



BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

COMMERCIAL DIVISION

FOR LEASE
5,100 Office / Warehouse
Flowery Branch
Just off I-985
Tanners Creek Industrial Park



4111 Commerce St., Flowery Branch

Available June 1, 2024 can be *shown immediately*

Marketed By:

Brent Hoffman

Berkshire Hathaway Home Services GA Properties

500 Jesse Jewell Pkwy., SE Suite 300, Gainesville, GA 30501

Direct- 770-533-6721

Office – 770-536-3007

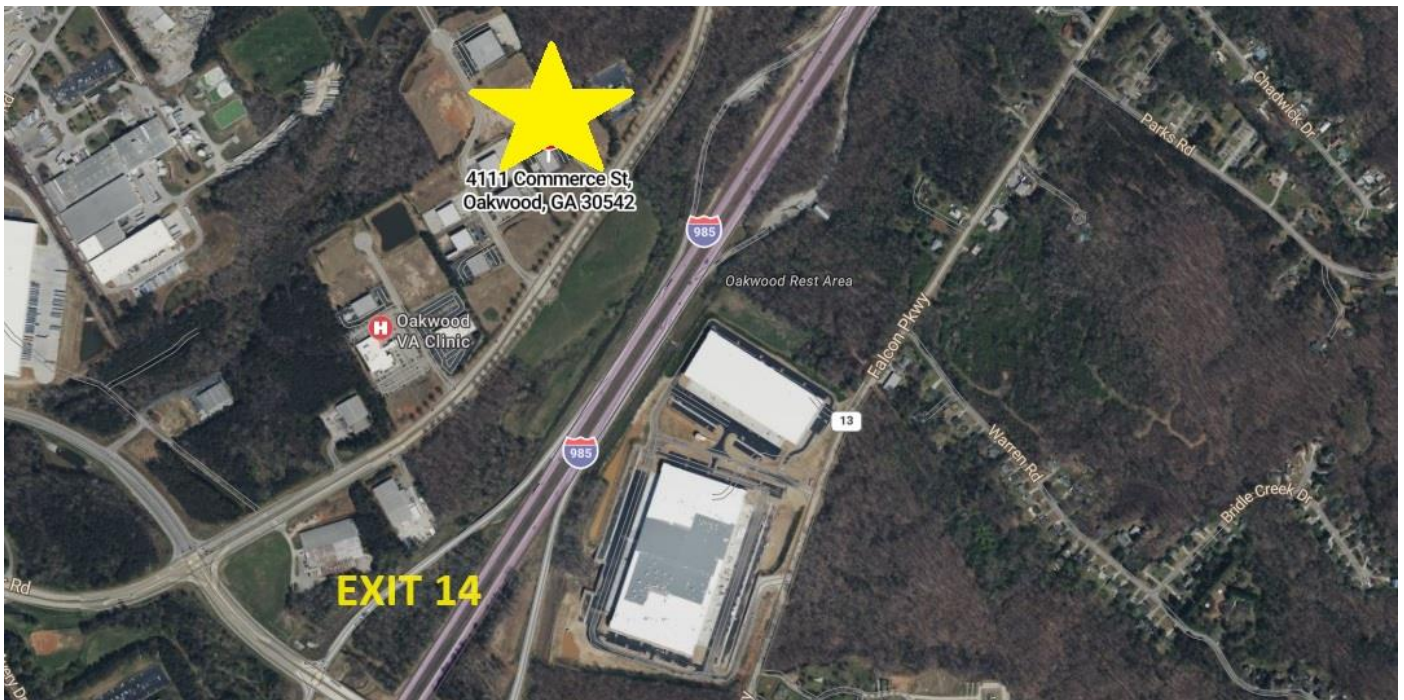
Brent@BrentHoffman.com www.BrentHoffman.com



