

2614 BUSINESS DR., UNIT D

CUMMING, GA 30028-4807



OFFERING SUMMARY

Available SF:	3,200 SF
Lease Rate:	\$8.75 SF/yr (MG)
Lot Size:	1.31 Acres
Year Built:	2000
Building Size:	14,900
Zoning:	M1 (light industrial)
Market:	Atlanta
Submarket:	N Fulton/Forsyth County Industrial

PROPERTY OVERVIEW

3,200 SF warehouse located off of Hwy 20 west of downtown Cumming. 2 offices, one bathroom. Offices have been freshly painted and all new flooring. Phase 3 power available. Zoned M-1 and 2 hour rated firewall in place. Located in well maintained Industrial Park.

PROPERTY HIGHLIGHTS

- 3200 sf office warehouse
- 2 offices and one bathroom
- 10' X 12' drive-in door
- 3-phase power available
- Competitive lease rate
- Convenient to Hwy 20 east to downtown Cumming, Bethelview Road to GA 400 and Hwy 20 west to Ball Ground, Canton and I-575

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POWELL PROPERTY GROUP, INC

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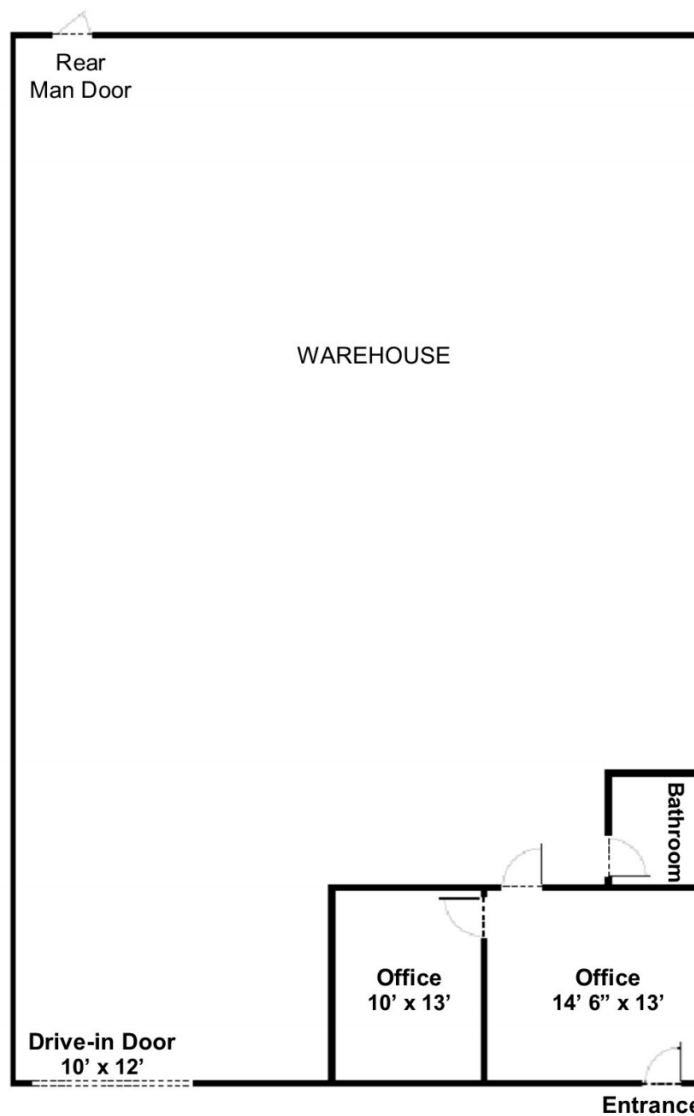
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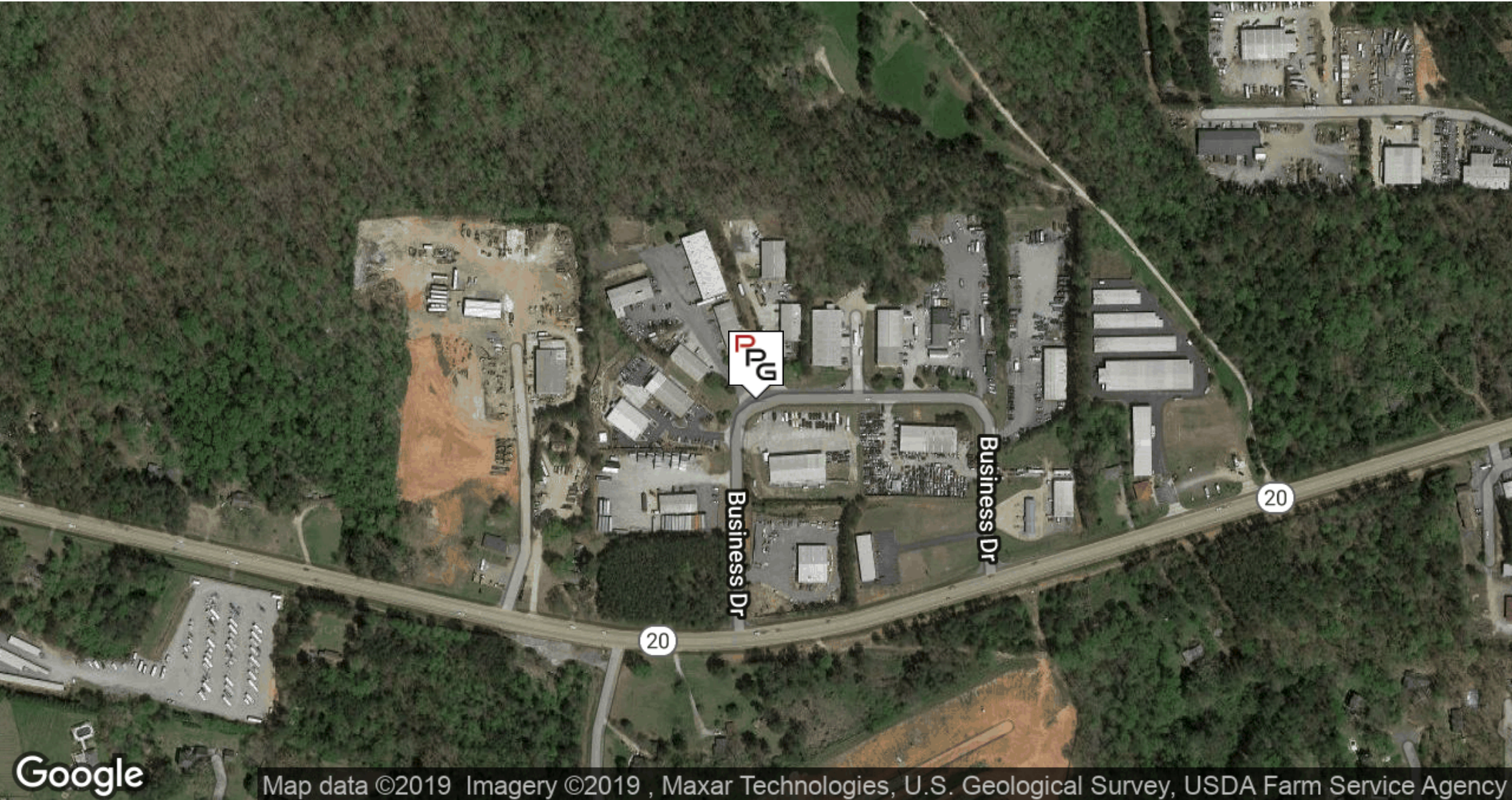
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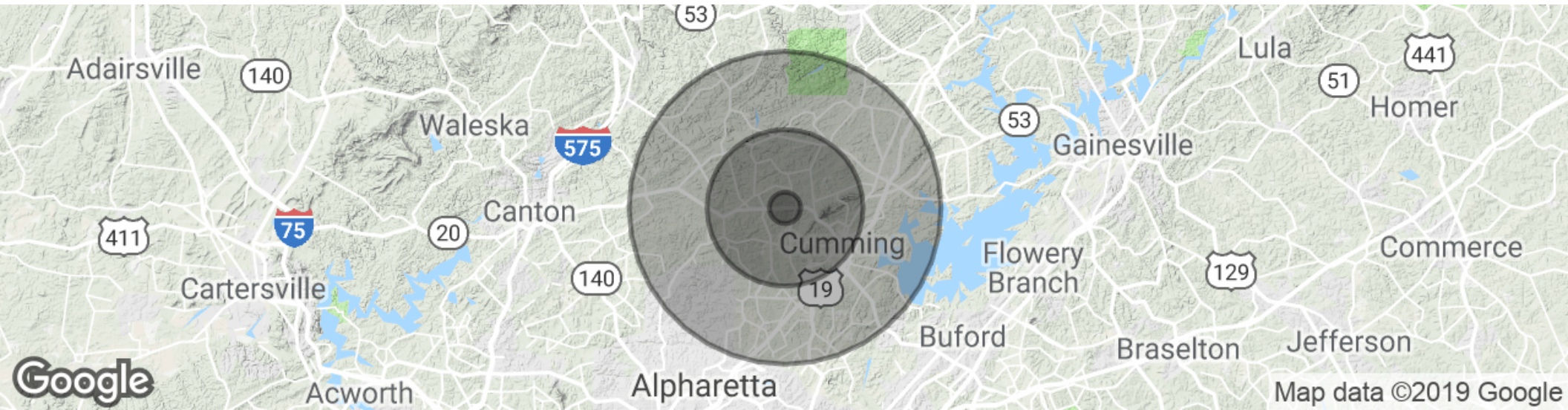
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,777	54,348	176,639
Median age	33.0	35.8	36.5
Median age (Male)	34.2	35.1	35.9
Median age (Female)	32.0	36.6	36.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	569	18,394	60,139
# of persons per HH	3.1	3.0	2.9
Average HH income	\$78,564	\$95,922	\$104,721
Average house value	\$261,988	\$298,890	\$348,988

* Demographic data derived from 2010 US Census

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