

FOR SALE - Pendley Industrial Park

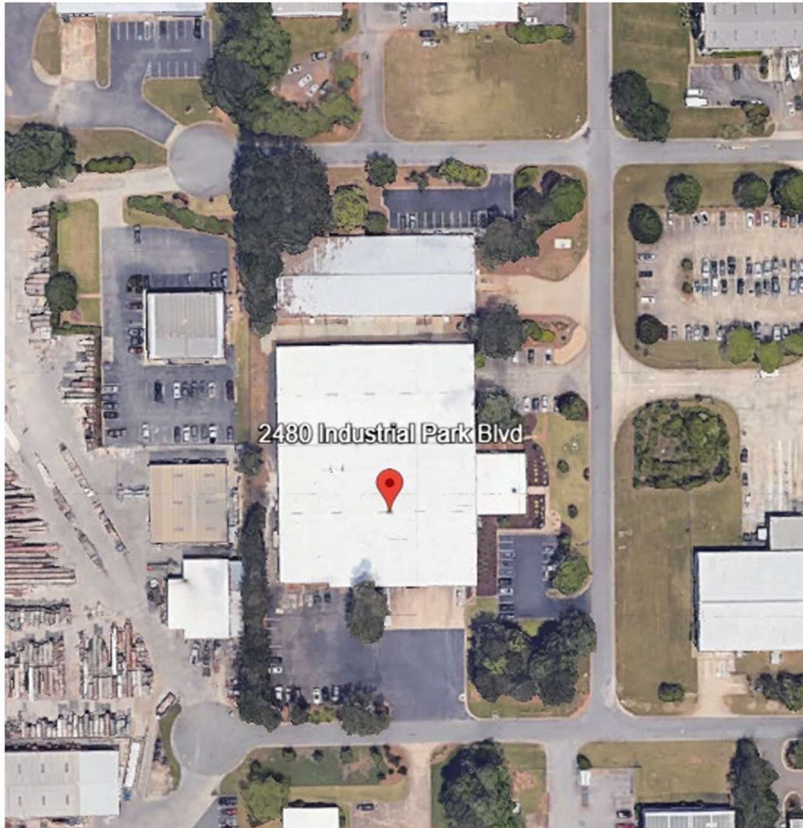
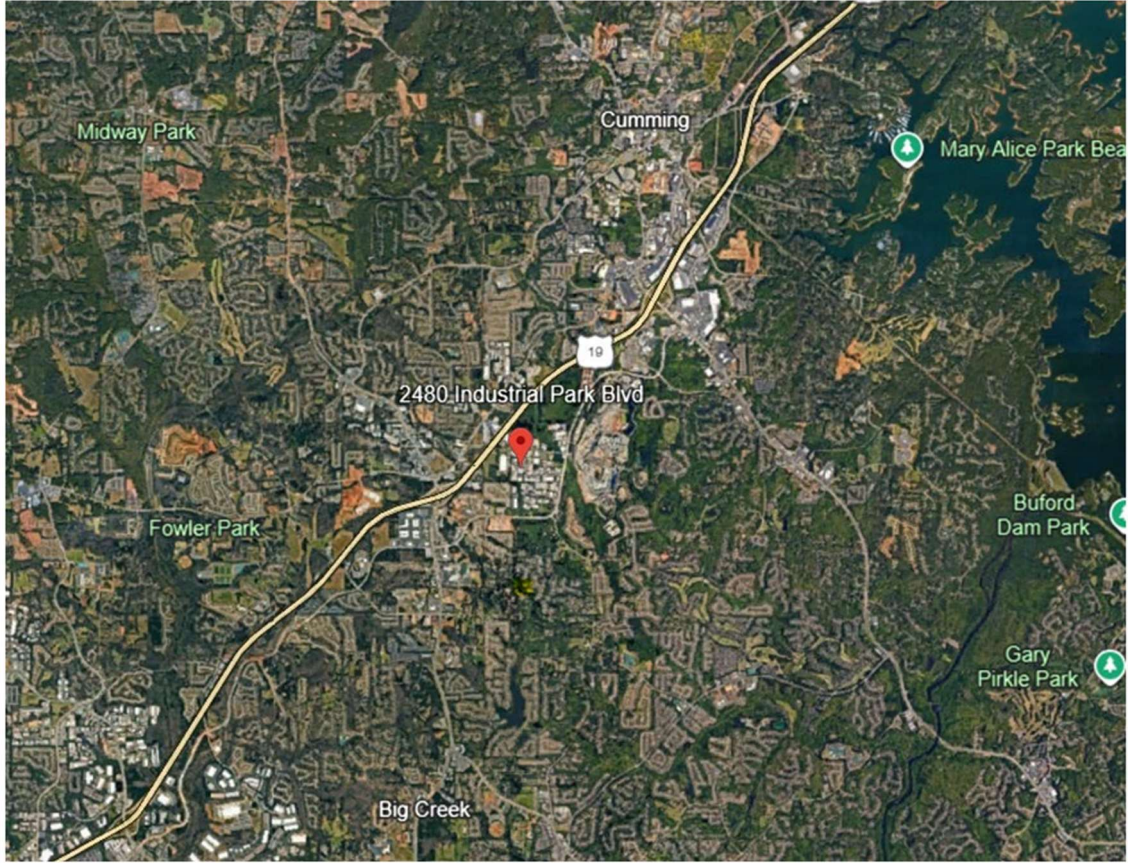
Building: 2480 Industrial Park Blvd Cumming, Forsyth County, Georgia 30041

