

# FOR SALE

304 TRIBBLE GAP ROAD | CUMMING, GA • 30040



Partial Income in Place | Suite 200 Leased to Ameris Bank Through April 2027



**INDUSTRY**  
REAL ESTATE PARTNERS

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# EXECUTIVE SUMMARY

## PROPERTY HIGHLIGHTS

- ±15,163 SF total building area
- Suite 200 leased to Ameris Bank through 4/30/27 – immediate income offset at closing
- Two-story office / warehouse configuration
- High-end, corporate-quality office buildout
- Built and owned by a reputable commercial contractor
- Oversized grade-level drive-in door (rare feature)
- Clear-span warehouse space
- Excellent natural light throughout
- Modern lobby with architectural finishes
- Conference rooms + private offices
- Strong visibility on heavily trafficked corridors
- Ample on-site parking
- 1.04-acre site, Zoned CBD
- Minutes from downtown Cumming

## PREMIER HQ-QUALITY OFFICE/WAREHOUSE NEAR DOWNTOWN CUMMING

304 Tribble Gap Road offers a rare ±15,163 SF two-story office/warehouse in the heart of Cumming, GA – minutes from downtown.

Built and occupied by a respected local commercial contractor, the property features above-market construction quality and premium finishes – ideal for an owner-user who values both function and image. Strong visibility and limited comparable supply make this one of Forsyth County's most compelling small industrial opportunities.



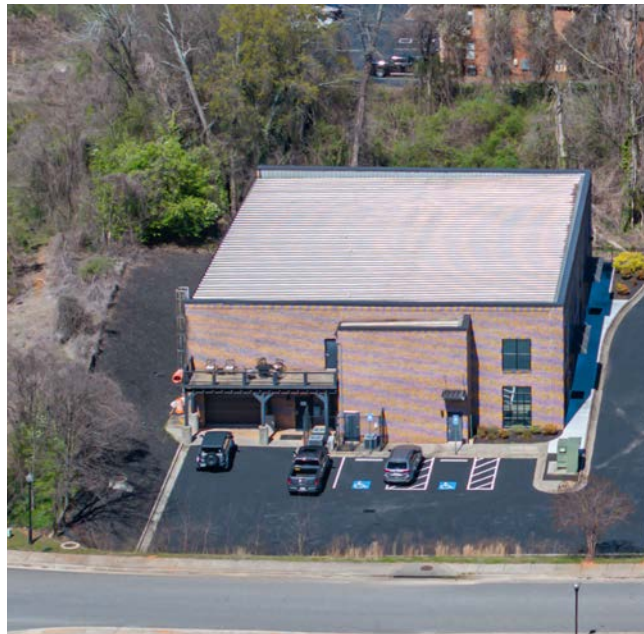
## IDEAL USERS

- General Contractor HQ
- Engineering / Design-Build Firms
- Showroom + Warehouse Users
- Specialty Trades (HVAC, Electrical, Plumbing)
- Investor-User / Partial-Lease Buyer

# PROPERTY PHOTOS & DETAILS

## PROPERTY DETAILS

ADDRESS	304 Tribble Gap Road Cumming, GA 30040
BUILDING SIZE	±15,163 SF
STORIES	Two (2)
BUILDING TYPE	Office / Warehouse
SITE AREA	1.04 Acres
ZONING	CBD – Central Business District
LOADING	One (1) Oversized Grade-Level Door
PARKING	Ample On-Site Surface Parking
COUNTY	Forsyth County, GA
YEAR BUILT	2016
AVAILABILITY	<a href="#">Click Here</a> to Contact Broker



