

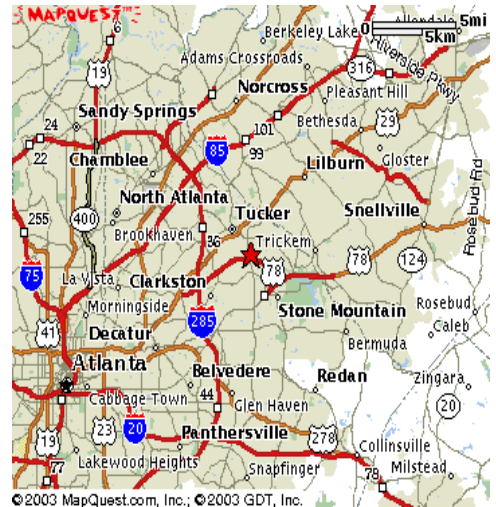
**INDUSTRIAL BUILDINGS:**  
**4742, 4744, 4746, 4748 & 4750 Hammermill Road**  
**Tucker, Georgia 30084**

**FOR LEASE**



**Hammermill Place**

- **1,000 – 2,000 s.f. Warehouse Building**
- **Below Market Price**
- **Park at your Front Door**
- **Drive-In, Drive-Up and Dock Doors**
- **Located at Stone Mountain Freeway and Mountain Industrial Blvd.**
- **Brick Exterior**



**For More Information, Contact**

**Gloria S. Woods**  
**Advance Realty Service, Inc.**  
[gloria.woods@advance1.com](mailto:gloria.woods@advance1.com)    [www.advancerealty.net](http://www.advancerealty.net)  
**Tel. (770) 220-2626**

# Executive Summary

4742-4750 Hammermill Road  
Tucker, GA 30084

---

Land Area	6.17 acres zoned M-1 – light industrial
Building Size	46,000 s.f., 5 one story warehouse buildings
Building Age	Built in 1984
Parking	146 spaces or 3.17/1000
Lease Term	3 years
Lease Price	\$16.95 s.f. net of electric and inside maintenance
Warehouse Doors	Dock, Drive-in, Drive-up
Buildout	minimal

**Gloria S. Woods**  
Advance Realty Service, Inc.  
770-220-2626

[gloria.woods@advance1.com](mailto:gloria.woods@advance1.com)

[www.advancerealty.net](http://www.advancerealty.net)

# Floor Plan

4742-4750 Hammermill Road  
Tucker, GA 30084

---

Available Space:

<u>Size</u>	<u>Suite</u>	<u>Building</u>	<u>Doors</u>	<u>Available</u>
1,000 s.f	101	4748	Drive-up	January 1
1,500 s.f	304	4748	Drive-in	Now
1,000 s.f.	404	4742	Dock high	February 1
2,000 s.f	502	4750	Drive-in	March 1

**Gloria S. Woods**

Advance Realty Service, Inc.

770-220-2626

[gloria.woods@advance1.com](mailto:gloria.woods@advance1.com)

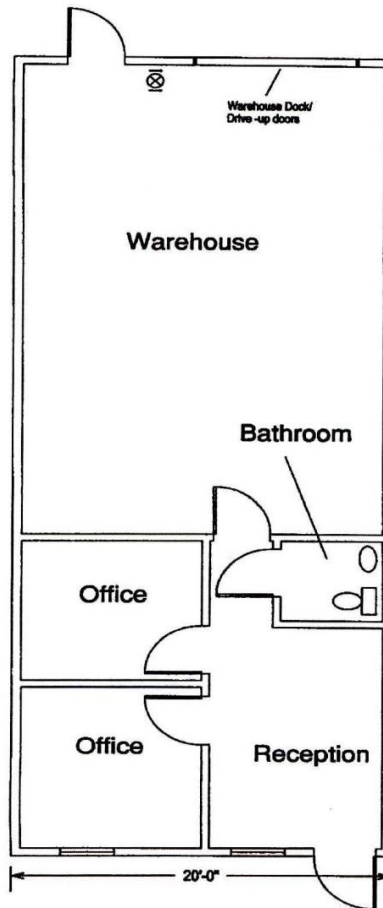
[www.advancerealty.net](http://www.advancerealty.net)

