



**BERKSHIRE HATHAWAY**  
HomeServices  
Georgia Properties

COMMERCIAL DIVISION

**FOR LEASE**  
**5,100 - 10,200 s.f.**  
**Office / Warehouse**  
**Flowery Branch**



**4111 Commerce St., Flowery Branch**

**Available February 1, 2020**

**Marketed By:**

**Brent Hoffman**

**Berkshire Hathaway Home Services GA Properties**

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

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**Brent Hoffman**

# Property Information

Lease entire 10, 200 sf for \$5.75 psf \$4,888 per month OR

One half 5,100 sf for \$5.99 psf \$2,545 per month



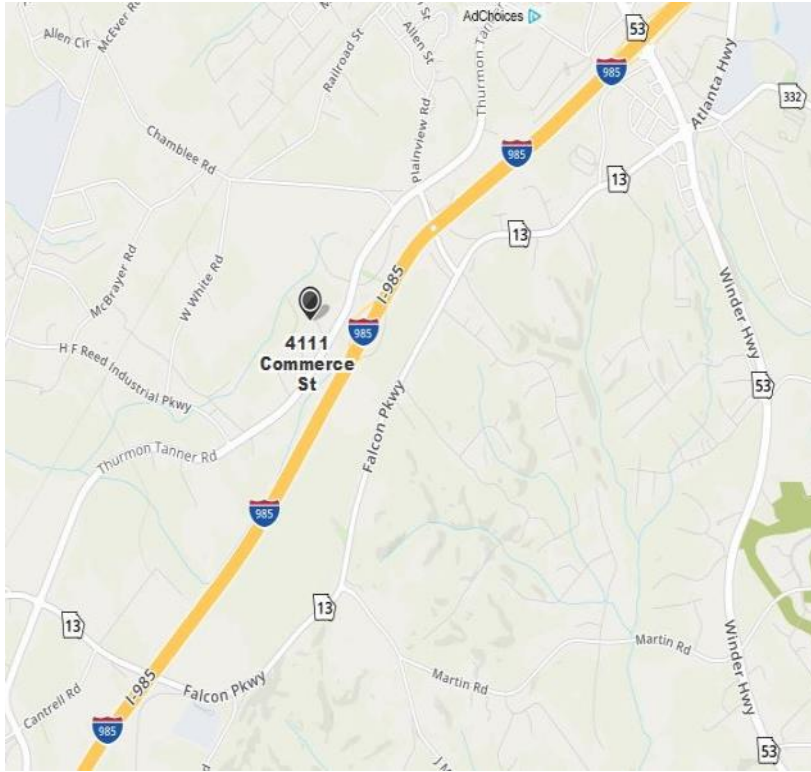
- ◆ Top quality 4-sided brick building
- ◆ Both sides have 2 private offices, break-room , reception / bullpen area and 2 restrooms
- ◆ Large windows and skylights
- ◆ Computer wired offices with T-1 lines (suite 400)
- ◆ Mezzanine (suite 100)
- ◆ Hall County zoned light industrial
- ◆ EASY access at new exit 14 on I-985
- ◆ In protected Tanner Creek Industrial Park
- ◆ Warehouse has 3-phase electric
- ◆ 4 - 14' high drive in doors
- ◆ 17'9 foot ceilings
- ◆ SEE FLOOR PLAN

More info and video at: <https://www.brenthoffman.com/listings/I0162.html>



All materials furnished is from sources deemed reliable, but information has not been verified and is subject to errors or omissions





**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.**

