

FOR LEASE - CUMMING WAREHOUSE/FLEX

209 INDUSTRIAL PARK DR - SUITE B & C

Cumming, GA

AVAILABLE
SUITE B
±5,000 SF

AVAILABLE
SUITE C
±5,000 SF

EXCLUSIVE LEASING AGENTS:

THOMAS WILKINSON

ASSOCIATE

Direct (404) 348-4945

Mobile (203) 610-7279

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License No. 416083 (GA)

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License No. SL3422263 (FL)

BROKER OF RECORD

BILL PEDERSEN

LICENSE NO. 80041 (GA)



PROPERTY SUMMARY



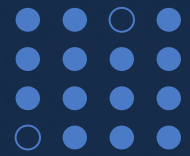
\$14.00
RENT/SF



\$5,833
MONTHLY RENT

Property Summary

Address	209 Industrial Park Dr Suites B & C Cumming, GA
Total Suite Size	±5,000 SF
Warehouse SF	±4,000 SF
Office SF	±1,000 SF
Dock Doors	1 Per Suite
Clears	± 18 - 20'



SITE PLAN



LEGEND

-  AVAILABLE
-  OCCUPIED
-  NOT A PART



BUFORD DAM RD

PROPERTY PHOTOS





SUBJECT PROPERTY



LANIER CROSSING SHOPPING CENTER

CUMMING 400 SHOPPING CENTER



MERCHANT'S SQUARE

ACCESS TO U.S. HWY 19 ±1.4 MILES AWAY



LAKELAND PLAZA

CASTLEBERRY RD

VETERANS MEMORIAL BLVD ±19,000 VPD

±68,000 VPD



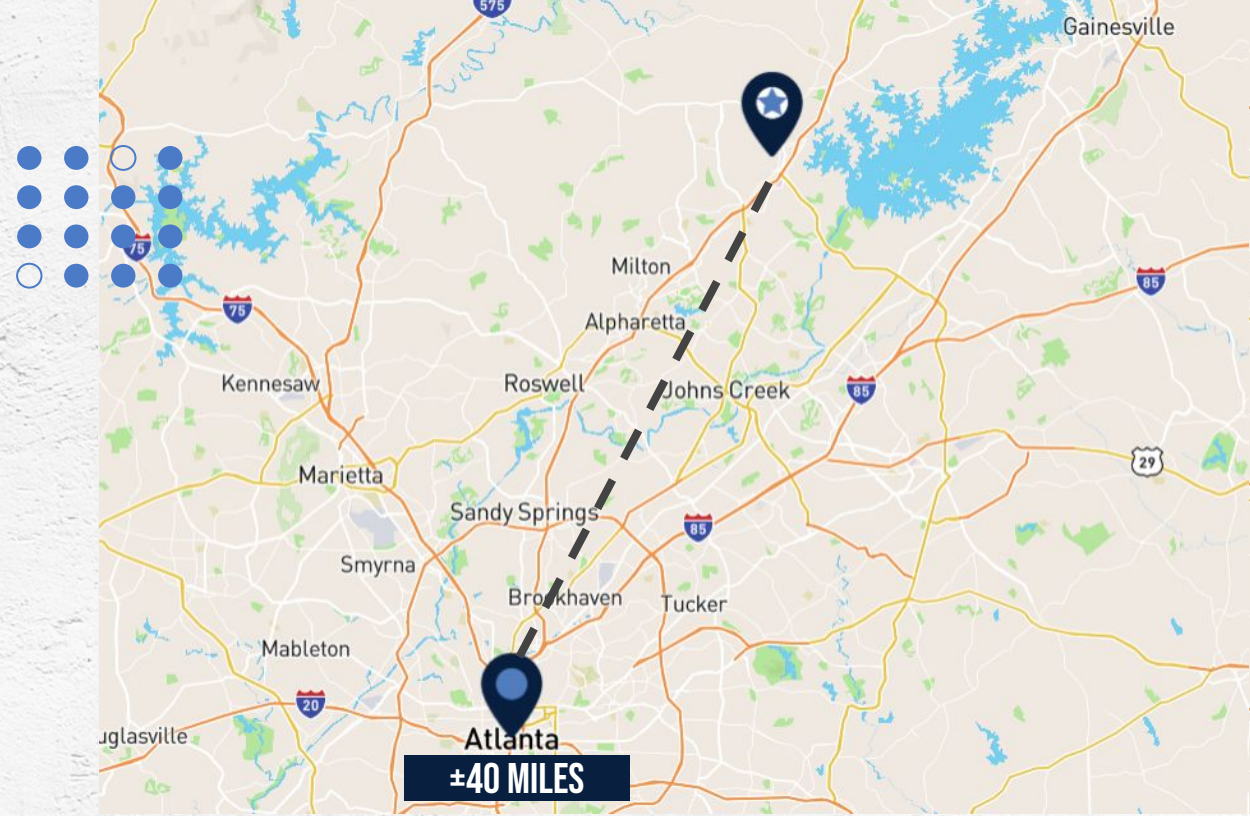
AREA OVERVIEW

Cumming, GA

Cumming, GA, is a vibrant city in Forsyth County, located just 40 miles north of Atlanta. Known for its welcoming community and high quality of life, Cumming offers residents and visitors access to excellent schools, thriving local businesses, and abundant recreational opportunities. The city is a gateway to outdoor adventures, with Lake Lanier providing water activities, parks, and scenic beauty. Additionally, Cumming is a growing hub for commerce and development. Its strategic location near major highways makes it an attractive choice for families, professionals, and businesses alike. Cumming, GA, boasts a robust and growing economy, driven by its strategic location, diverse industries, and strong community development. Situated within the Atlanta metropolitan area, Cumming benefits from its proximity to major transportation routes and the region's bustling economic activity. Key industries in the area include retail, healthcare, education, construction, and professional services, with a steady influx of businesses contributing to job creation and economic stability.

Economy

The city has also seen significant growth in real estate and development, fueled by increasing demand for housing and commercial spaces. Its thriving local economy is supported by a highly rated school system and a growing population, making Cumming a desirable destination for both residents and businesses. With continued investments in infrastructure and community initiatives, Cumming's economic outlook remains strong and promising.



