available

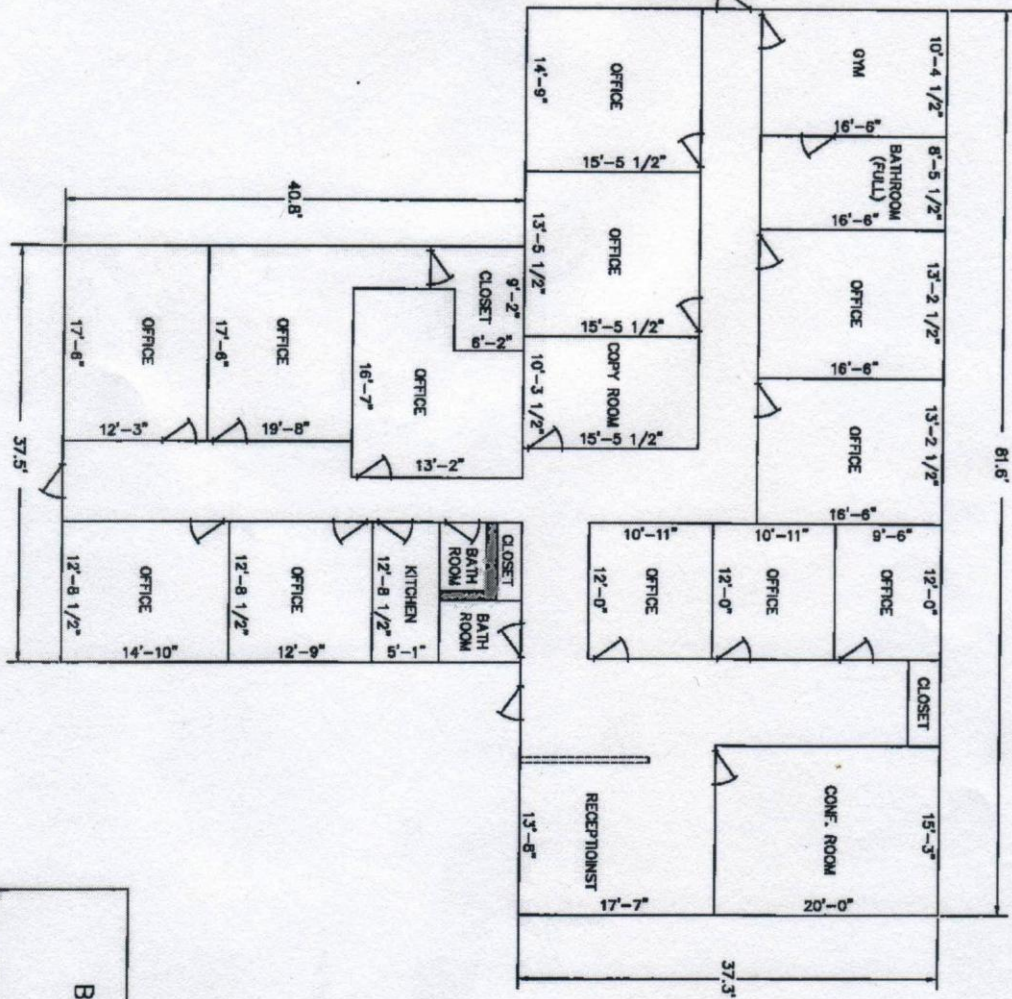


Parking Area with Office Lease



Available Covered Storage

266 W. Washington St  Madison, GA 30650  P. 706.342.3355  www.brecorealty.com



RUBY Collins
 GENERAL CONTRACTORS

BUILDING "B" FLOOR PLAN
 4806 WRIGHT DRIVE
 SMYRNA, GA 30082

Office Floor Plan