# Floor Plan

4742-4750 Hammermill Road  
Tucker, GA 30084

---

## Suite 101



**1,000 s.f.**

**Gloria S. Woods**  
Advance Realty Service, Inc.  
770-220-2626

[gloria.woods@advance1.com](mailto:gloria.woods@advance1.com)

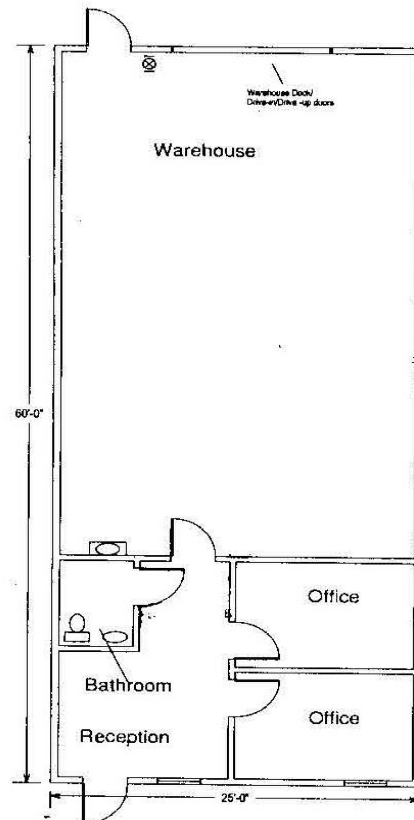
[www.advancerealty.net](http://www.advancerealty.net)

# Floor Plan

4742-4750 Hammermill Road  
Tucker, GA 30084

---

## Suite 304



**1,500 s.f.**

**Gloria S. Woods**

Advance Realty Service, Inc.

770-220-2626

[gloria.woods@advance1.com](mailto:gloria.woods@advance1.com)

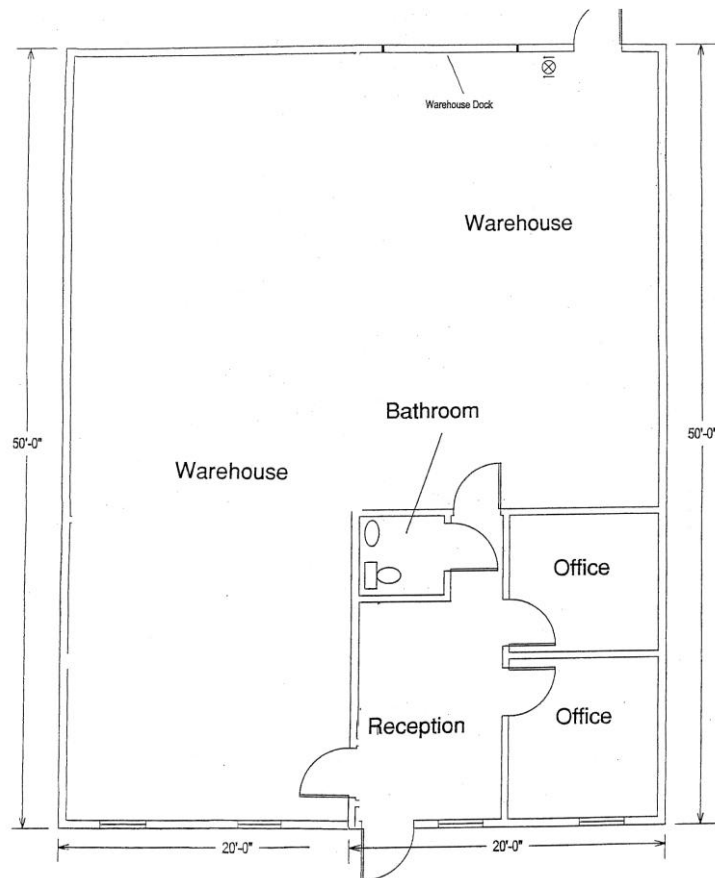
[www.advancerealty.net](http://www.advancerealty.net)