# TENANT DETAILS

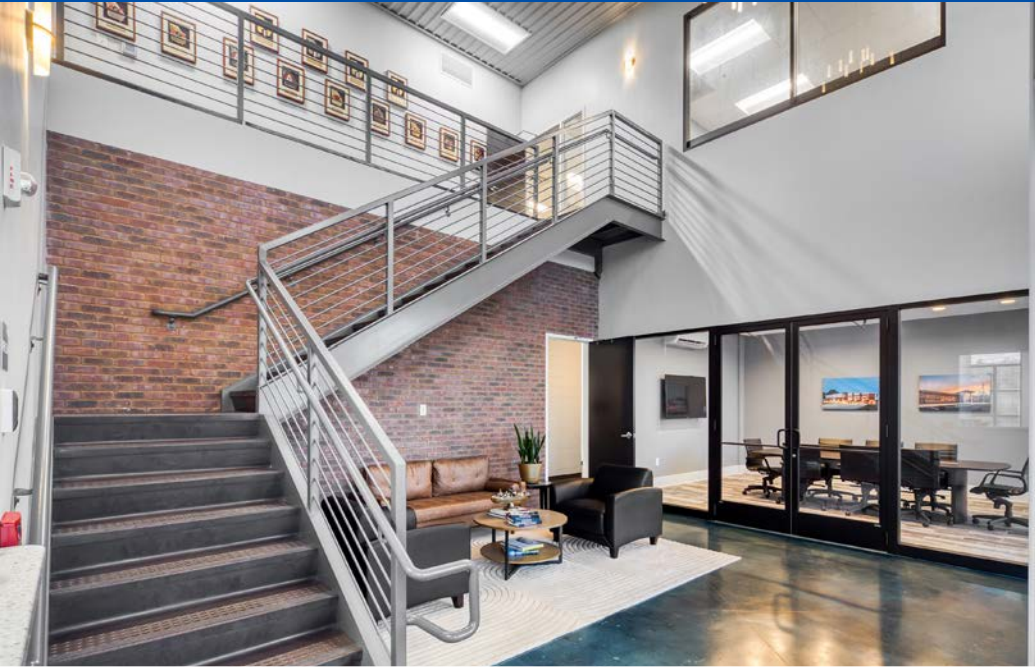


## AMERIS BANK

<b>TENANT</b>	Ameris Bank
<b>WEBSITE</b>	<a href="http://www.amerisbank.com">www.amerisbank.com</a>
<b>ADDRESS</b>	304 Tribble Gap Road, Suite 200, Cumming, GA 30040
<b>SUITE SIZE</b>	±4,000 SF
<b>LEASE COMMENCEMENT</b>	May 1, 2026 (Final Renewal Period)
<b>LEASE EXPIRATION</b>	April 30, 2027
<b>LEASE TYPE</b>	Modified Gross w/2017 BY
<b>RENTAL AMOUNT</b>	\$4,500/Month



