

2480 Industrial Park Blvd.
Cumming, GA 30041
Forsyth County

EXCLUSIVELY OFFERED BY
WILSON HUTCHISON REALTY, LLC

For Sale: \$9,975,000.00



Scott Hutchison

404-234-9740 or email
Scott@wilsonhutch.com



WILSON HUTCHISON
REALTY, LLC

The information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.

5755 North Point Parkway, Suite 44, Alpharetta, GA 30022 Tel: 770-242-7917 Fax: 678-325-4824 | www.wilsonhutch.com

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- +/- 66,400/SF Office/Warehouse Facility
- +/- 5,300/SF Office Space
- 16' – 30' Clear Height
- 5 Loading Docks
- 1 Drive-in Door
- Fully Sprinklered
- 59 Parking Spaces



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Located within Pendley Industrial Park, this well-maintained industrial facility offers outstanding visibility and convenient access in Forsyth County's expanding North Fulton industrial submarket. Designed to accommodate a wide range of industrial operations, the property features modern infrastructure, including 16'–30' clear heights, a fully sprinklered warehouse, and complete utility services.

The building is equipped with five dock-high loading doors and one drive-in door, providing efficient loading and distribution capabilities. Its strategic location offers immediate access to GA 400, enabling excellent connectivity throughout Metro Atlanta and the Southeast. Downtown Atlanta is accessible in less than 40 minutes.

Zoned M-1, the property also offers ample on-site parking and has benefited from recent capital improvements, including roof upgrades, helping minimize near-term maintenance requirements. Positioned within one of Metro Atlanta's strongest industrial corridors, this facility provides an ideal combination of functionality, accessibility, and long-term value for today's industrial users.

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