

Marsett Parkway - 1 Office, 12-foot roll-up door, fully temperature controlled

1,300
SQUARE FEET
\$1,840.00
RENT

\$16.98 /yr
RENT / SF

(404) 949-3177
www.w1lease.com



PROPERTY ADDRESS

4865 Warehouse Way - 211
Cumming, GA 30041

COMMERCIAL TYPE: Industrial AVAILABLE: Now

DESCRIPTION

This suite in our newly developed community is perfectly designed to meet your business needs. This space features one office, a restroom, and a 12-foot roll-up door, all within a fully temperature-controlled workspace for control throughout.

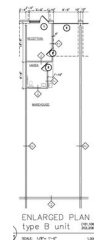
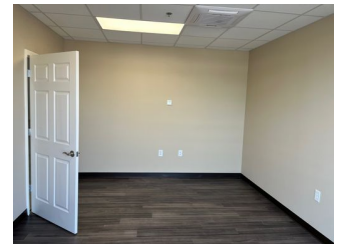
Key highlights of this suite include:

- Utilities and Internet Services: Powered entirely by electricity, utility management is straightforward. Tenants cover the monthly costs for electricity and prewired internet service through AT&T. Water for standard office use, dumpsters, and exterior surveillance are provided by the Landlord.
- Lease Terms: A minimum lease term of three years is required, ensuring a stable foundation for your business operations.
- Liability Insurance: Tenants must provide general liability insurance in the amount of \$1,000,000 per occurrence.

This is a prime opportunity to establish your business in a modern workspace designed for efficiency and success.

RENTAL TERMS

Rent	\$1,840
Security Deposit	Based upon results of background check
Credit/Background Check Fee	\$80



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