

2430 OAK ST E

CUMMING, GA 30041

FOR SALE

5,250 SF OF WAREHOUSE SPACE ON 1.03 ACRES



MATTHEW CROWE

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**SWARTZ CO**
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to be the exclusive broker for this exceptional industrial investment opportunity in Cumming, Georgia. Offered at \$1,600,000 for the real estate only. The existing European Transmission business is also being offered separately; please contact the broker for additional details.

Situated on a well-positioned 1.03-acre lot, the property features a 5,250 SF industrial/light-flex building equipped with 3-phase power up to 380 amps, supporting a wide range of manufacturing, distribution, and flex uses. Located in the fast-growing Cumming (Forsyth County) submarket of the Atlanta region, this asset offers both owner-user appeal and long-term investment upside driven by strong demographics and sustained growth trends.

The site is located within approximately one mile of Georgia State Route 400 (GA-400), providing excellent regional access via one of Metro Atlanta's primary north-south corridors, while maintaining industrial zoning flexibility and efficient site infrastructure.

HIGHLIGHTS

- \$1,600,000
- 5,250 +/- SF
- Well Maintained Building
- Zoned M1
- Forsyth County
- Additional Land Leaves Room for Expansion or Storage

// PHOTOS



// PHOTOS



// PROPERTY DETAILS



ADDRESS

2430 Oak St E,
Cumming, GA 300041

CLEAR HEIGHT

20 FT

ZONING

M1-FORSYTH COUNTY

LARGE ROLL-UP DOOR

10' W x 14' H WITH RAMP

DOCK HIGH DOOR

8' W x 12' H

POWER

400 AMP 3 PHASE

// LOCATION OVERVIEW



ABOUT THE AREA: CUMMING, GA 30041

Cumming, Georgia is an increasingly attractive destination for businesses thanks to its strategic location, robust infrastructure, and strong economic growth. Positioned just off GA-400 with direct access to metro Atlanta, the area offers convenient connectivity to major markets while maintaining lower operating costs and a business-friendly environment. Forsyth County consistently ranks among Georgia's fastest-growing counties, supported by a highly educated workforce, high median household incomes, and ongoing investment in commercial and industrial development. With excellent schools, quality of life, and proximity to Lake Lanier and major logistics routes, Cumming provides an ideal balance of opportunity, talent, and accessibility for expanding or relocating businesses.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	27.300	112.800	260.400
Tot. Households	\$160.100	\$170.400	\$150.300
Avg. Household Income	21.200	86.100	199.200

— AERIAL SOUTH —



// BROKER PROFILES



Matthew Crowe
Commercial Associate
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With a passion for connecting businesses with their ideal spaces, Matt is a dedicated and knowledgeable commercial real estate agent serving Atlanta and beyond. He brings a wealth of expertise and a commitment to excellence to every client interaction.

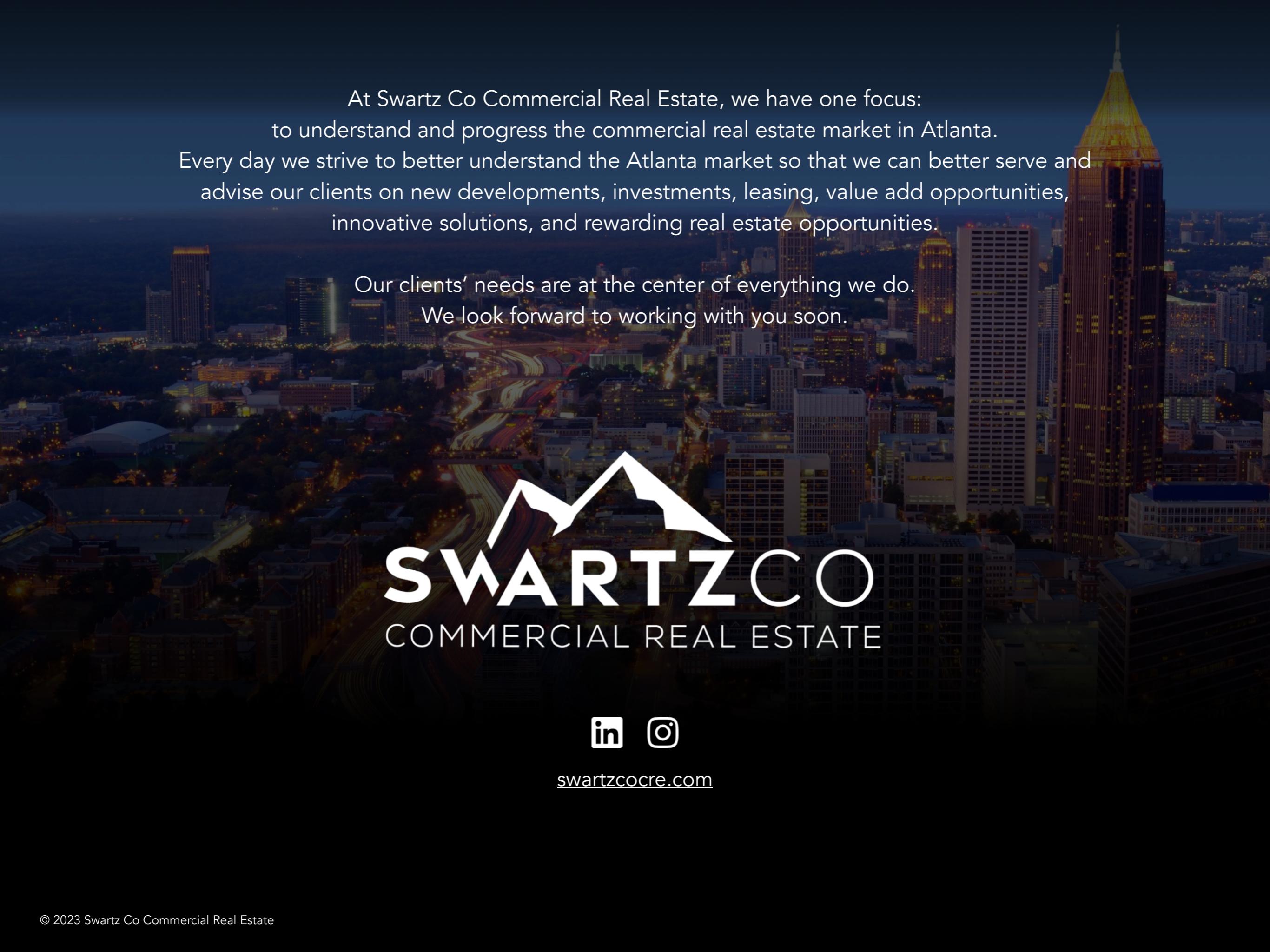
Matt specializes in property acquisitions, tenant representation and marketing, providing tailored solutions to meet the unique needs of investors, developers, and business owners alike. His comprehensive understanding of the local market trends, zoning regulations, and investment opportunities empowers clients to make informed decisions that align with their objectives.

// DISCLAIMER & LIMITING CONDITIONS

Swartz Co Commercial Real Estate has been exclusively chosen to facilitate the sale or lease of the Subject Property. This Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

A nighttime aerial photograph of the Atlanta skyline, featuring the Bank of America Plaza and other illuminated skyscrapers.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.

We look forward to working with you soon.



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