

# FOR LEASE

**5,800± SF OFFICE | WAREHOUSE**

3620 North Pkwy Cumming, GA 30040



## OFFERING SUMMARY

Lease Rate: \$6,162.50 SF/yr (NNN)

Available SF: 5,800± SF

Office 1,900± SF

Warehouse 3,900± SF

Zoning: M1 - Restricted Industrial

Ideally located in Cumming city limits

## PROPERTY OVERVIEW

±5,800 SF industrial flex space available in the City of Cumming, just off GA-400 at Exit 14. Features ±1,900 SF of office and ±3,800 SF of warehouse space. Includes one dock-high door and one drive-in door. Property will be delivered with new flooring and fresh paint prior to occupancy. Excellent access to major corridors and surrounding commercial amenities. Ideal for distribution, light manufacturing, or service-based operations seeking high visibility and convenience.

## PROPERTY HIGHLIGHTS

- Rare Opportunity: Approx. 5,800± SF industrial warehouse/office combo
- Office Upgrades: Fresh paint and new flooring prior to occupancy
- Office Space: 1,900± SF of finished office
- Warehouse Space: 3,800± SF with ample functionality
- Great Location: Just off GA-400, Exit 14 in the City of Cumming
- Access: Convenient to GA-400 with excellent visibility and access
- Zoning: City of Cumming, Zoned M1 - Restricted Industrial District

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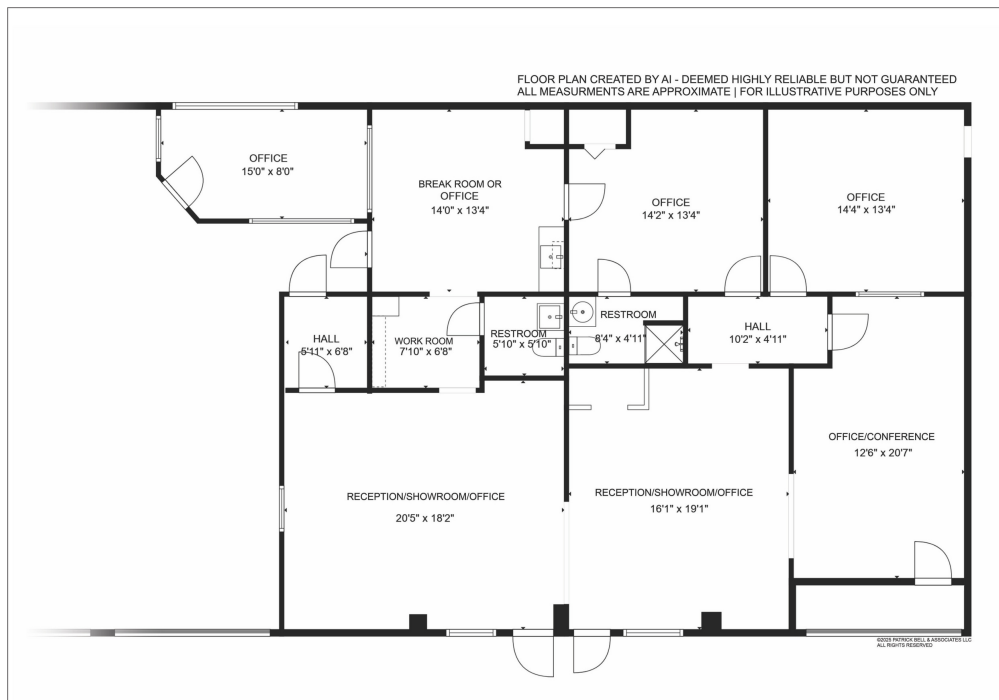
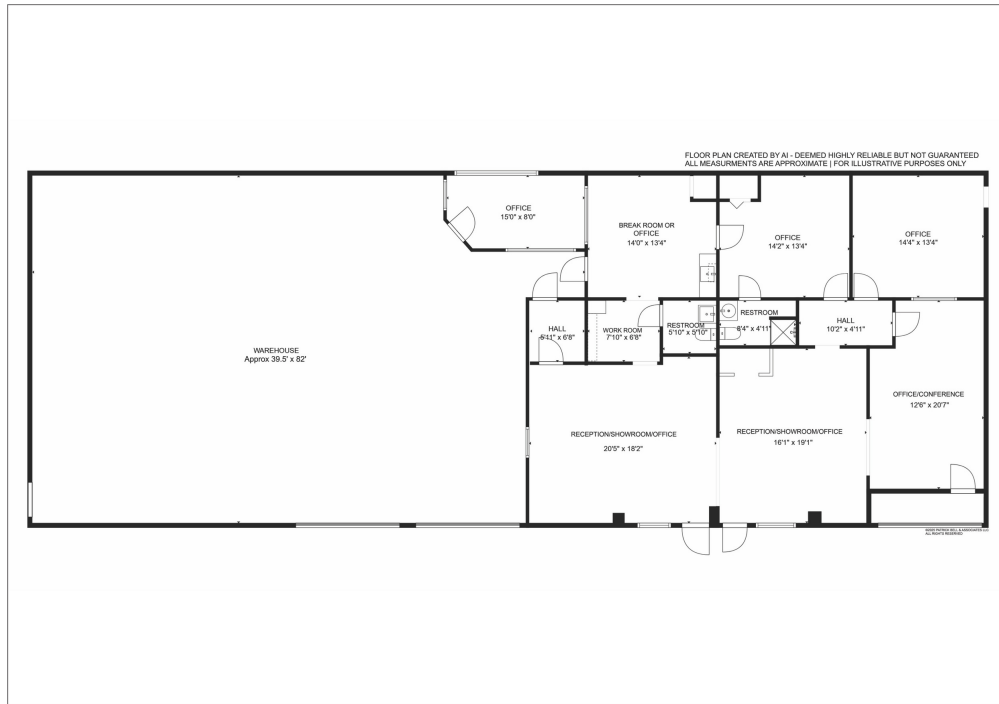