Brent Hoffman

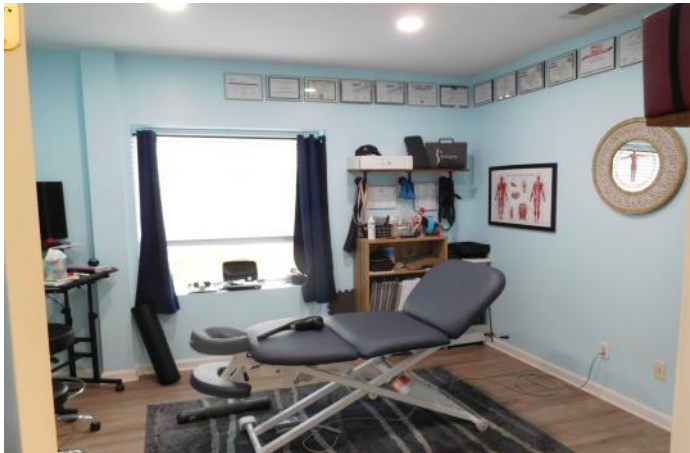
Property Information

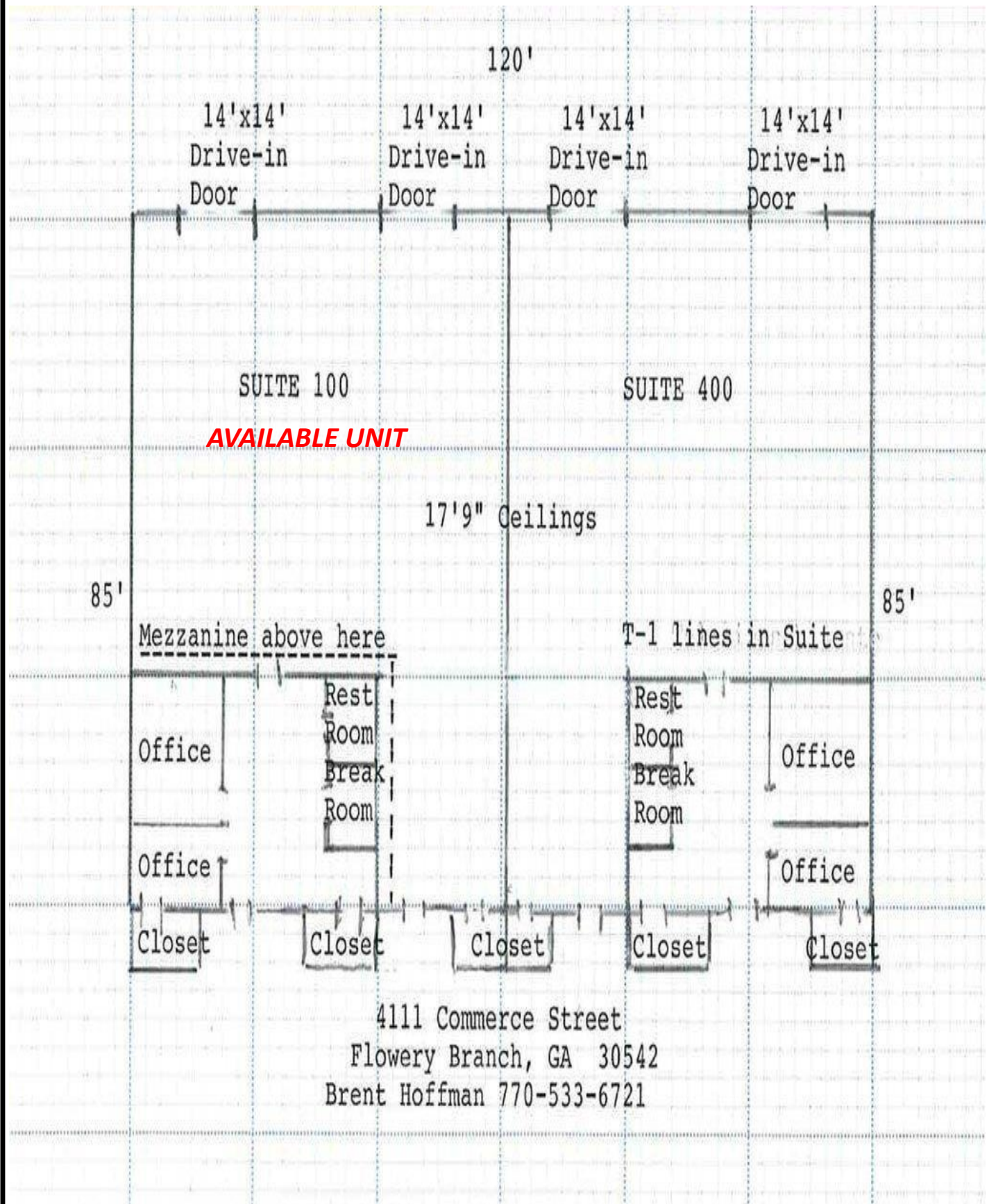
\$11.00 psf / \$4,675.00 per month

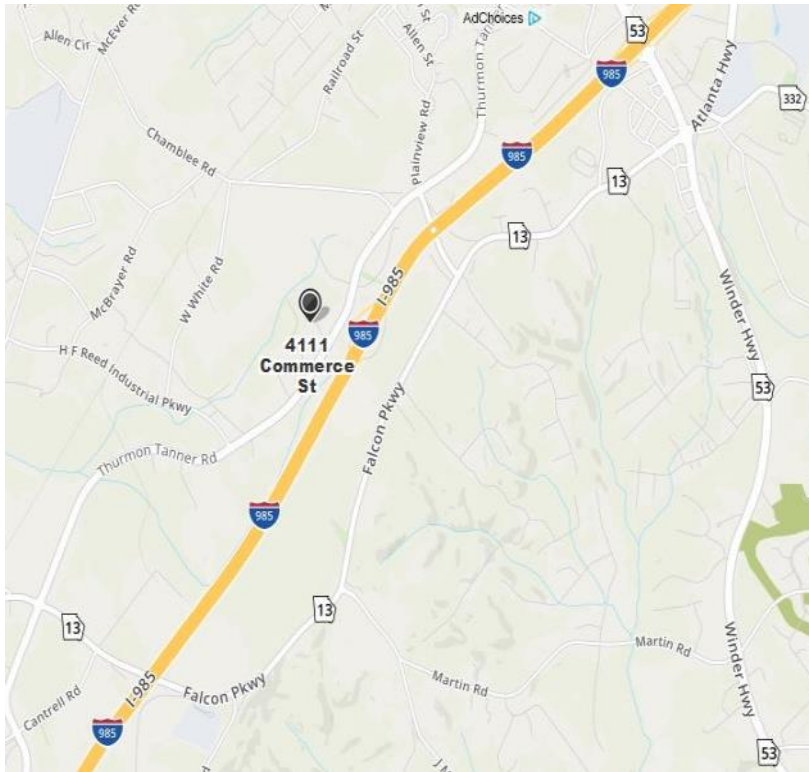


- ♦ Top quality 4-sided brick building
- ♦ 2 private offices, break-room , reception / bullpen area w/ 2 restrooms—one with a shower
- ♦ Large windows and skylight
- ♦ Full mezzanine above office w/ AC
- ♦ Unit is not wired for internet, mobile internet or satellite will be needed
- ♦ 2 unit building— unit 100 pays water & unit 400 pays for dumpster
- ♦ EASY access at new exit 14 on I-985
- ♦ **In protected Tanners Creek Industrial Park**
- ♦ Warehouse has 3-phase electric
- ♦ 2 - 14' high drive in doors
- ♦ 17' 9 foot ceilings
- ♦ Current use is a gym .
Once vacated use could be office/ warehouse
- ♦ Owner pays property taxes & insurance

More info and video at: www.brenthoffman.com/listings/10160.html







**North on I-985 to exit 14.
Left on Atlanta Falcons
Training Facility Inter-
change. Right on Thur-
mond Tanner Pkwy to
Commerce Street on left.**

Convenient to Atlanta.

**Take 1-85 North to I-985 to
exit 14.**

