

FOR SALE



4485 North Industrial Drive Cumming, GA. 30041

- **List Price: \$1,295,000.00**
- **8,178 +- Total Square Feet made up of the following:**
- **4,000 +- SF of Warehouse**
- **1,600 +- SF of Office Space**
- **1,000 +- SF of heated and cooled work space with power drops.**
- **1,578 +- SF of Mezzanine storage space**
- **2 front loading drive in doors : approx. 12x16 each**
- **1 rear loading drive in door: approx. 12x16**
- **Ceiling Height in Warehouse: Right Side - 21', Left Side – 18'**
- **3 phase power with power drops**
- **Zoning : M-1 (Light Industrial)**
- **2023 Taxes: \$12,603.70**
- **Located in North Forsyth near GA 400 via exit 18.**



BAGLEY COMMERCIAL PROPERTIES

Doug Sills, Associate Broker
678-923-5538 (Cell)

doug@bagleycommercial.com

ALL INFORMATION BELIEVED ACCURATE BUT NOT WARRANTED.

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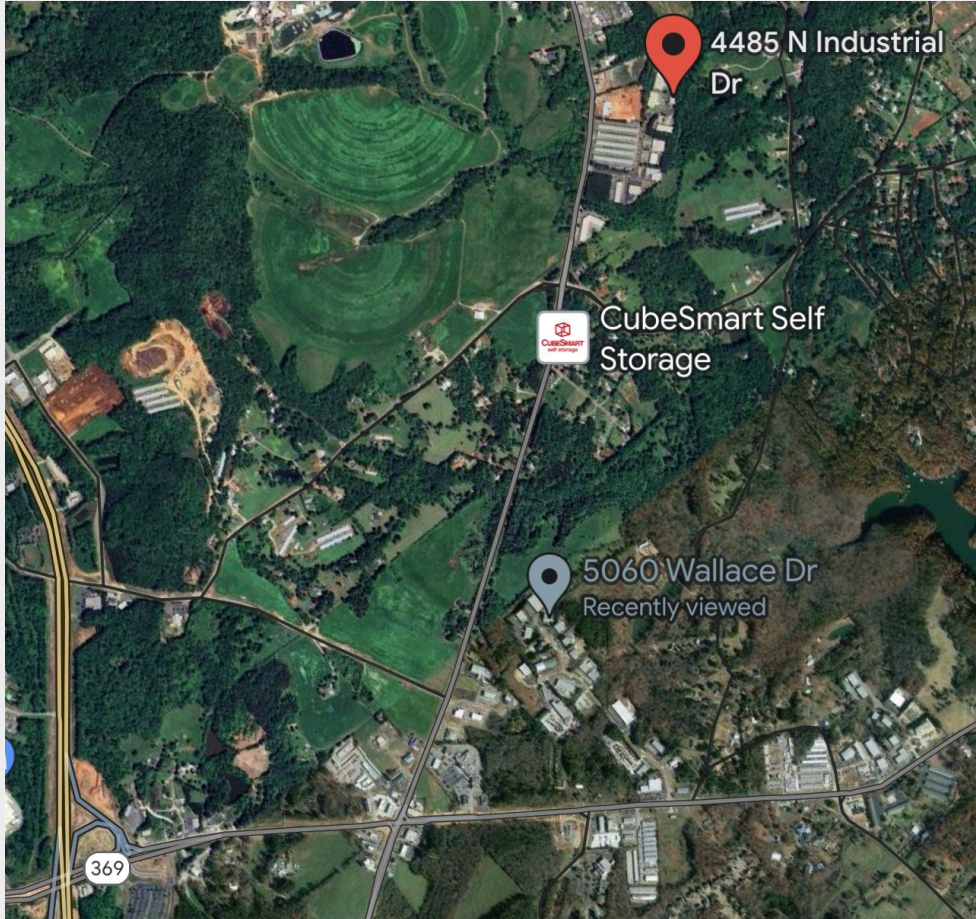
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104 Pilgrim Village Drive Suite 400 - Cumming, Ga. 30040 - Office: (770) 781-5935 - www.bagleycommercial.com

LOCATION MAP

PARCEL #: 254 047



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