# PROPERTY PHOTOS

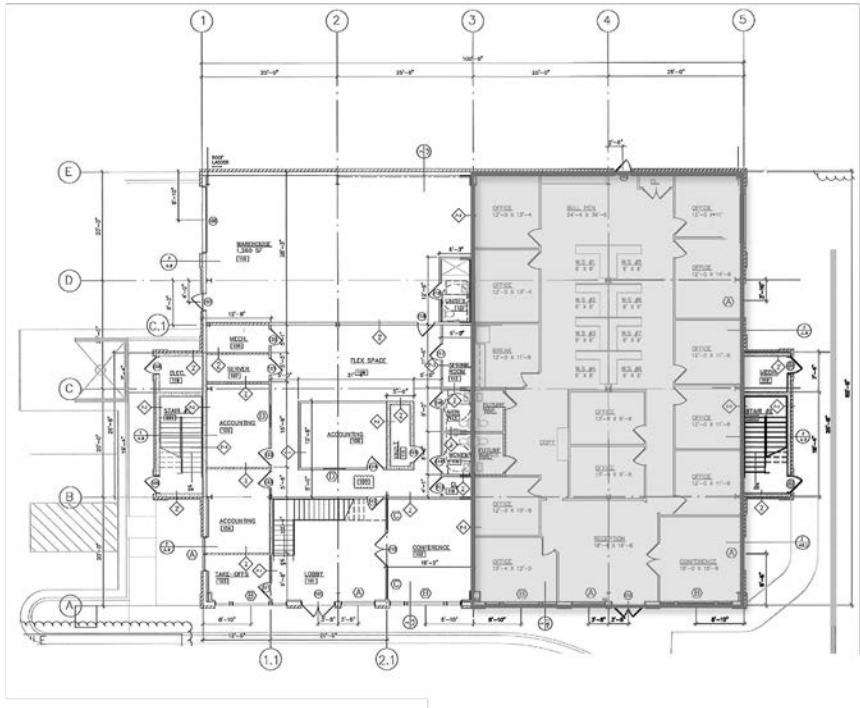


# PROPERTY PHOTOS

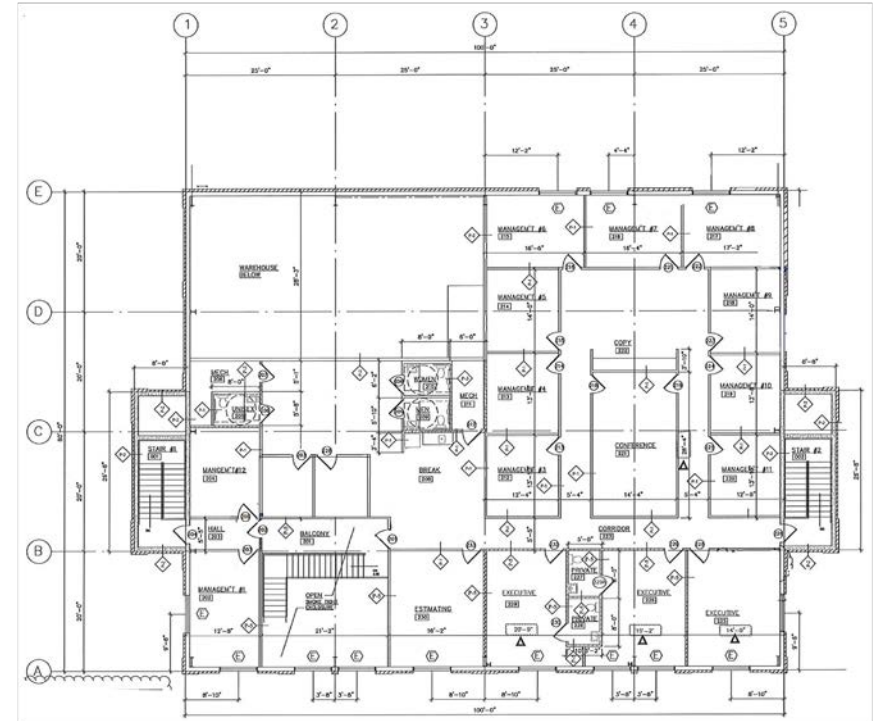


# PROPERTY FLOOR PLAN

## FIRST FLOOR



## SECOND FLOOR



**AMERIS  
BANK**

*This 4,000SF space is unavailable for use and is leased by Ameris Bank until 4/30/2027*

## KEY FEATURES INCLUDE

- Oversized footprint – 100' wide building with generous bay depths and throughout
- Large open warehouse/storage area accessible directly from the office wing
- Clerestory windows offer an abundance of natural light throughout the space
- ±15,163 SF of purpose-built, two-story office space – one of the largest office components available in any comparable Forsyth County industrial product
- Designed specifically for a commercial general contractor – built to impress clients and support complex operations simultaneously

# LOCATION OVERVIEW



DOWNTOWN CUMMING

304 TRIBBLE GAP ROAD

## WHY THIS IS A WINNING ASSET

- > Dual access / high visibility
- > Small-bay / owner-user scarcity
- > CBD Zoning broadens the usability
- > Ideal for owner-user or partial lease strategy
- > Rare combination of functionality + image
- > Irreplaceable in-close location near Downtown Cumming
- > Oversized grade-level loading in a product that usually lacks it
- > Trophy-quality construction vs. typical small-bay product
- > In-place bank tenancy provides income stability during owner-user transition

## LOCATION OVERVIEW

- > One of Metro Atlanta's fastest-growing submarkets
- > Strong demographics and sustained business growth throughout Forsyth County
- > Immediate access to GA-400 – direct corridor to Atlanta
- > Walkable / minutes to downtown Cumming retail, dining, and services
- > Surrounded by significant residential, retail, and commercial growth

## MARKET ADVANTAGES

- > **Tight supply** of small-bay industrial product under 20,000 SF in the submarket
- > High demand from contractors, service users, and local businesses
- > Limited new construction in this size range – this type of asset rarely comes to market

## INVESTMENT / OWNER-USER ANGLE

- > Rare opportunity to own vs. lease in a supply-constrained submarket
- > Trophy-quality asset purpose-built as a local business HQ
- > Long-term appreciation driven by continued downtown Cumming growth
- > Flexible configuration – ability to lease excess space if applicable
- > Well suited for: general contractors, engineering firms, specialty trades, showroom + warehouse users, and professional office users needing a storage component

# LOCATION & DRIVE TIMES



3 MIN. TO GA-400

5 MIN. TO NORTHSIDE  
HOSPITAL FORSYTH

14 MIN. TO HALCYON/AVALON

2 MIN. TO CUMMING CITY CENTER

DOWNTOWN CUMMING

**304 TRIBBLE GAP ROAD**  
±15,163 SF OFFICE / WAREHOUSE  
1.04 ACRE SITE | CBD ZONING

## NEARBY DEMAND DRIVERS

- > 0.1 mile to Downtown Cumming
- > 0.8 mile to Cumming City Center
- > 1.1 miles to GA-400
- > 2.1 miles to Northside Hospital Forsyth
- > 6.6 miles to The Collection at Forsyth
- > 11 miles to Halcyon / 15 miles to Avalon

## READY FOR THE NEXT STEP?

Schedule a tour, request more in-depth materials,  
or discuss your options by contacting:



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- > Tours available immediately
- > All inquiries handled confidentially
- > Seller will consider qualified offers on an expedited basis



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