

Retail Showroom and Warehouse FOR LEASE

10887 Alpharetta Highway,
Roswell, GA 30076



- Approximately* 19,825 RSF total space available for lease
- Front air-conditioned showroom space: 30%*
- Rear air-conditioned sales office space: 10%*
- Warehouse gas heated space: 60%*
- Two grade-level drive-in doors (one oversize 15 x 20*)
- Warehouse skylights, ceiling fans, 10-20 foot ceilings
- Free-standing, two-tenant building is fully sprinklered
- Zoning C-3 City of Roswell allows variety of business uses
- Ample cross-easement parking plus dedicated spaces
- Potential Signage on building façade and monument
- Daily traffic counts exceed 42,000 v.p.d. (2007)
- Numerous curb cuts and nearly 280+ feet of road frontage
- 3-Mile Population: 64,261 w/Median HH Income: \$77,184
- 3-Mile Daytime Employment Population: 86,000
- Net Lease structure, long-term tenancy available

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