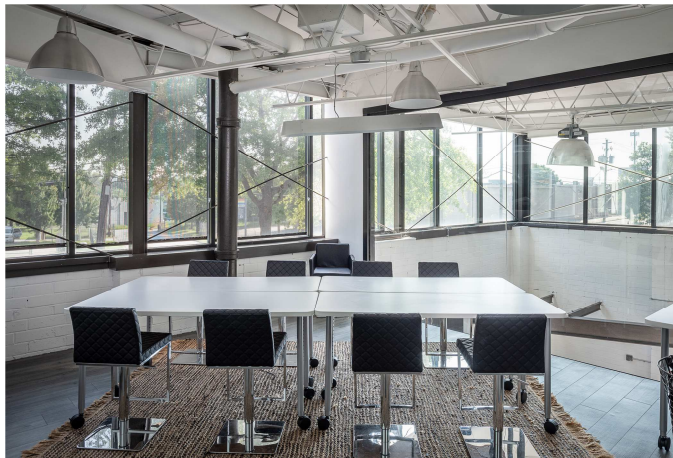


9063 Sf Loft Office Commercial Building for Lease

397 Armour Drive

Atlanta GA 30324.

(Sweetwater Design District / Beltline Trail)



PROPERTY FEATURES

- 6148sf Office & 2915sf Warehouse
 - Loft Office, Zoned Light Industrial/Office
 - 20 Parking Spaces
 - 20' Clear Ceiling Heights in Warehouse
 - 1 High Dock Loading Bay & 1 Drive In Door Loading Bay
 - Moments to Sweetwater Brewing & the Sweetwater Design District
 - Future Beltline Trail planned directly adjacent to Building
 - Brick & Block Construction with ample windows and Natural Light
 - Excellent Access to I-85 and I-75, Midtown, Atlantic Station, Piedmont and Monroe
 - Armour Drive Industrial District is Developing as Atlanta's "Bike & Brew Community"
- www.sweetwaterdesigndistrict.com

Offered at \$18 per sf NNN

(Expenses \$4.25 per SF)

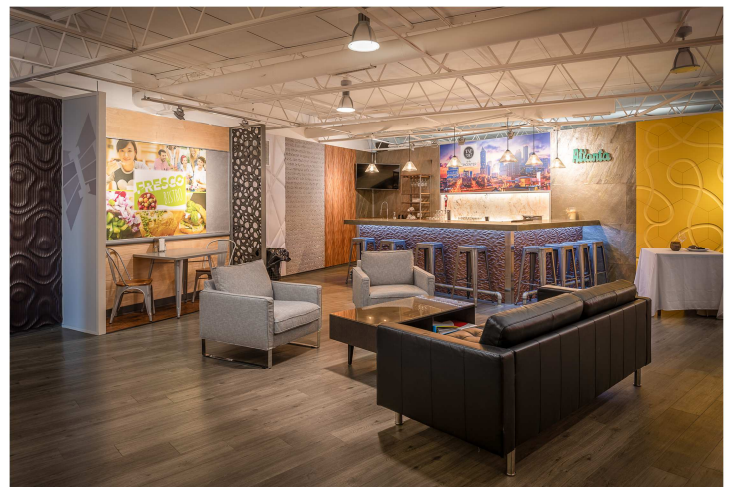
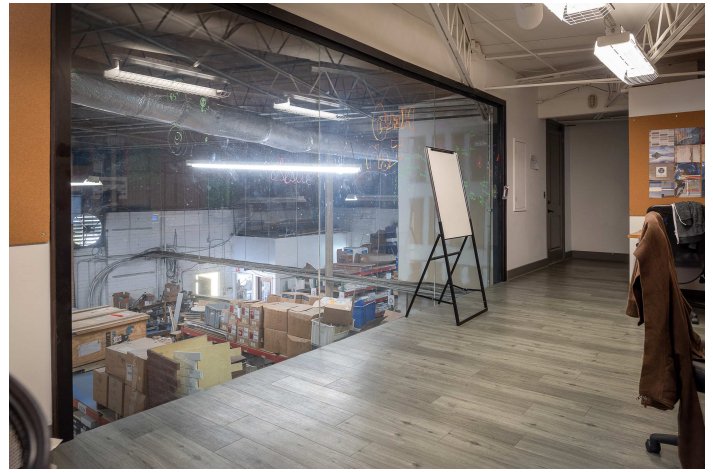
Darren Comer

Commercial Real Estate

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FLOOR PLAN – 1st FLOOR



FLOOR PLAN – 2nd FLOOR

