

FOR LEASE



4250 Keith Bridge Road Suite 250 Cumming,
Georgia 30041

Excellent Office Location

Call Agent For Additional Leasing Information

♦ Suite 250: 1750+- SF

PRICING:

- ♦ Base Rent: \$1895.00 per month
- ♦ CAM : \$190.00 per month

DESCRIPTON:

- ♦ Office space is heated and cooled w/ 1 office and 1 bathroom.
- ♦ Heated warehouse space
- ♦ Rear loading drive in door : Approx. 12x12
- ♦ Clear Height: 21 feet front, 18 feet rear
- ♦ Zoning: Highway Business
- ♦ Tenant responsible for their own dumpster if they require more than normal office trash use.
- ♦ CAM includes normal water/septic use, landscaping, normal office trash, parking lot maintenance, and replacement insurance on the exterior of the building.
- ♦ Landlord does not permit any type of automotive repair, sales, window tenting, detail work, etc. or any kind of woodwork-ing uses.
- ♦ Tenant is responsible for checking with Forsyth County to verify that their use may be operated in HB Zoning.



LOCATION:

- ♦ Near exit 18 off GA 400.
- ♦ North Forsyth
- ♦ Located in Vantage Pointe

BAGLEY COMMERCIAL PROPERTIES

Doug Sills, Associate Broker
Cell (678) 923-5538
doug@bagleycommercial.com

ALL INFORMATION BELIEVED ACCURATE BUT NOT WARRANTED.



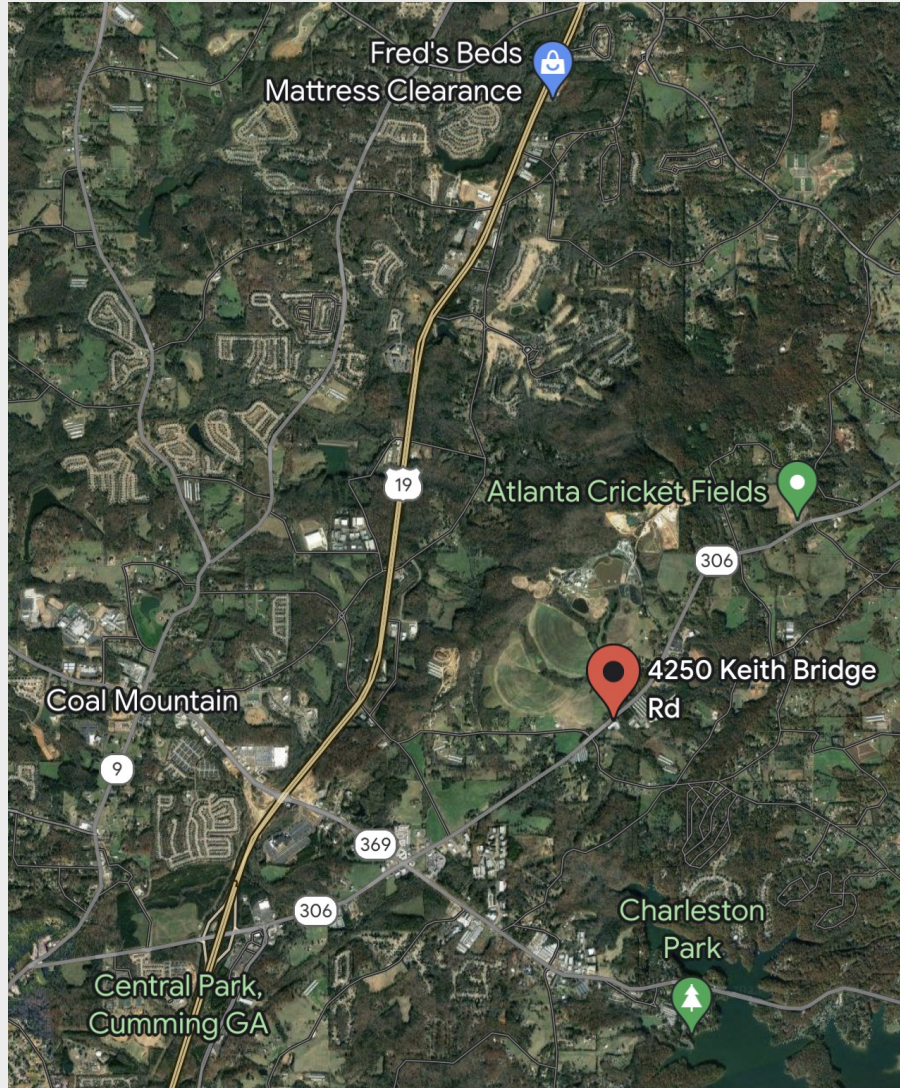
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Location Map



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