

Flex / Industrial Space For Lease

Cherokee Gateway Park



295 - 299 Gateway Drive, Canton, GA 30115



Property Overview

- ±2,000 - 4,000 SF warehouse/flex space available in Cherokee Gateway Park
- ±0.90-acre site in the Woodstock/Canton industrial submarket
- One (1) 10' x 14' drive-in door
- 16' clear height and functional warehouse layout
- Recent capital improvements include a new roofs, freshly paved parking areas, and upgraded LED warehouse lighting
- M-1 County zoning allows a variety of industrial uses
- Immediate access to I-575 and major Northwest Atlanta corridors
- Built in 1999 with metal construction
- Surface parking and on-site maneuvering area
- Ideal for contractors, service companies, and warehouse users
- Convenient access to Canton, Woodstock, Kennesaw, and Metro Atlanta

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

Broker contact:

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CHEROKEE GATEWAY PARK

Flex/Warehouse Availability

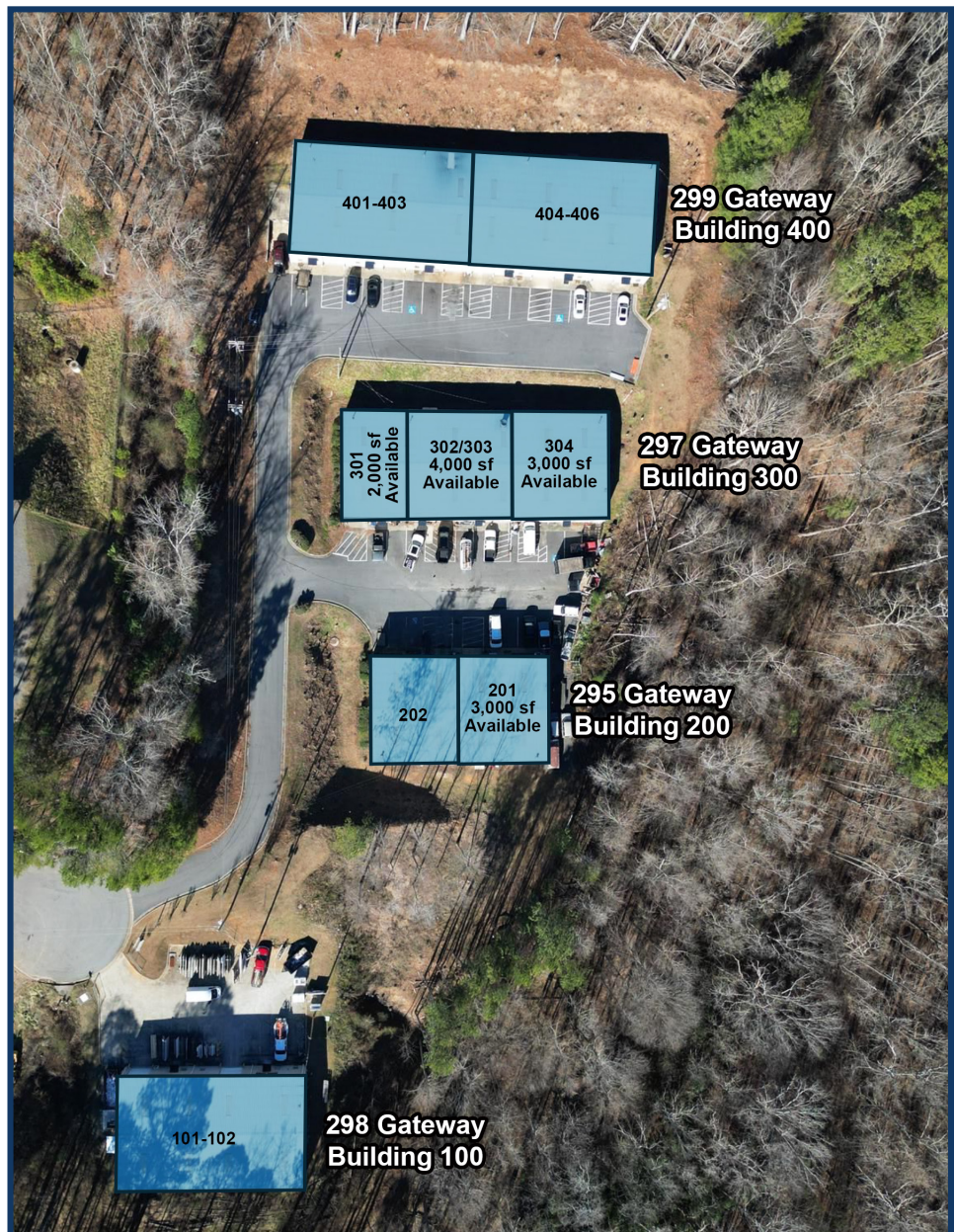
PROPERTY SNAPSHOT

- Suites from 2,000 - 4,000 SF
- 16' Clear Height
- Drive-In Loading
- M-1 Zoning
- New Roofs, Pavement, & LED Lighting
- Immediate Access to I-575

IDEAL FOR

- Contractors
- Service Businesses
- Light Manufacturing
- Distribution
- E-Commerce
- Automotive Support Uses
- Trade Companies

Move-In Ready Small Bay Industrial Space



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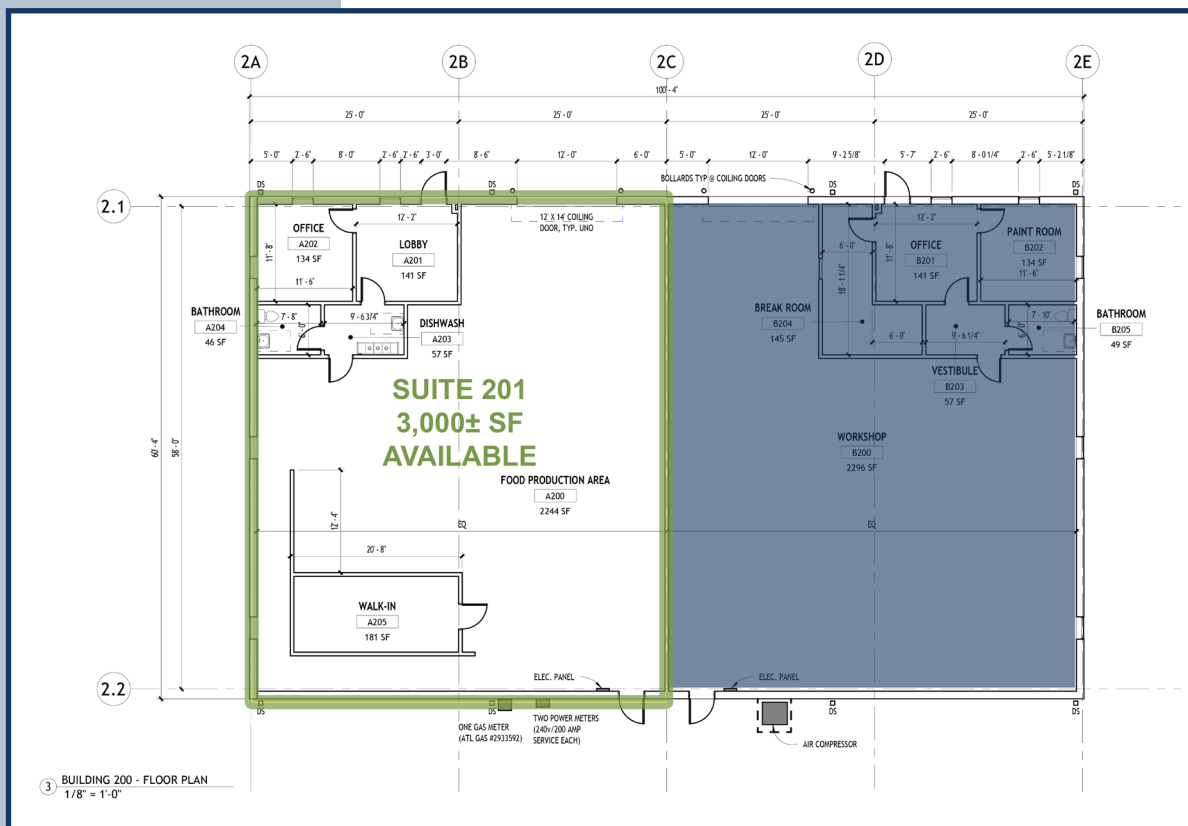


