

Presented By:

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POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A

Cumming, GA 30040

commercial400.com



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4885 WAREHOUSE WAY

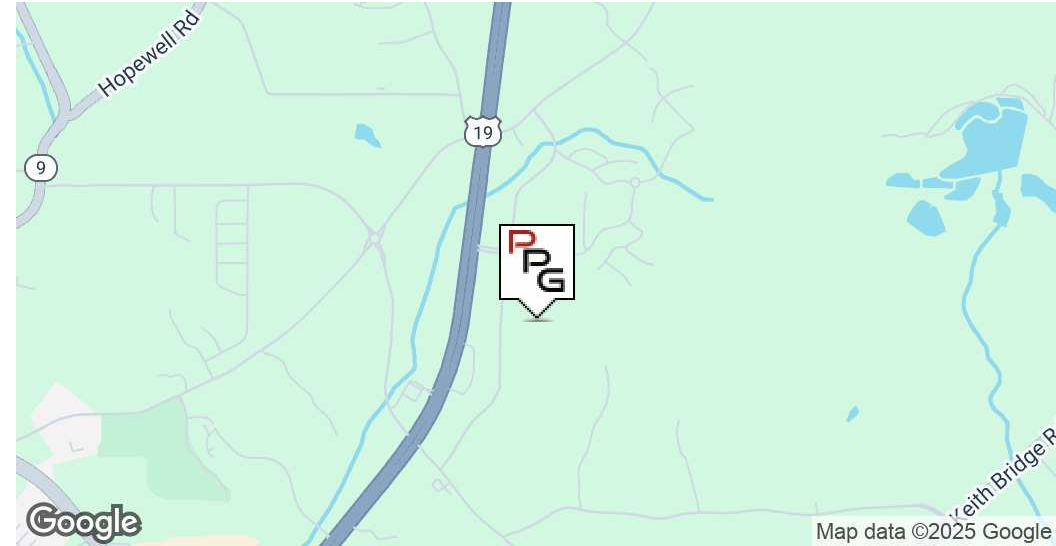
FOR SALE

Industrial Property :

4885 WAREHOUSE WAY, CUMMING, GA 30041

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OFFERING SUMMARY

Sale Price:	\$275.00 / SF
Building Size:	18,000 SF
Number of Units:	4
Unit A:	4000 SF
Unit B:	5000 SF
Unit C:	5000 SF
Unit D:	4000 SF
Price / SF:	\$275.00
Year Built:	2025

PROPERTY OVERVIEW

Introducing a prime opportunity in the thriving Cumming area. This exceptional property, located at 4885 Warehouse Way, offers an impressive 18,000 square feet of versatile space, divided into 4 units to meet a range of Industrial / Warehouse/Distribution needs. With its strategic location and modern design, this property is poised to meet the demands of the growing market for industrial and distribution facilities. The building's efficient layout and convenient access make it an ideal choice for businesses seeking a secure, functional, and well-located space. Don't miss out on the chance to capitalize on this sought-after property in an area poised for continued growth and success. Preselling now!

PROPERTY HIGHLIGHTS

- 18,000 square feet of versatile industrial space
- Divided into 4 units for flexibility and multiple tenancy options
- Modern and well-maintained building
- Strategic location in the thriving Cumming area

