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
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doug@bagleycommercial.com
ALL INFORMATION BELIEVED ACCURATE BUT NOT WARRANTED.

104 Pilgrim Village Drive Suite 400 - Cumming, Ga. 30040 - Office: (770) 781-5935 - www.bagleycommercial.com





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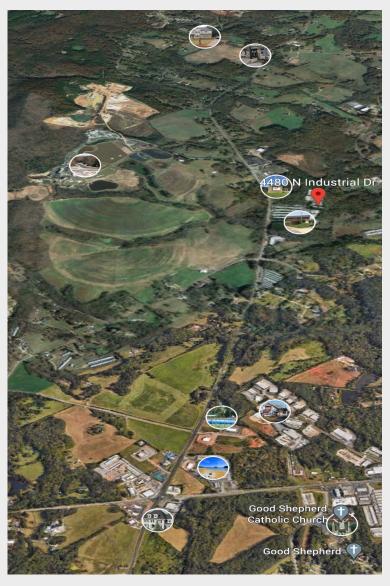
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Location Map



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