McWhirter
Commercial Real Estate Since 1981

CHEROKEE GATEWAY PARK

Flex/Warehouse
Availability

295 Gateway
Building 200
3,000± sf Available



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CHEROKEE GATEWAY PARK

Flex/Warehouse Availability

297 Gateway
Building 300
2,000-4,000± sf
Available

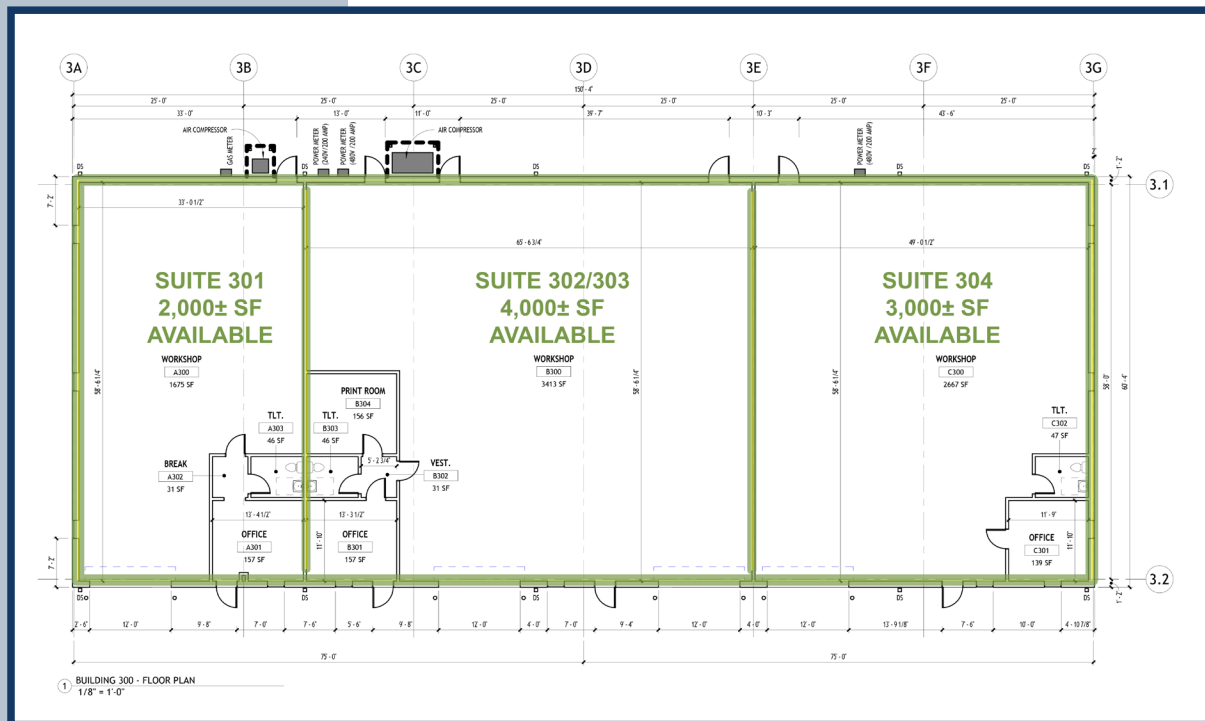
Suite 301 - 2,000± SF



Suite 302/303 - 4,000± SF



Suite 304 - 3,000± SF



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