

FOR LEASE



4480 North Industrial Drive Suite B&C
Cumming, Georgia 30041

PRICING:

- ♦ Base Rent: \$10,000.00 per month
- ♦ CAM : \$833.00 per month

DESCRIPTON:

- ♦ Office/warehouse space
- ♦ 10,000 +- Square Feet of industrial space
- ♦ Fenced outside storage.
- ♦ Approx. 90% of the space is warehouse.
- ♦ Zoning: M-1 (light industrial)
- ♦ Warehouse Ceiling Height: 21 feet at back, 18 feet at front.
- ♦ 1 dock high, 2 drive in doors - front loading
- ♦ Truck turn around for semi deliveries.
- ♦ CAM includes: Parking lot maintenance, landscaping maintenance, replacement insurance on the exterior of the building, normal water/septic use.
- ♦ All utilities including Trash are tenant responsibility
- ♦ The Landlord will not permit any type of automotive sales or repair uses.*

LOCATION:

- ♦ North Forsyth, near Exit 18 GA 400.



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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SUITE B&C PHOTOS



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Location Map



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