Asking Price: \$10.5 million

Price/SF: \$158.13 **Available: October 2026**

Property Highlights

Property Name	Pendley Industrial Park Building
Primary Land Area	2.95 AC, 128,323 SF
Zoning	M-1
Property Type	Industrial
Number of Buildings	1
Number of Stories	1
Gross Building Area	66,400 SF
Clear Height	16' - 30'
Loading Docks	5
Drive-in truck door	1
Office	5300 SF
Parking	59
Year Built / Renovated	1985 / 2024 addition
Roof	2020/2024
Utilities	All utilities
Sprinklers	Fully sprinklered





EXTERIOR



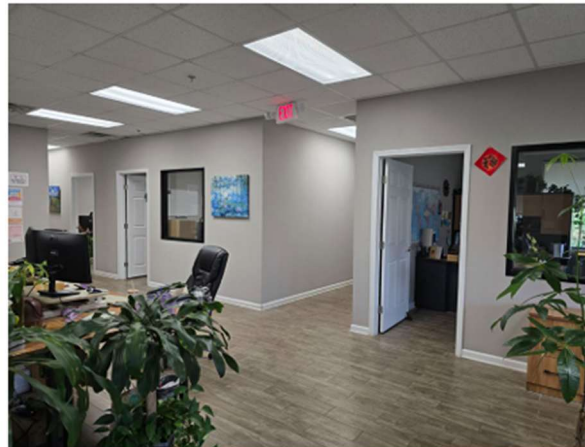
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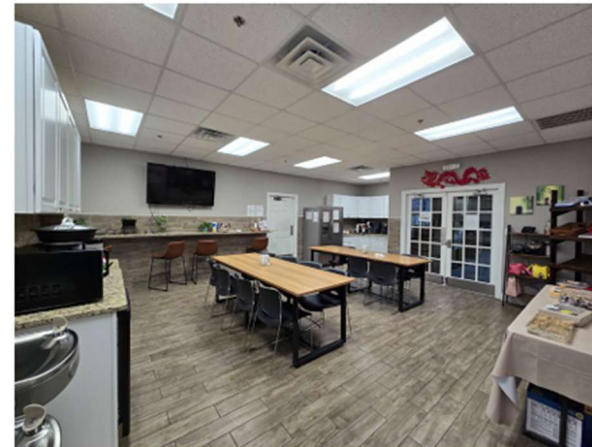
EXTERIOR



EXTERIOR



OFFICE



BREAKROOM



WAREHOUSE



WAREHOUSE



WAREHOUSEPARKING



PARKING