# Floor Plan

4742-4750 Hammermill Road  
Tucker, GA 30084

---

## Suite 404



**2,000 s.f.**

**Gloria S. Woods**

Advance Realty Service, Inc.  
770-220-2626

[gloria.woods@advance1.com](mailto:gloria.woods@advance1.com)

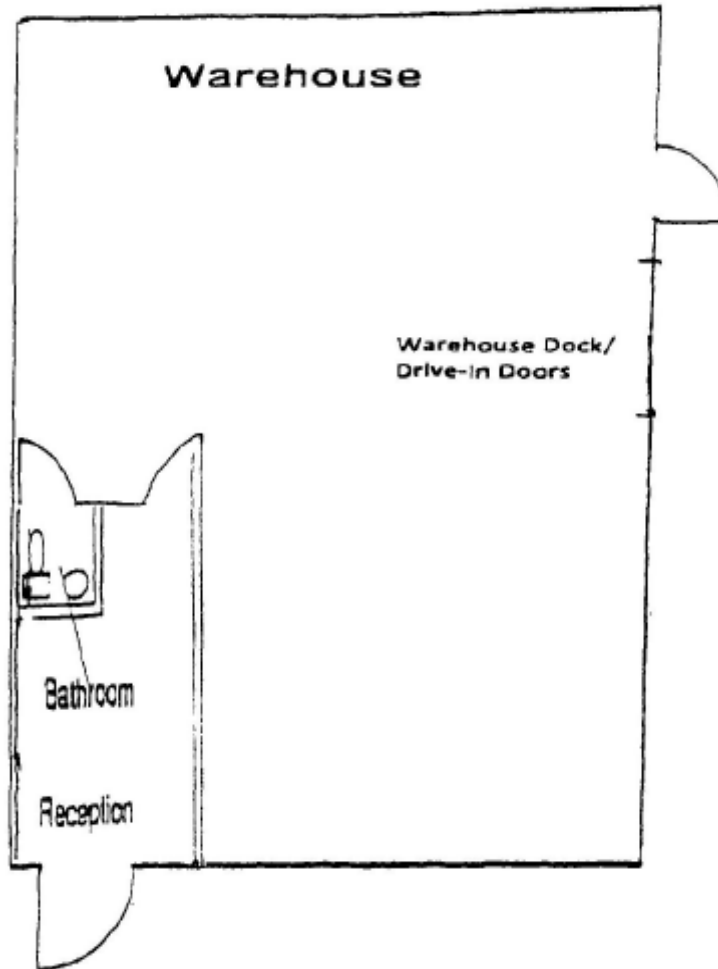
[www.advancerealty.net](http://www.advancerealty.net)

# Floor Plan

4742-4750 Hammermill Road  
Tucker, GA 30084

---

## Suite 502



2,000 s.f.

**Gloria S. Woods**  
Advance Realty Service, Inc.  
770-220-2626

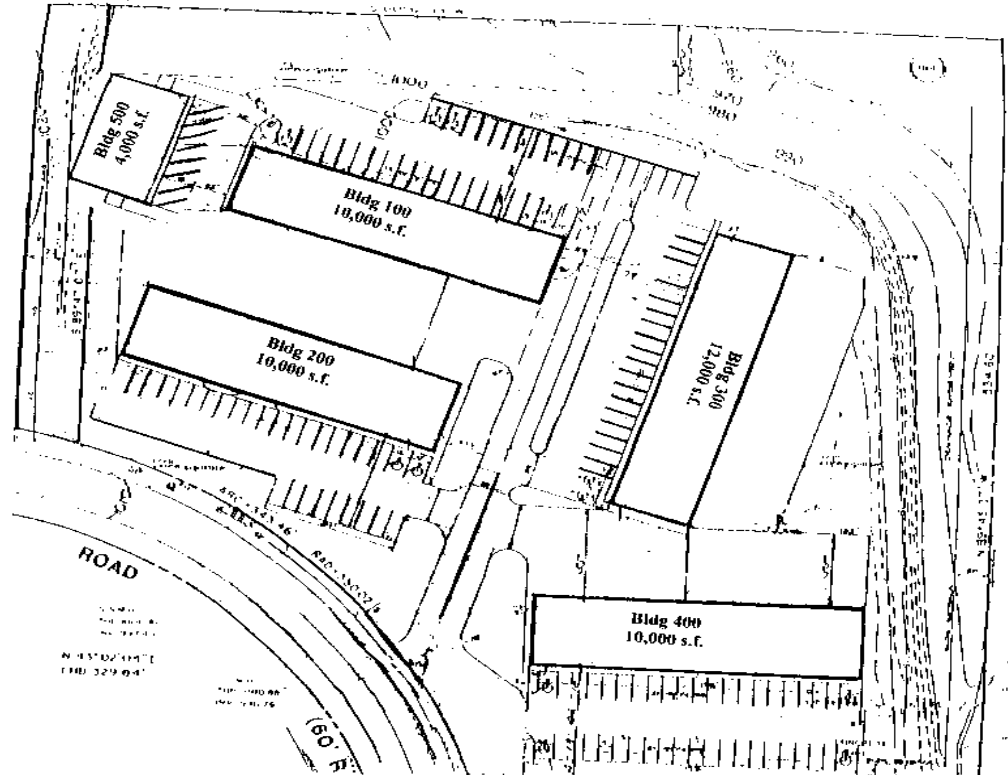
[gloria.woods@advance1.com](mailto:gloria.woods@advance1.com)

