



# OFFICE/WAREHOUSE FOR LEASE

4042 Enterprise Way,  
Suites 130-140  
Flowery Branch, GA  
30542

## CONTACT:

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## ABOUT THE PROPERTY

- Available June 2026
- 9,508 SF Office/Warehouse for lease
- High quality brick and block construction
- Fully sprinklered
- High speed internet available
- Zoned M-1 (Light Industrial), City of Oakwood

## LOCATION INFORMATION

- Easy access to Thurmon Tanner Pkwy and I-985 (Exit 14)
- In the Tanners Creek Business park, a mixed-use office and industrial development

## PRICE

- \$11,095 per month (Modified Gross)



Radial Property Group, LLC

Office: 770-967-4625

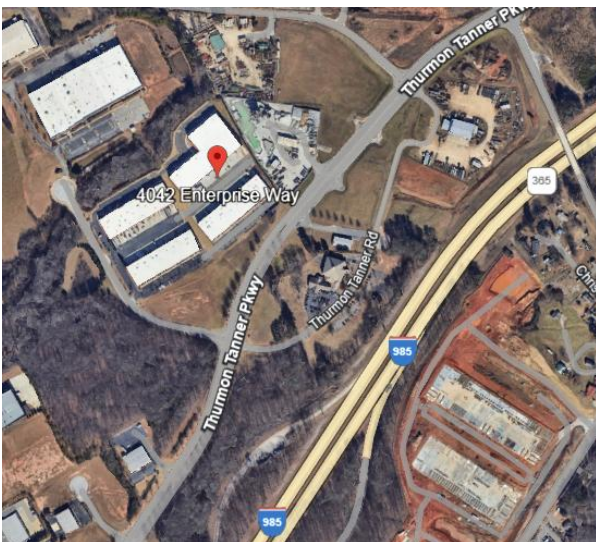
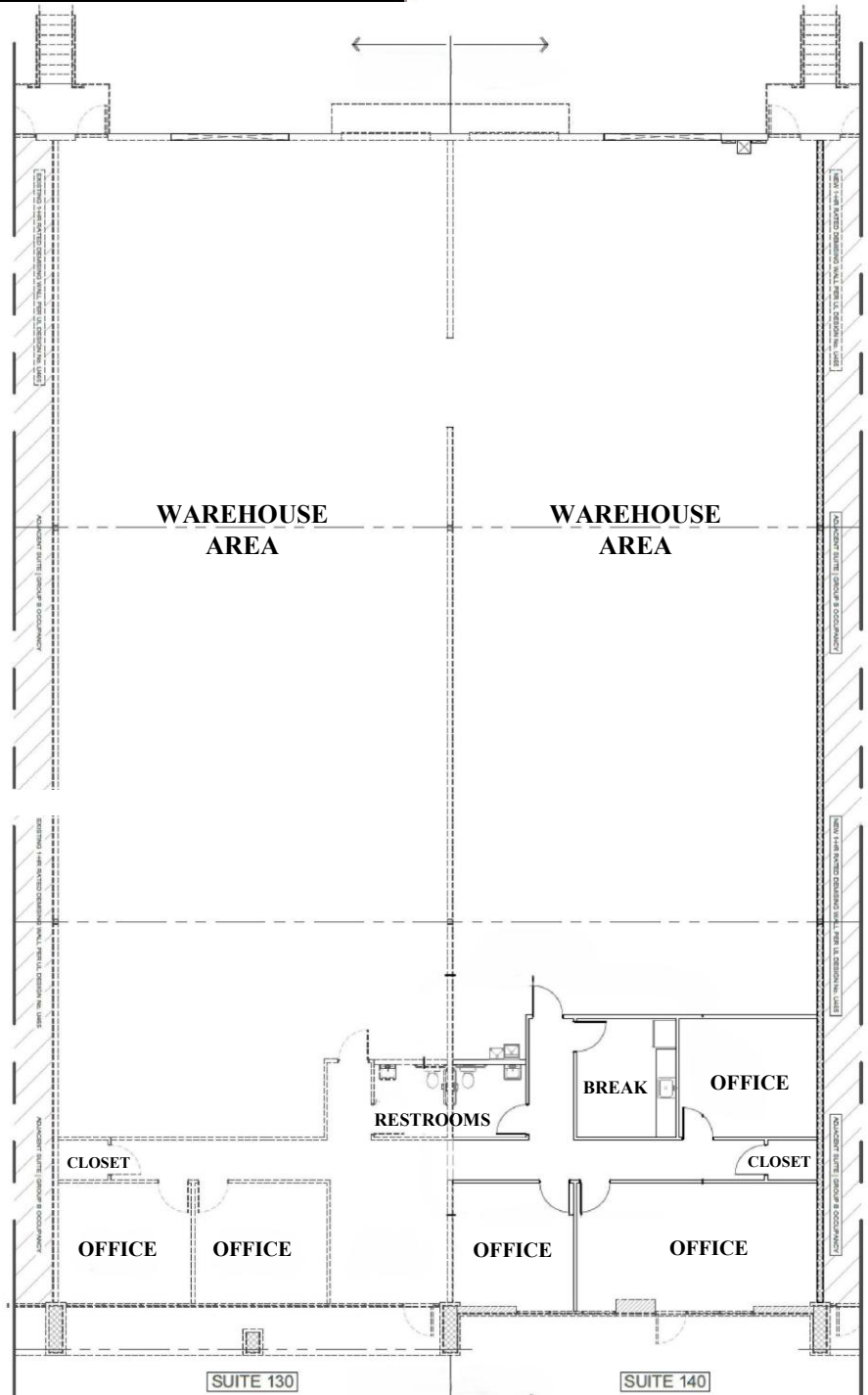
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## FLOORPLAN

### SUITES 130-140 DETAILS

- 9,508 SF office/warehouse
- Five offices, reception area, break room, two closets and two restrooms
- Two Dock high doors in the warehouse area
- 120/208 and V 3 phase power



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## LOCATION BENEFITS

- Near I-985, Hwy 53, and GA 400 corridor
- Close to commuter centers including Gainesville, Buford, Dahlonega, Cleveland
- Surrounded by industrial parks, suppliers, and logistics services
- Proximity to retail, restaurants, and amenities.

## IDEAL FOR

- E-commerce / Distribution
- Light Manufacturing / Assembly
- Equipment / Material Storage
- Service & Repair Facilities
- Showroom + Warehouse



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