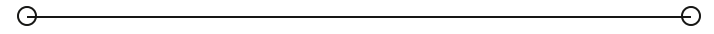


FOR SALE

8,100 SF Zoned Industrial

6190 PARKWAY NORTH DR

Cumming, GA 30040



PRESENTED BY:

MATTHEW LEVIN, CCIM

O: 770.209.1700

levinm@svn.com

GA #119351



PROPERTY DETAILS & HIGHLIGHTS

PRICE	\$1,699,000 / \$210 SF
BUILDING SIZE	8,100 SF+-
LOT SIZE	4.7 Acres+-
CLEARED OUTDOOR YARD	1/2 Acre+-
ZONING	M-1 Light Industrial
APN	106-402
YEAR BUILT	2005

For sale is 8,100 SF+- on 4.7 acres+- zoned light industrial, minutes from the GA 400 Hwy 141 exit 13 in Cumming. The property is currently a gun sale and indoor shooting range. The concrete block and steel frame construction is 12'5" clear and column free. There is a 3,000 SF+- front area with showroom, office, work room, training room and restrooms and a 5,100 SF+- shooting range that may can be converted to shop space, already equipped with 100% AC and 3 phase 280 amp service. An at grade roll up door may be installed to access the shop. The 4.7 wooded acres includes a one half acre level, cleared area with potential for outside storage use or an additional building. The seller is prepared to escrow funds for the removal of all shooting range infrastructure after closing.

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- 8,100 SF+- concrete block column free construction
- 12'5" clear height
- 3 phase 280 amp power / 100% AC
- Room for at grade drive in door
- 3,000 SF+- showroom-office-training area
- 5,100 SF+- shop area currently a shooting range
- 200 SF+- metal freestanding storage building
- 4.7 acres+- with half acre cleared - potential outside storage
- Zoned M-1 light industrial
- Minutes from GA 400 Hwy 141 exit 13

AERIAL MAP



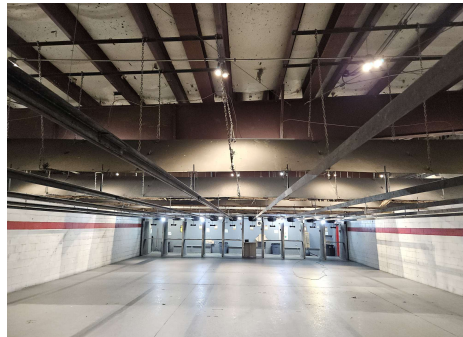
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TAX PARCEL



