

±2,800 Sf Cumming Flex Space

2270 Pendley Rd Unit 102 & 104, Cumming, GA 30041

INDUSTRIAL PROPERTY FOR SALE



PROPERTY DESCRIPTION

This 2,809 SF office/warehouse flex condo in Pendley Industrial Park offers a practical mix of finished office space and rear warehouse area, making it a great fit for an owner occupant or investor looking for a turnkey light industrial property. Approximately 600 SF is finished office space, featuring a private office, an interior hallway, and a restroom, with new luxury vinyl plank flooring to be installed. The remaining approximately 2,209 SF is climate-controlled warehouse and workshop space with a 14' clear height, drive-in access, roll-up doors, and a sealed concrete floor, suitable for storage, light fabrication, or service vehicle use. Located just off Industrial Park Blvd, the property offers easy access to GA 400 and the retail corridor along Bethelview Road.

LOCATION DESCRIPTION

Situated at 2270 Pendley Road in Cumming, GA, this unit is located within Pendley Industrial Park just off Industrial Park Blvd, in an established light industrial corridor of Forsyth County. The property offers quick access to GA 400, connecting tenants and customers to the broader Cumming and North Atlanta market within minutes. The surrounding area is home to a mix of office, warehouse, and service oriented businesses, with additional retail and amenities available along the nearby Bethelview Road corridor. Its position within a well established industrial park, combined with strong access to major roadways, makes it a practical choice for businesses seeking functional space with reliable connectivity.

OFFERING SUMMARY

Sale Price:	\$562,000
Building Size:	2,809 SF
Zoning	M1

CJ Harman
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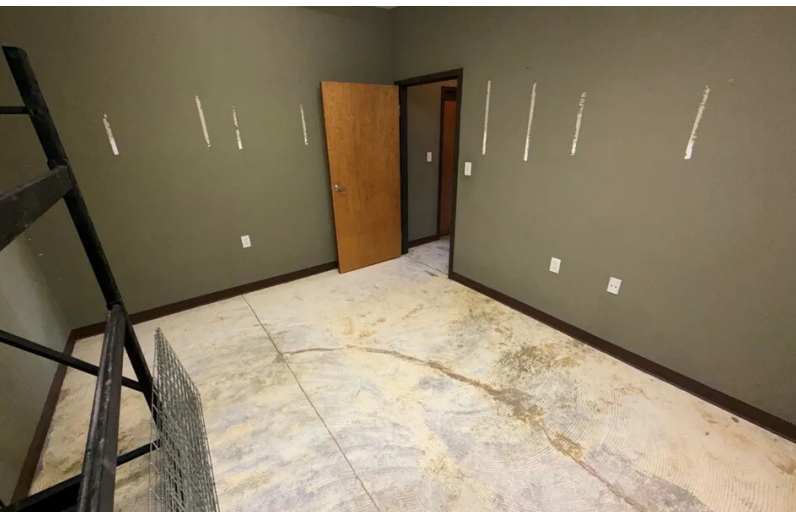


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OFFICE PHOTOS



* AI renderings shown depict the office area with new LVP flooring as a representation of the completed renovation; actual finishes may vary.

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WAREHOUSE PHOTOS



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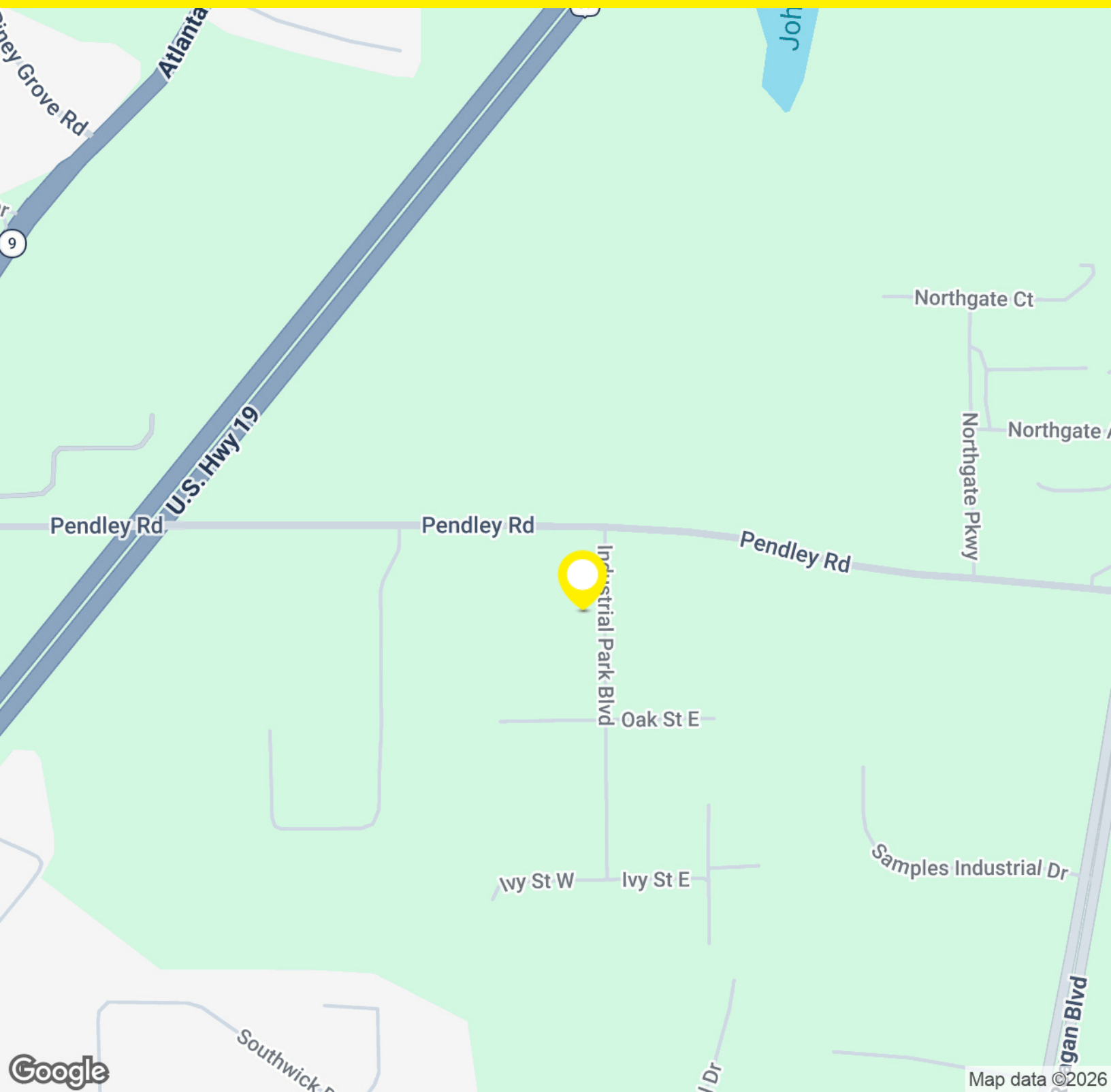


