



Industrial Property » For Lease

# Industrial Flex Space For Lease

4907 GOLDEN PARKWAY, SUITE 100, BUFORD, GA 30518

**THE SIMPSON COMPANY OF GEORGIA, INC.**  
425 Spring Street, Suite 200  
Gainesville, GA 30501  
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**FRANK N. SIMPSON, CCIM SIOR**  
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# Executive Summary

GOLDEN PARKWAY INDUSTRIAL BUILDING  
4907 Golden Parkway, Suite 100, Buford, GA 30518



## OFFERING SUMMARY

Available SF:	5,669 SF
Lease Rate:	\$6.75 SF/yr (NNN)
Lot Size:	10.16 Acres
Year Built:	2001
Building Size:	51,590 SF
Zoning:	M1

## PROPERTY HIGHLIGHTS

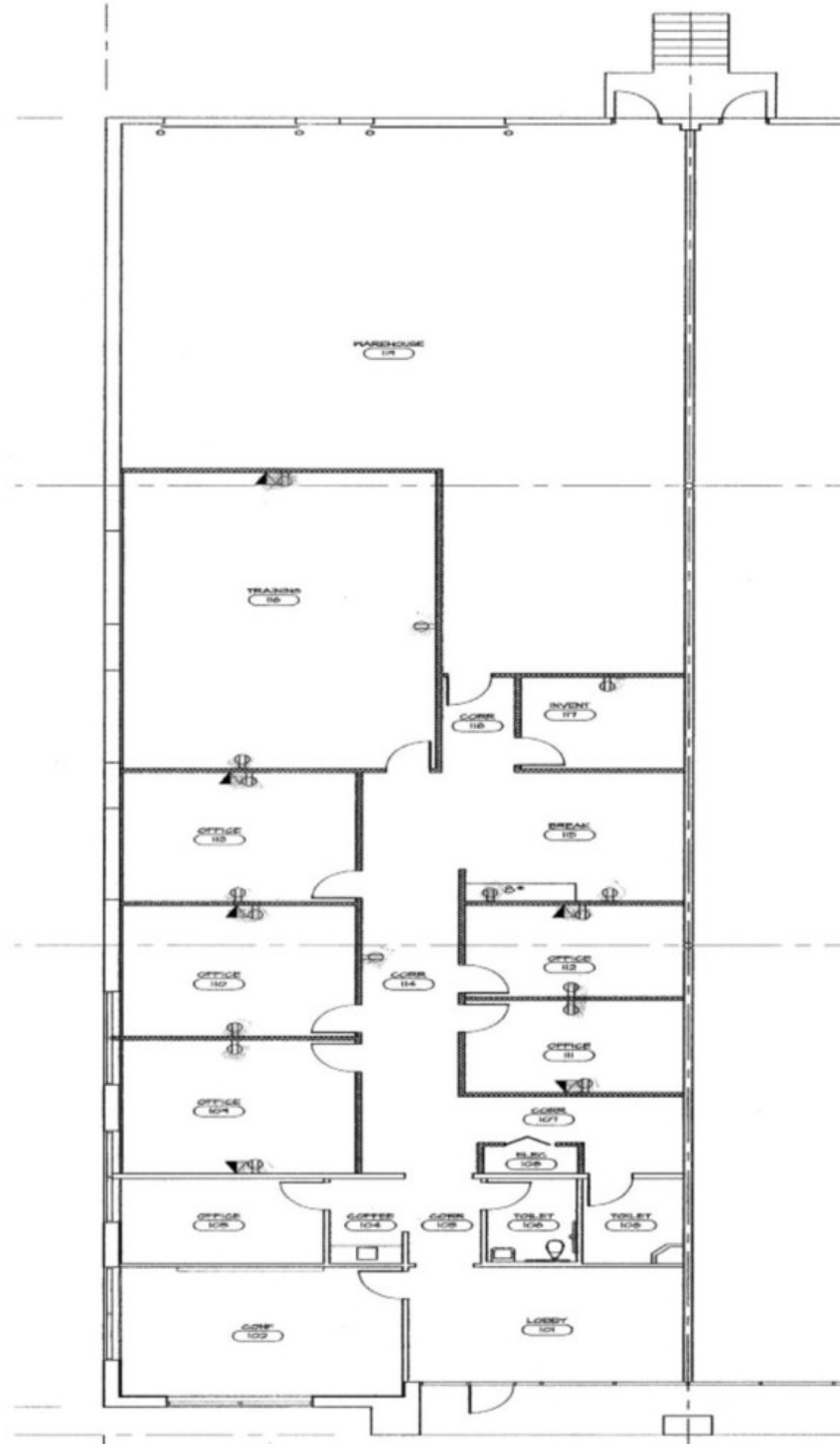
- Located in Golden Park Business Center
- 5,669 +/-SF Available for Lease
- Zoned M-1
- Parking: 2/1000 Sq. Ft.
- Ceiling Height: 24'
- Drive-In Bays: 1
- Loading Docks: 1
- Power: 180Amps, 3 Phase
- Sprinklered

