

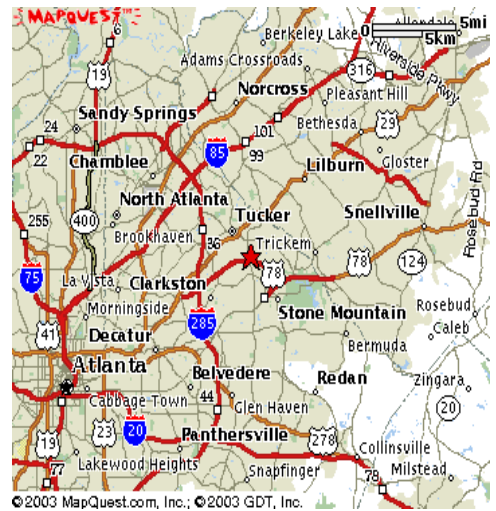
INDUSTRIAL BUILDINGS:
4756, 4758, 4760 & 4762 Hammermill Road
Tucker, Georgia 30084

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
Jewel Evans

Advance Realty Service, Inc.

770-220-2626

dan1@advance1.com

jewel@advance1.com

www.advancerealty.net

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	24 years, built in 1984
Parking	146 spaces or 3.17/1000
Lease Term	1-3 years
Lease Price	\$8.00 s.f. net of utilities and inside maintenance
Warehouse Doors	Dock, Drive-in, Drive-up
Buildout	minimal

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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>
1,000	102	4760	Drive Up	Immediately*
1,000	105	4760	Drive Up	Immediately*
1,000	204	4760	Drive Up	Immediately
1,000	206	4760	Drive Up	Immediately

* Heated/ Air Conditioned warehouse

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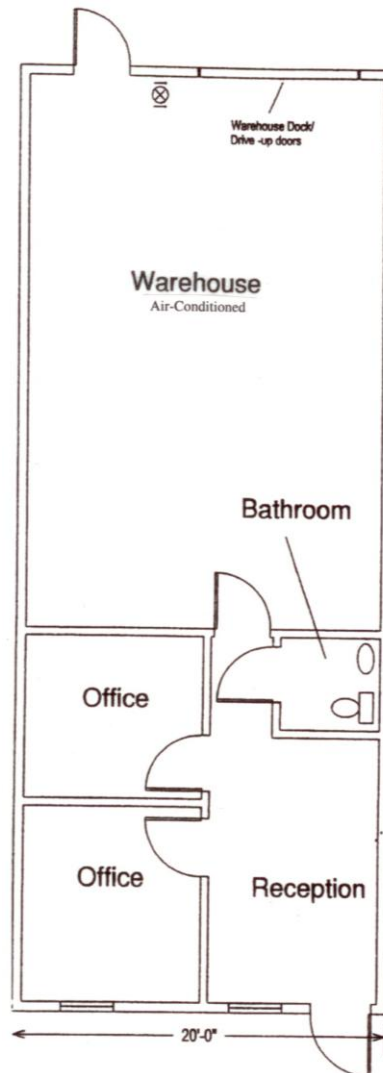
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Floor Plan

4756-4762 Hammermill Road
Tucker, GA 30084

Suite 102



1,000 S.F.

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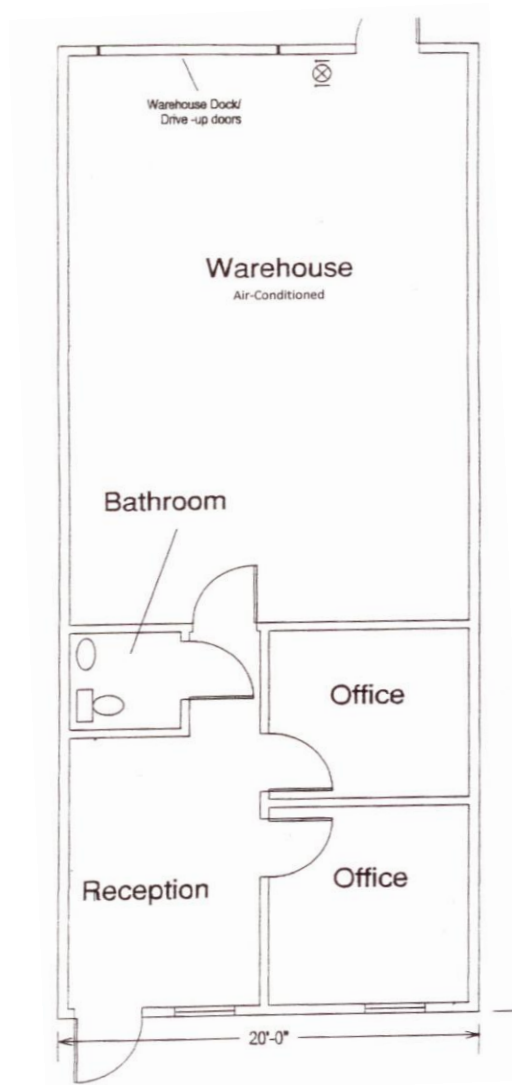
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Floor Plan