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# FLOOR PLANS

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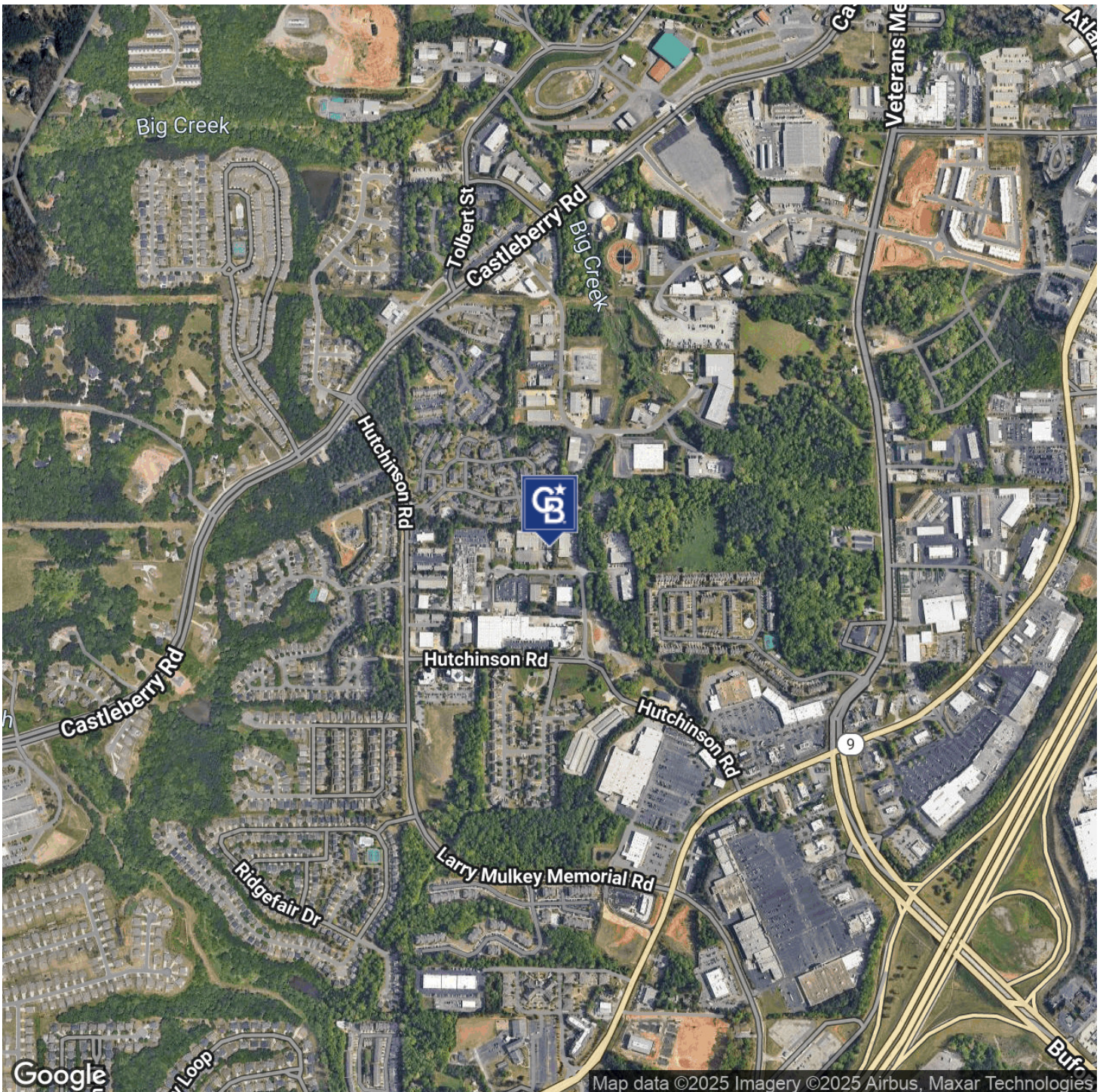
