

FOR LEASE

STEEPLECHASE BUSINESS CENTER



5905 Steeplechase Blvd,
Suite 700 Cumming, Georgia 30040

Available Suite:
Suite 700- \$3467.00 + CAM

PROPERTY DESCRIPTION:

- **3200 SF unit has:**
- New LVT flooring and paint in office space
- 3 offices & reception, 2 bathrooms, and Break area/Kitchen.
- Air-conditioned Warehouse
- 12 x 12 rear drive-in door
- Three phase power
- CAM: \$300.00 per month
- CAM includes: normal water/septic, landscaping maintenance, parking lot maintenance, and replacement insurance on the exterior of the building, and normal office trash only.
- Tenant is responsible for their own dumpster for all trash other than normal bagged office trash.
- Lease Term: 3-5 years
- Landlord does not permit any type of automotive uses including sales, repair, dent removal, window tinting, or any type of woodworking uses.

Excellent Industrial Location

Call Agent For Additional Leasing Information



AREA LOCATION:

Excellent South Forsyth Location via Exit 13 Of GA 400. Travel straight thru the Hwy 9/ Atlanta Hwy traffic light. Road name changes to Bethelview R.oad. Travel approx. 1/4 mile And Turn left onto Steeplechase Blvd. Travel Around the curve and turn left.

BAGLEY COMMERCIAL PROPERTIES

Doug Sills, Associate Broker

(Cell) 678-923-5538 email: 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

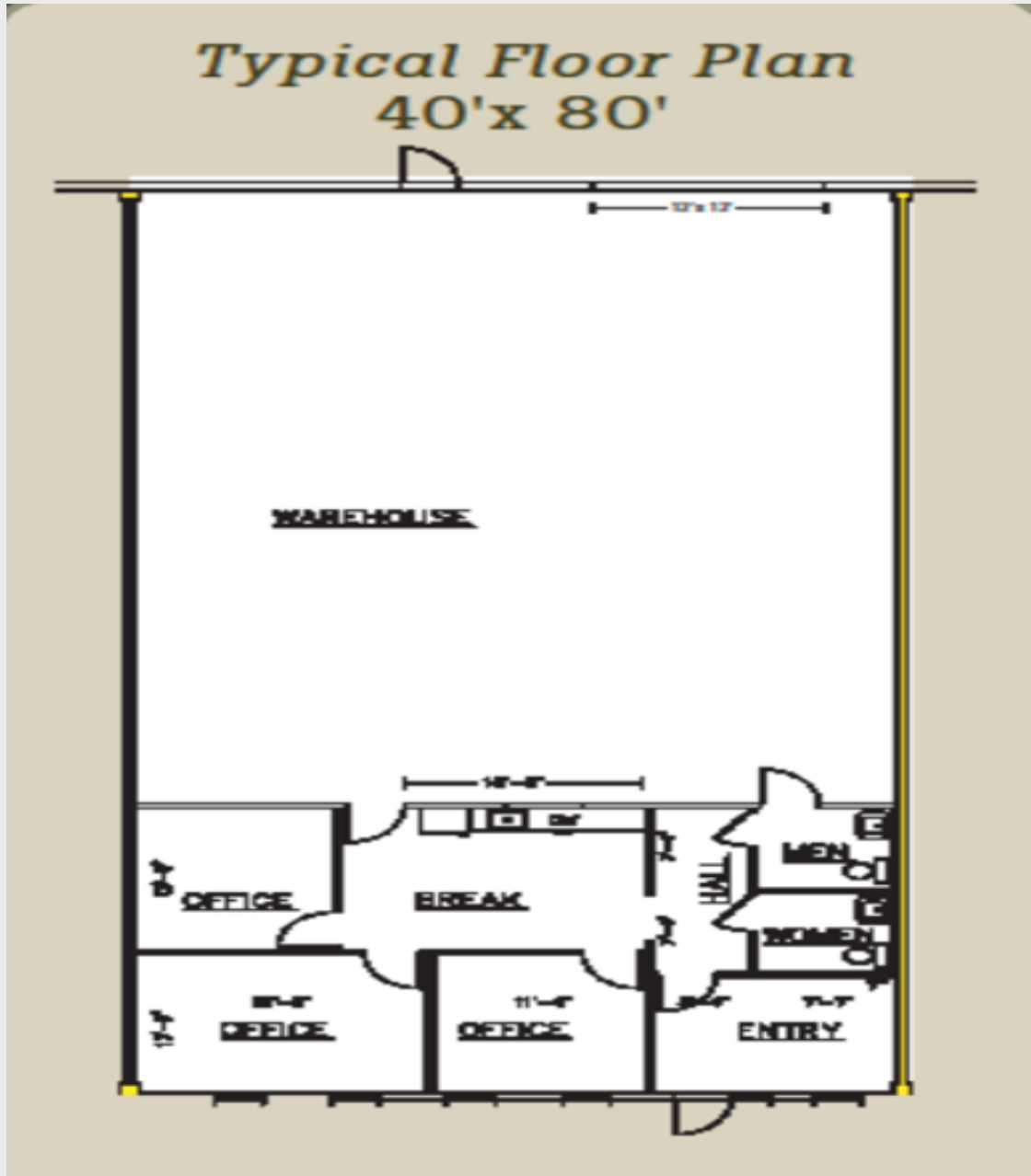
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678-923-5538 (Cell)



STEEPLECHASE BUSINESS CENTER

FLOOR PLAN



Interior Photos of Suite 700



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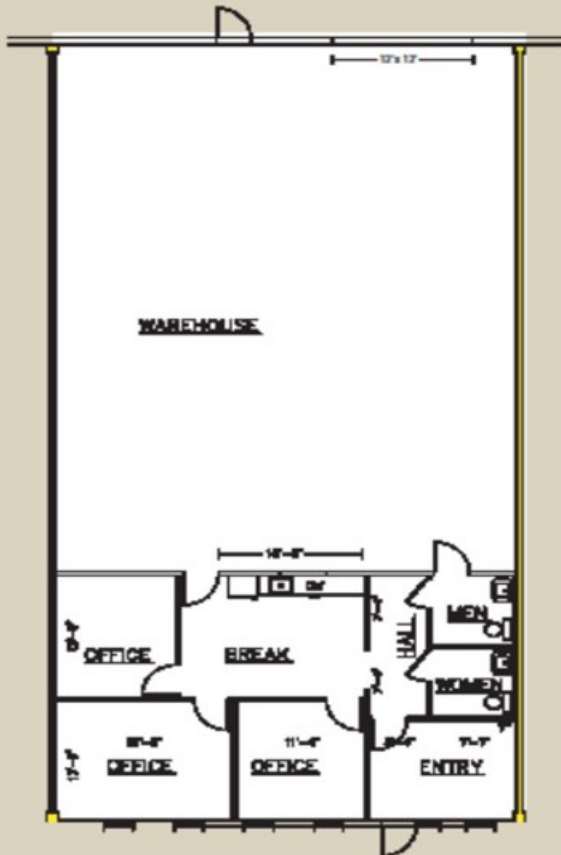
FOR LEASE - Suite 700



5905 STEEPLECHASE BOULEVARD
CUMMING, GA 30040



Typical Floor Plan
40'x 80'



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All measurements are approximate.
All information believed accurate but are not warranted.

It is the tenant's responsibility to ensure your use will be allowed in M-1 Zoning in Forsyth County.