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Tucker, GA 30084

Suite 105



1,000 s.f.

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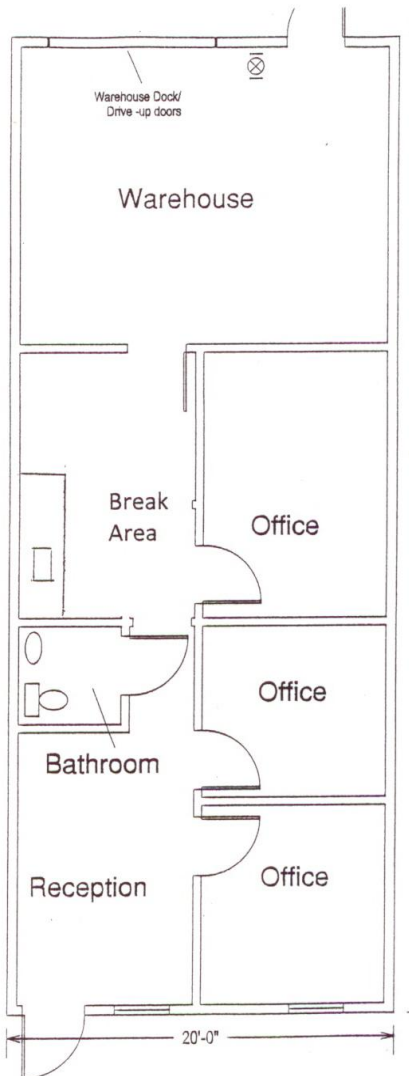
jewel@advance1.com

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Floor Plan

4756-4762 Hammermill Road
Tucker, GA 30084

Suite 204



1,000 s.f.

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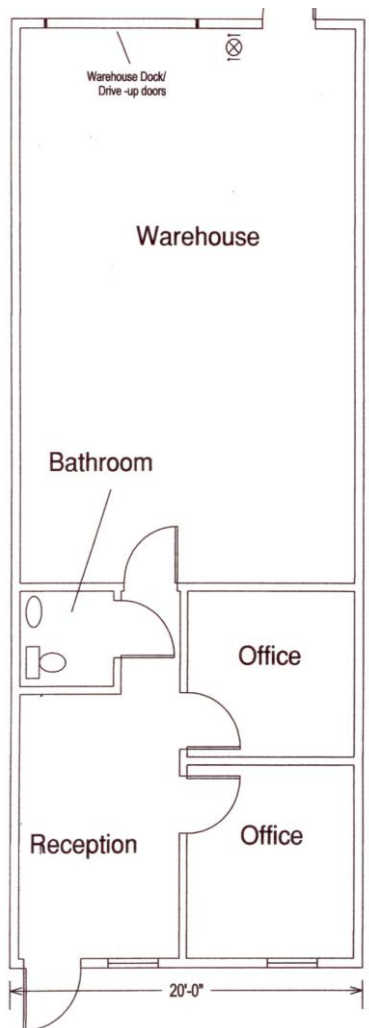
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Floor Plan

4756-4762 Hammermill Road
Tucker, GA 30084

Suite 206



1,000 s.f.