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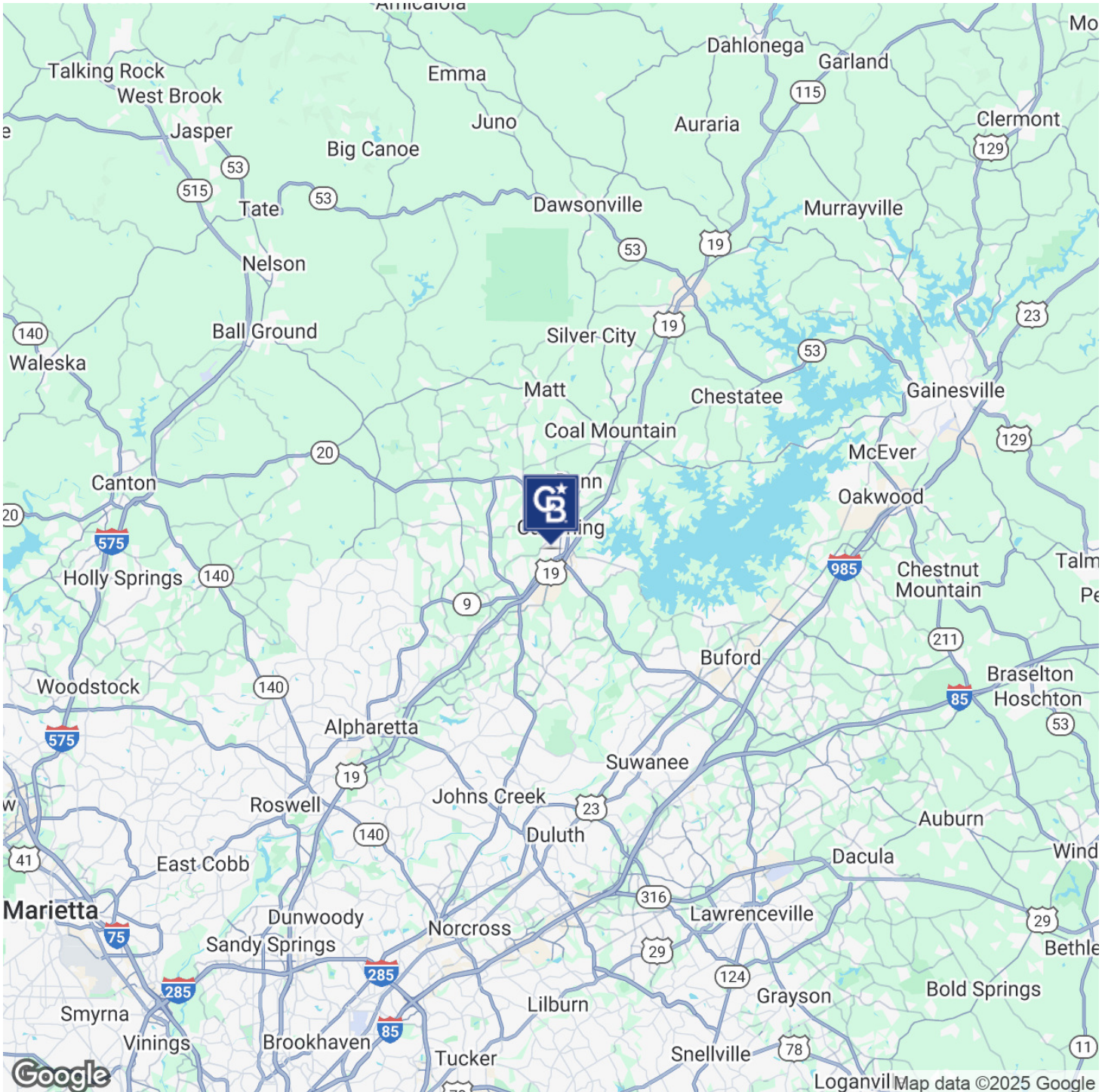
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