[www.advancerealty.net](http://www.advancerealty.net)

# Survey

4742-4750 Hammermill Road  
Tucker, GA 30084

---



**Gloria S. Woods**  
Advance Realty Service, Inc.  
770-220-2626

[gloria.woods@advance1.com](mailto:gloria.woods@advance1.com)

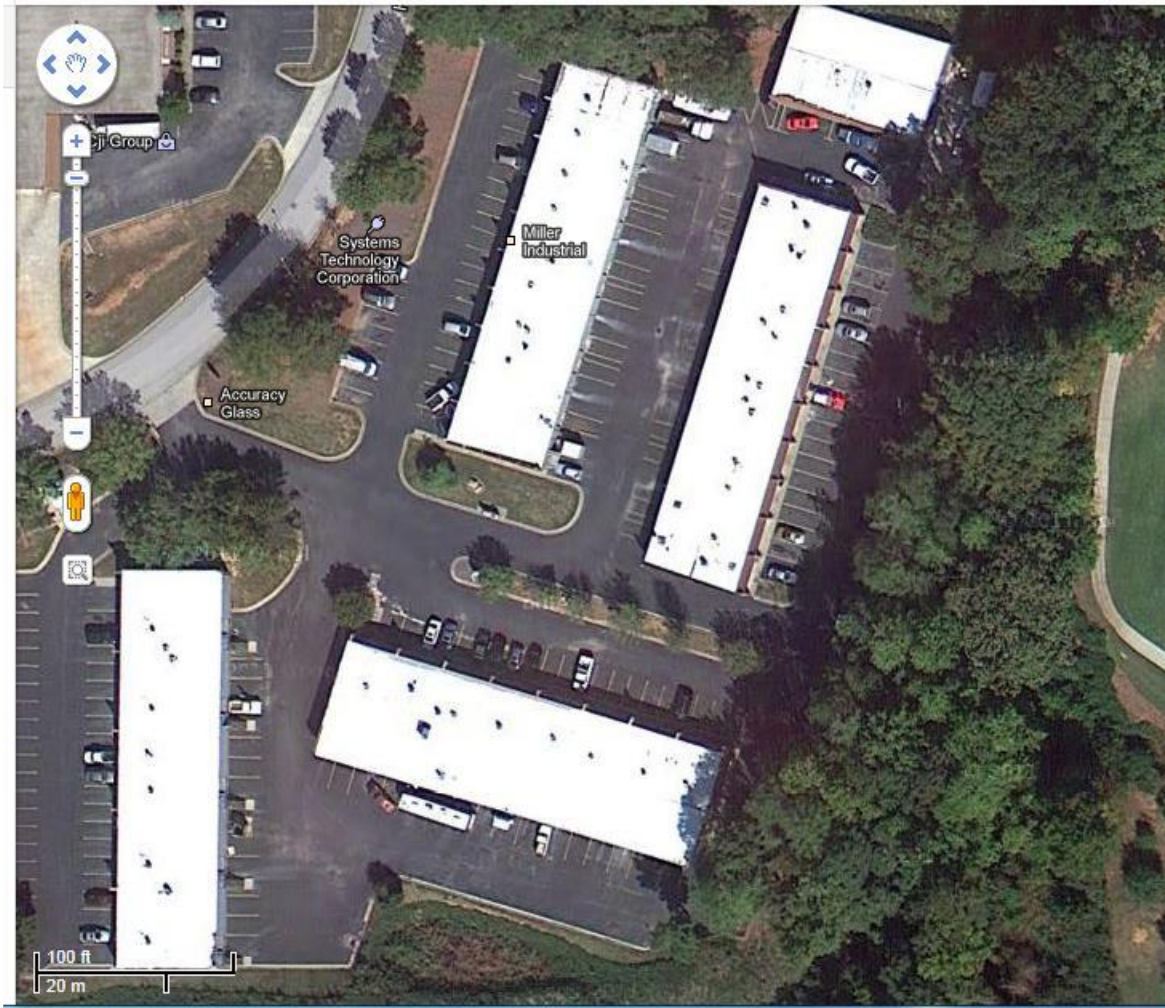
[www.advancerealty.net](http://www.advancerealty.net)