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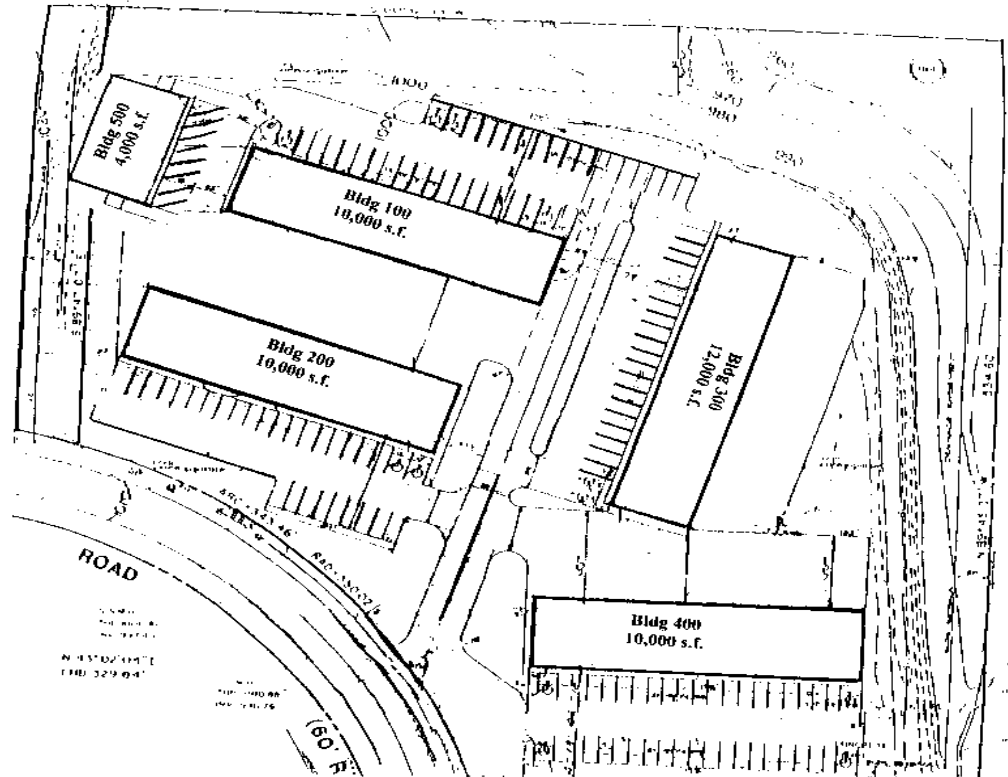
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Survey

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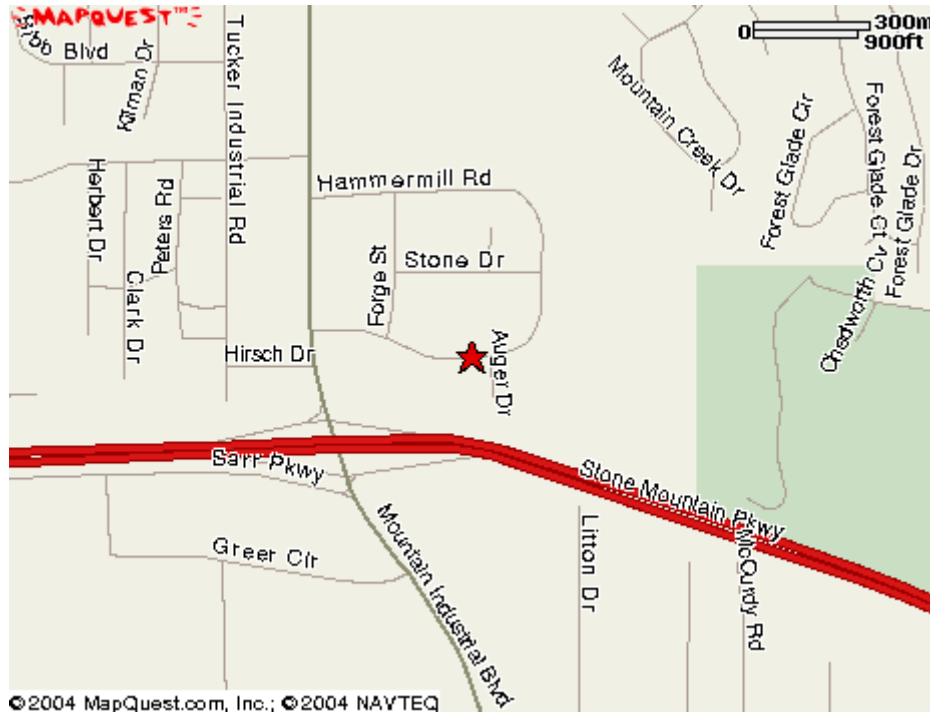
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Location

Hammermill Place

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