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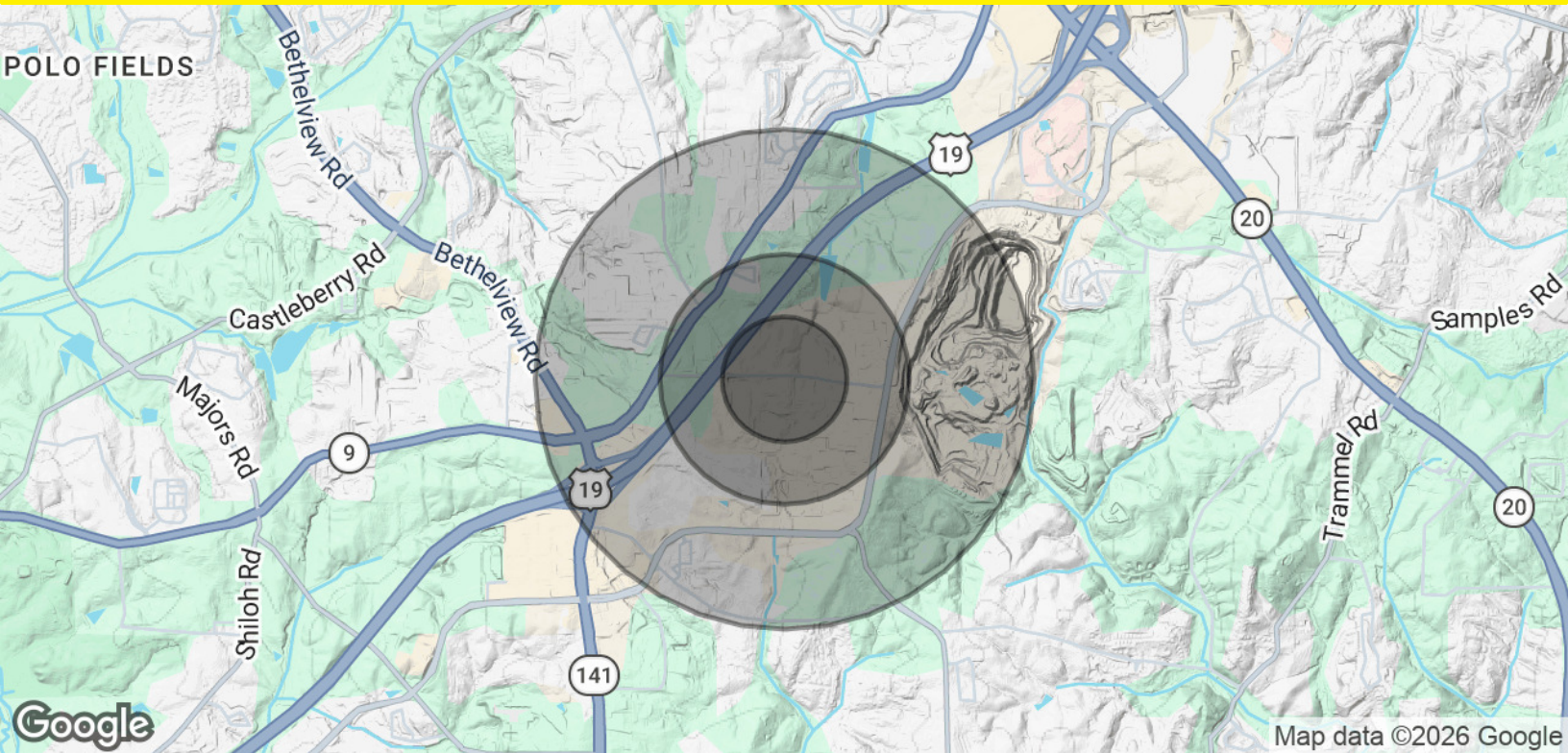


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	164	849	4,406
Average Age	35.8	35.3	37.2
Average Age (Male)	37.3	35.5	35.3
Average Age (Female)	35.3	36.4	39.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	50	266	1,461
# of Persons per HH	3.3	3.2	3.0
Average HH Income	\$167,956	\$162,197	\$150,080
Average House Value	\$528,495	\$526,972	\$483,570

2023 American Community Survey (ACS)

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