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IMAGES



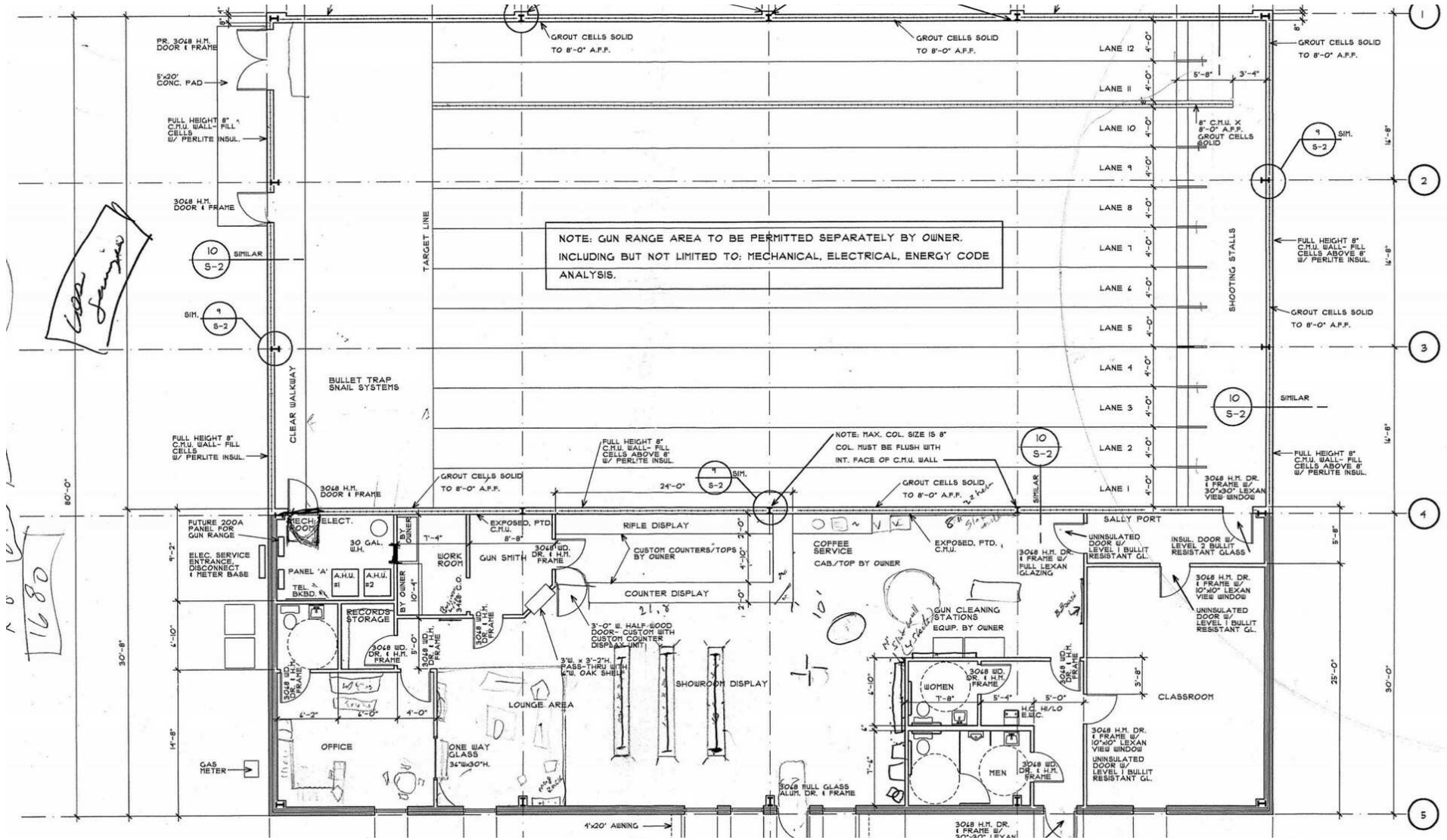
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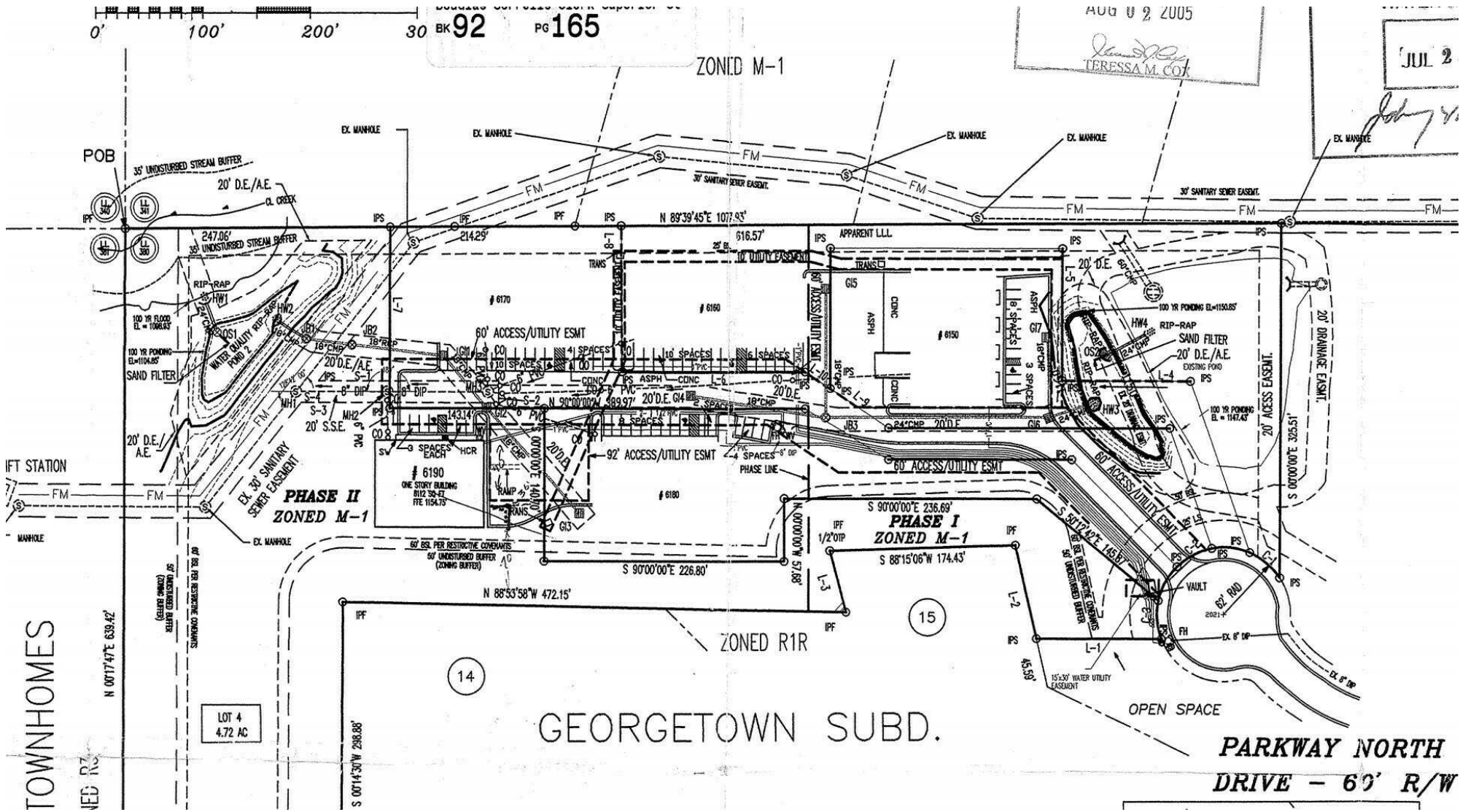
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FLOOR PLAN



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SITE PLAN



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8,100 SF ZONED INDUSTRIAL | 6190 Parkway North Dr Cumming, GA 30040

SVN | INTERSTATE BROKERS 7

ADVISOR BIO



MATTHEW LEVIN, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life. you're

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