# Satellite Map

4742-4750 Hammermill Road  
Tucker, GA 30084

---



**Gloria S. Woods**  
Advance Realty Service, Inc.  
770-220-2626

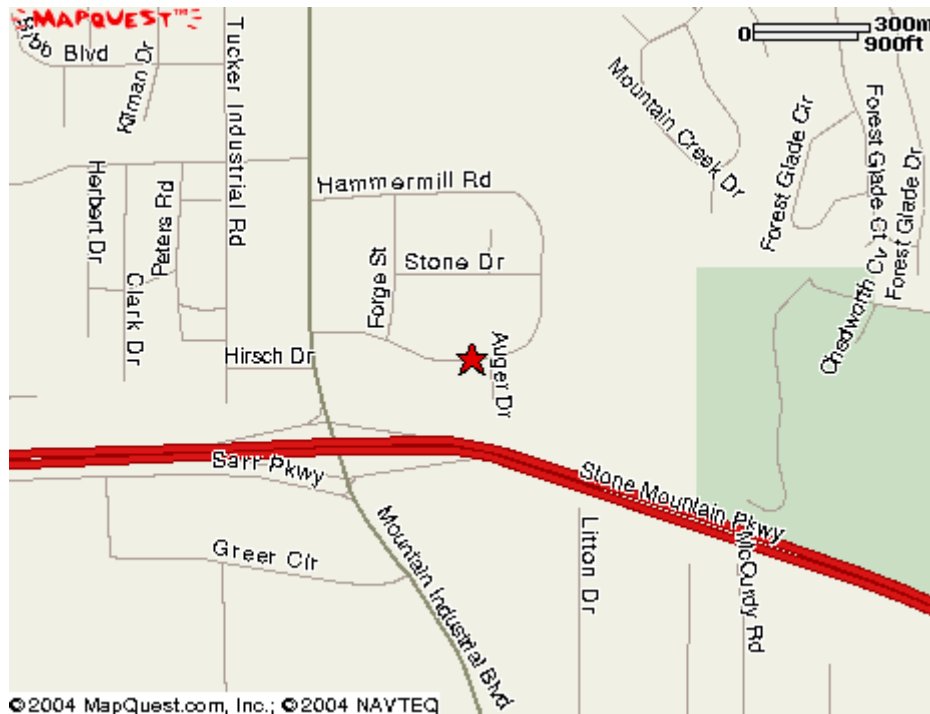
[gloria.woods@advance1.com](mailto:gloria.woods@advance1.com)

[www.advancerealty.net](http://www.advancerealty.net)

# Location

Hammermill Place  
4742-4750 Hammermill Road  
Tucker, GA 30084

---



**Gloria S. Woods**  
Advance Realty Service, Inc.  
770-220-2626

[gloria.woods@advance1.com](mailto:gloria.woods@advance1.com)

[www.advancerealty.net](http://www.advancerealty.net)