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	5,263	39,643	107,295
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	1,917	14,096	36,600
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$84,630	\$121,959	\$139,769

ATLANTA MSA

Being the capital of Georgia and the cradle of the Civil Rights movement, Atlanta is the most populous city in Georgia with nearly 500,000 residents. It is the principal commercial and transportation center of the southeastern United States. Also serving as a major educational center, Atlanta is home to many prestigious schools including Emory University, Georgia Institute of Technology and Georgia State University. The educated workforce is what attracts corporations to conduct business operations in the city.

Metro Atlanta is recognized as an international gateway and the economic engine of the Southeast. As the largest economy of all metros in the region, metro Atlanta offers diverse businesses and services, with dominant sectors including logistics, professional and business services, media operations, and information technology. Being a trade and transportation hub of the southeast, the city's economy is driven by the service, communications, retail trade, manufacturing, finance, and insurance industries.



#17

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ATLANTA ECONOMY

The Atlanta metropolitan economy is the 10th largest in the country and has a GDP of \$385 billion. Home to major corporations like Coca-Cola, The Home Depot, Chick-Fil-A, and UPS, Atlanta has the 3rd largest concentration of Fortune 500 companies. Additionally, the Hartsfield- Jackson Atlanta International Airport serves as a major component to its economic growth and is one of the busiest airports in the world where Delta Air Lines is the city's largest employer.

Recently, it was announced that one of Tesla's rivals, Rivian Automotive, is launching the largest economic development project in Georgia's history with a \$5B electric vehicle assembly plant an hour east of Downtown Atlanta. Rivian expects to hire close to 7,500 people, a number that could grow to 10,000 employees over several years. Being home to prestigious institutions, Georgia's technology base and talent pool are alluring factors for EV companies, which are in need of a more highly skilled worker base than traditional automakers.



INDUSTRIAL SPACE FOR LEASE

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This Leasing Package contains select information pertaining to the business and affairs of **209 Industrial Park Dr, Cumming, GA 30040** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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