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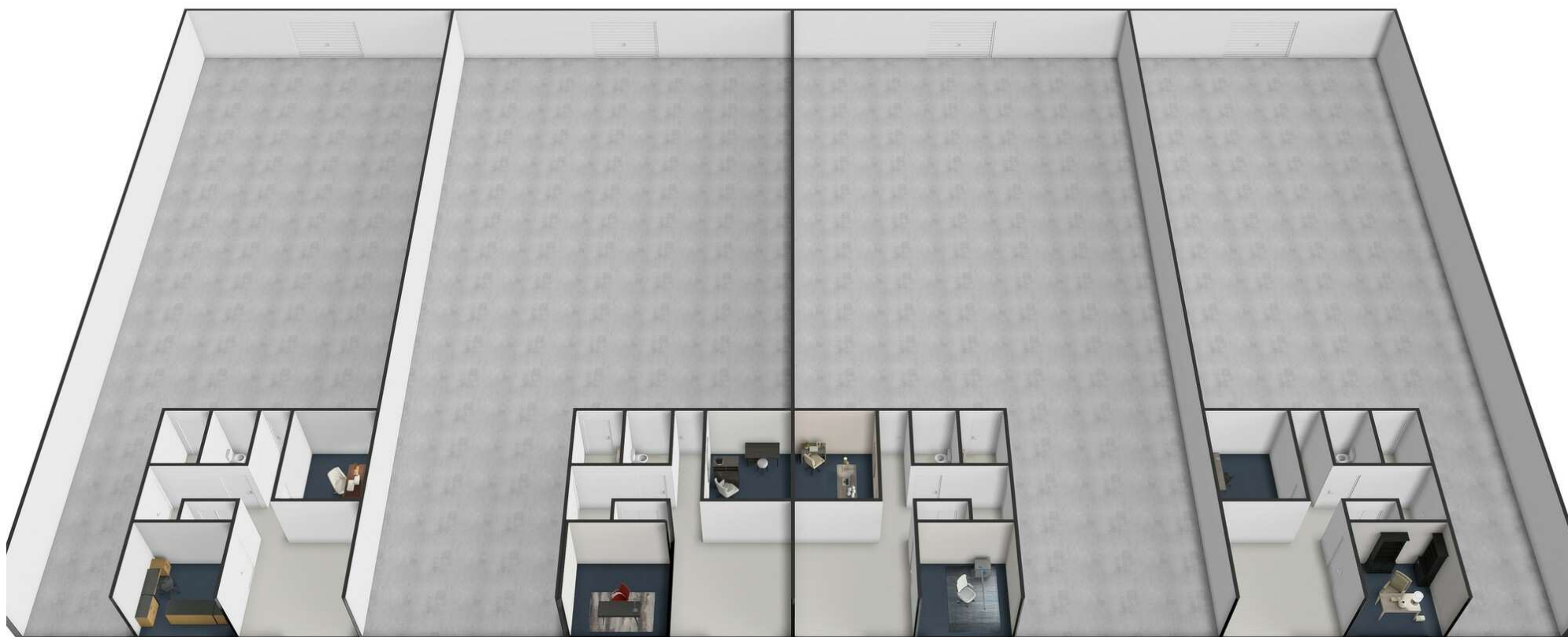
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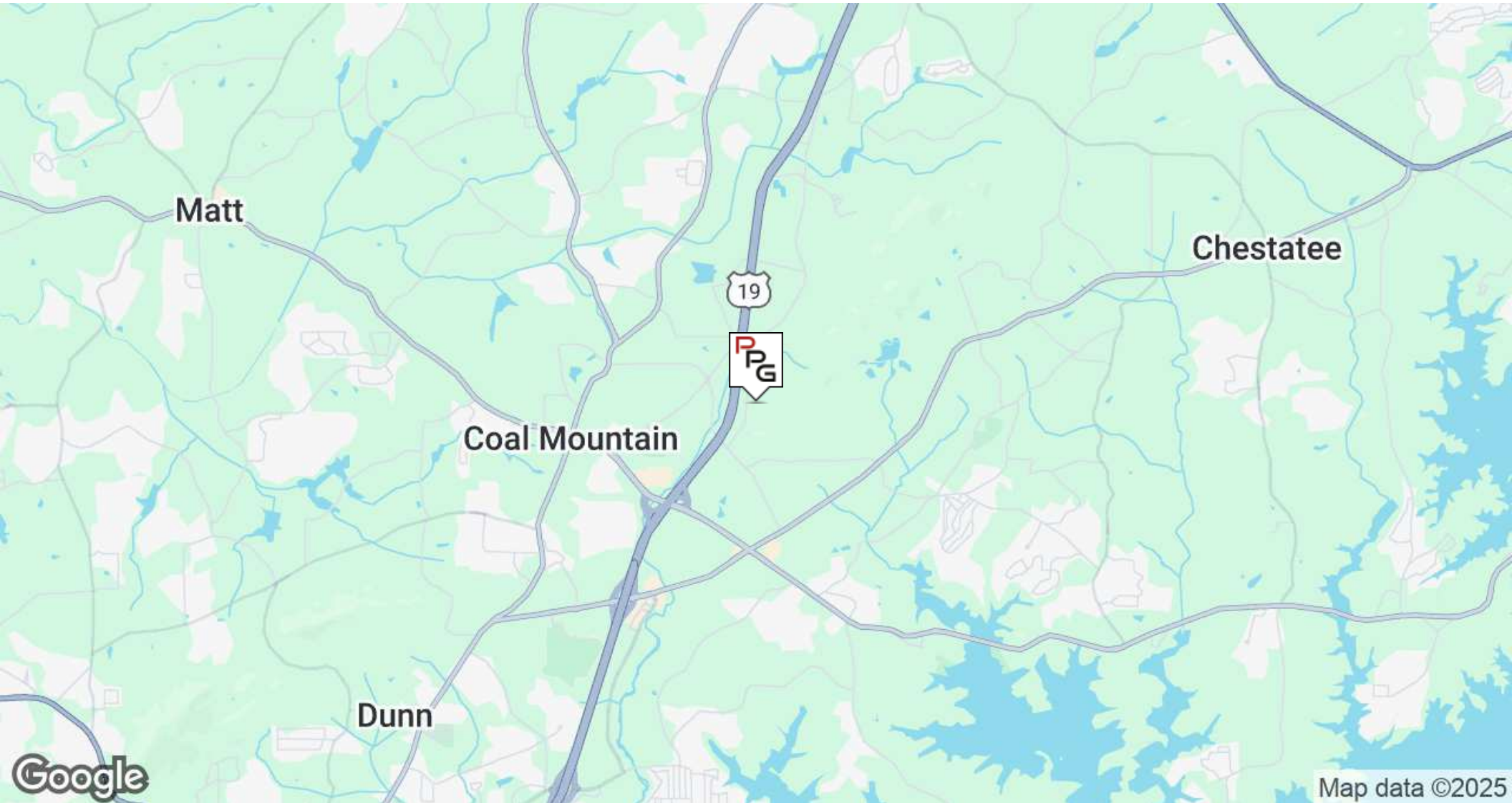
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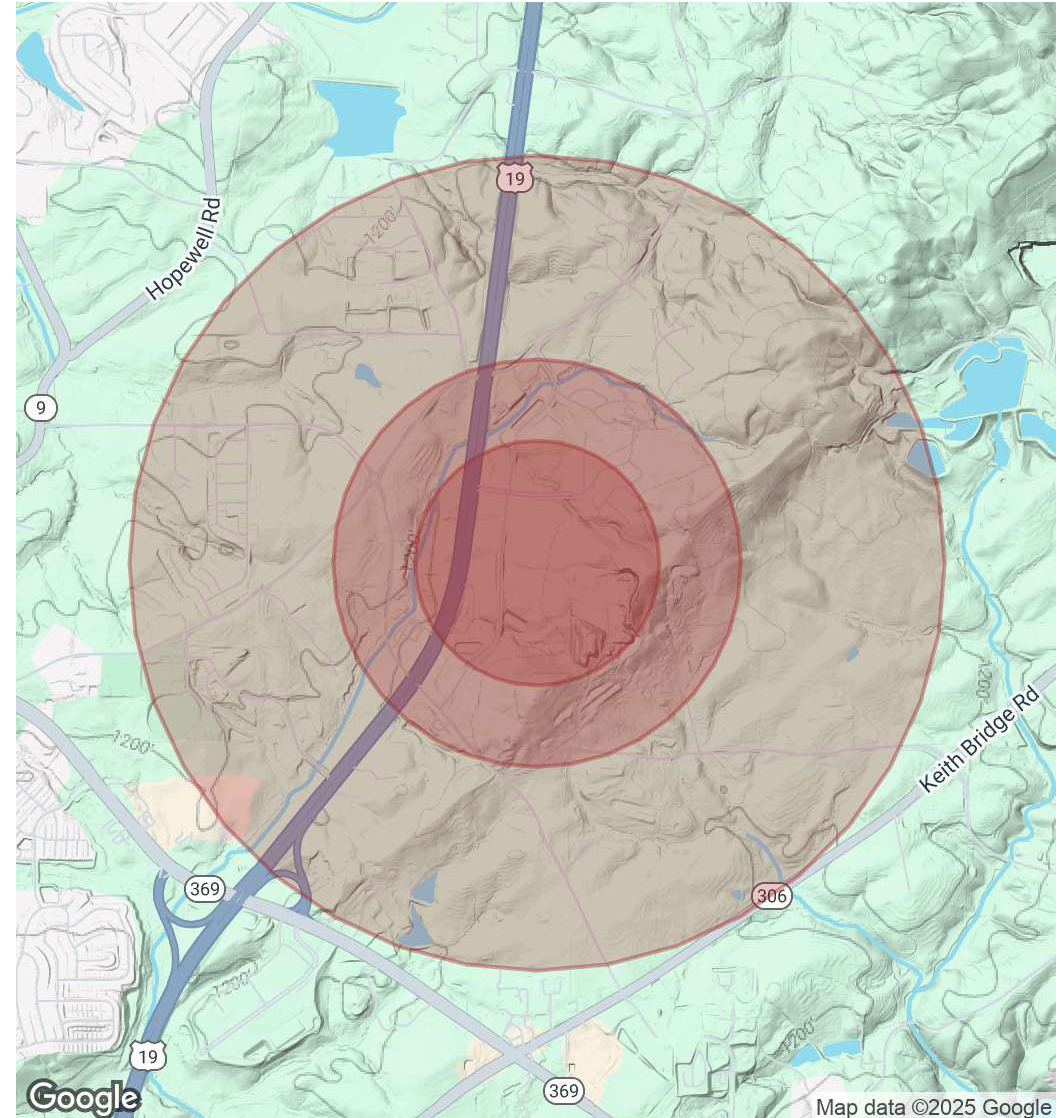
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	92	260	1,280
Average Age	42	41	39
Average Age (Male)	42	41	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	32	91	459
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$121,503	\$123,498	\$131,185
Average House Value	\$487,500	\$480,230	\$452,464

Demographics data derived from AlphaMap



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