

# FOR LEASE

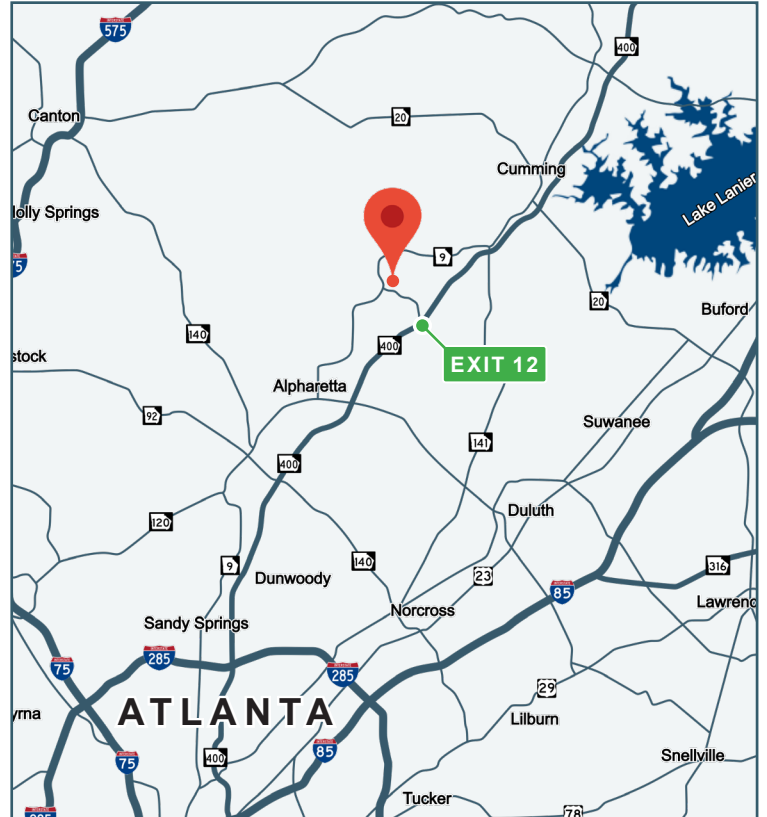
3150 ENGINEERING PARKWAY  
ALPHARETTA, GA 30004

±11,500 SF AVAILABLE



## PROPERTY INFORMATION

|                 |                                                                                                                                                           |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| AVAILABLE SPACE | Suite 3150                                                                                                                                                |
| SUITE SIZE      | ±11,500 SF                                                                                                                                                |
| WAREHOUSE SIZE  | ±9,100 SF                                                                                                                                                 |
| OFFICE SIZE     | ±2,400 SF                                                                                                                                                 |
| DOCK-HIGH DOORS | (4) Four                                                                                                                                                  |
| SUITE LOCATION  | End Cap Suite                                                                                                                                             |
| CLEAR HEIGHT    | 18' - 20' Clear                                                                                                                                           |
| FIRE PROTECTION | Wet Sprinkler System                                                                                                                                      |
| KEY DISTANCES   | <ul style="list-style-type: none"><li>• ±0.7 mi to Atlanta Hwy (GA-9)</li><li>• ±1.3 mi to McFarland Pkwy</li><li>• ±3.5 mi to GA-400 (Exit 12)</li></ul> |



All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.



**Hughes Commercial Real Estate, Inc.**  
8215 Roswell Road, Building 700  
Atlanta, GA 30350  
770-559-1099 | hughes-cre.com