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All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

# Floor Plans

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# Additional Photos

GOLDEN PARKWAY INDUSTRIAL BUILDING  
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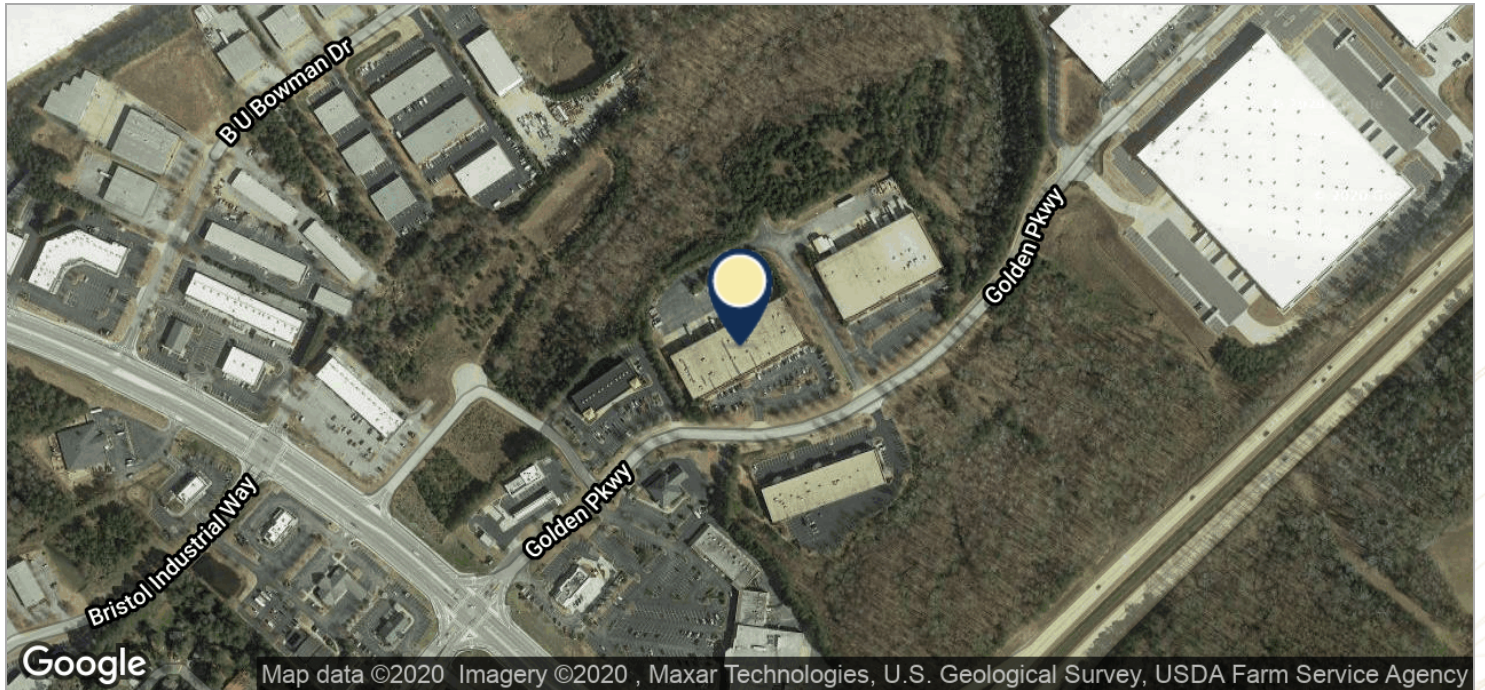
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# Location Maps

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# Broker Profile



Presented by:

**Frank N. Simpson, CCIM SIOR**

President

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The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.