**James Hicks** 404-304-2386 james@hughes-cre.com  
**Cade McDonald** 404-307-5166 cade@hughes-cre.com

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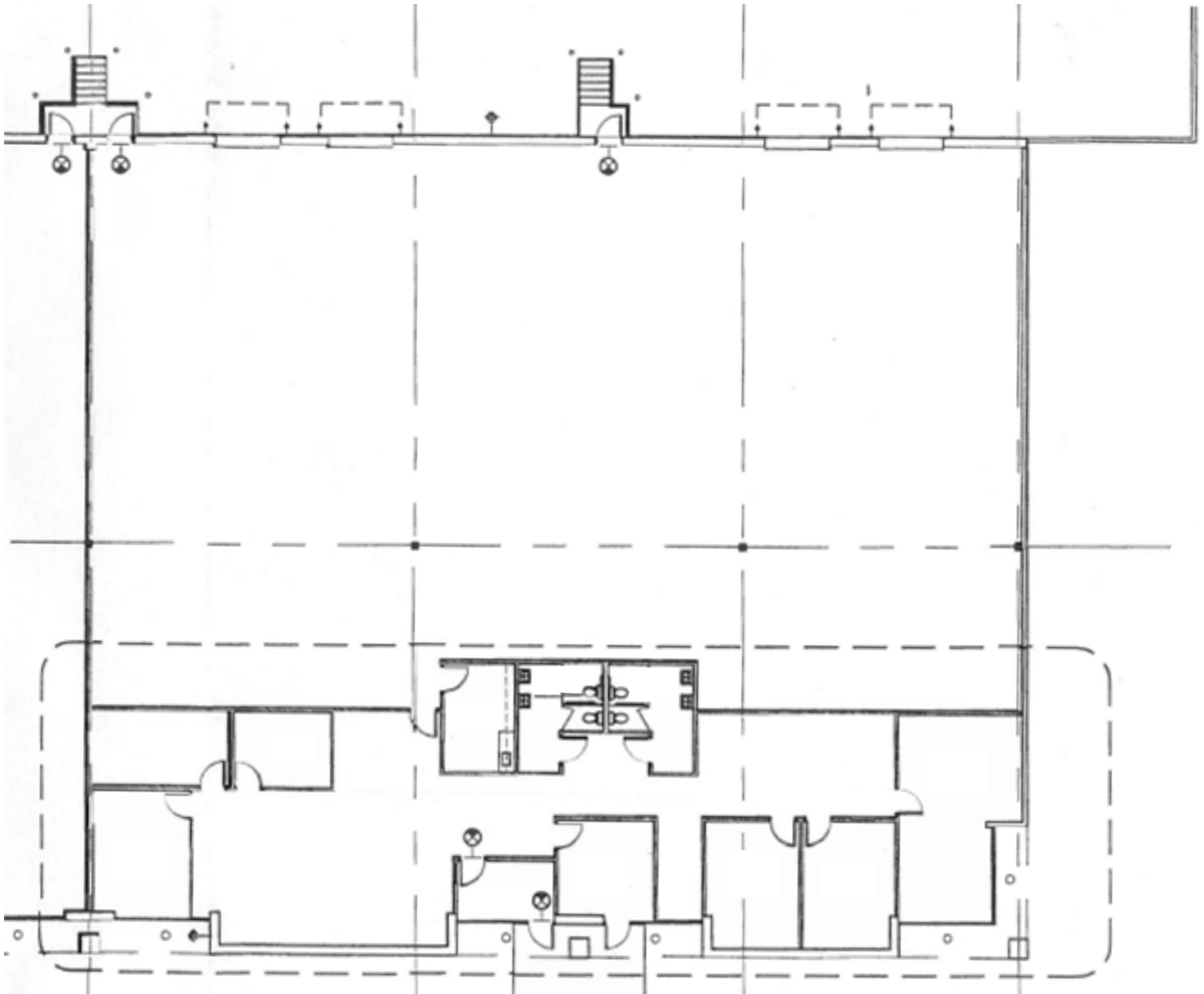
|                      |              |                                                                |
|----------------------|--------------|----------------------------------------------------------------|
| <b>James Hicks</b>   | 404-304-2386 | <a href="mailto:james@hughes-cre.com">james@hughes-cre.com</a> |
| <b>Cade McDonald</b> | 404-307-5166 | <a href="mailto:cade@hughes-cre.com">cade@hughes-cre.com</a>   |

# FOR LEASE

3150 ENGINEERING PARKWAY  
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FLOOR PLAN

±11,500 SF



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