

OFFICE / WAREHOUSE OPPORTUNITY - FORSYTH COUNTY

4665 Church *Road*

A 10,000 SF office/warehouse asset on 1.47 acres in Cumming, Georgia - positioned for owner-users, contractors, distribution support, industrial service firms, and small-bay flex investors.

**\$2.395M**

OFFERING PRICE

10,000

BUILDING SF

1.47 AC

SITE AREA

M1

ZONING

2004

YEAR BUILT

A rare Forsyth County *office / warehouse* asset.

Strategic Cumming industrial location with real operating utility.

4665 Church Road offers a practical 10,000 SF office/warehouse configuration in Forsyth County, one of North Georgia's deepest industrial and owner-user markets. The asset combines an established industrial park setting, M1 zoning, office buildout, warehouse/service capability, and immediate access to the GA-400 / North Cumming corridor.

OFFERING PRICE

\$2,395,000

Positioned at approximately **\$239.50/SF**, the pricing aligns with the market lane identified for Forsyth County sub-12,000 SF flex/warehouse product.

OWNER-USER

SBA CANDIDATE

INVESTOR

M1 ZONING

OFFICE BUILDOUT

BUILDING	LAND	ZONING	PARCEL ID
10,000 SF Office / warehouse	1.47 AC 64,033 SF	M1 Forsyth County	236 074 Industrial lot
YEAR BUILT	CONFIGURATION	SITE IMPROVEMENTS	PRICE / SF
2004 Single-story asset	Office / Warehouse Functional flex layout	Paved Yard Asphalt + concrete areas	\$239.50 At list price

Owner-user fit

Well suited for contractors, trade operators, mechanical/electrical/plumbing firms, distribution support, field service companies, and firms needing professional office plus warehouse capability.

Investor fit

The size, location, and office/warehouse layout create a marketable small-bay flex profile with appeal to private investors and 1031 exchange buyers.

Offer-ready packet

Public records, legal description, reciprocal easement documentation, site plan, and architectural floor plans are incorporated as buyer-facing diligence references.

Built for *real operators*.

Investment Highlights

- › **10,000 SF** office/warehouse building with practical user appeal.
- › **1.47-acre site** inside an established industrial park setting.
- › **M1 zoning** per Forsyth County public record.
- › **Substantial office buildout** supported by 2016 architectural expansion plans.
- › **Warehouse/service areas** with dock/drive-in style operational utility shown in photos.
- › **Mezzanine component** referenced in architectural plans, providing additional functional support area.
- › **Strong Forsyth County location** for owner-users and investors looking north of Atlanta.
- › **Buyer diligence materials** available: legal description, easement agreement, site plan, floor plans, public record report.



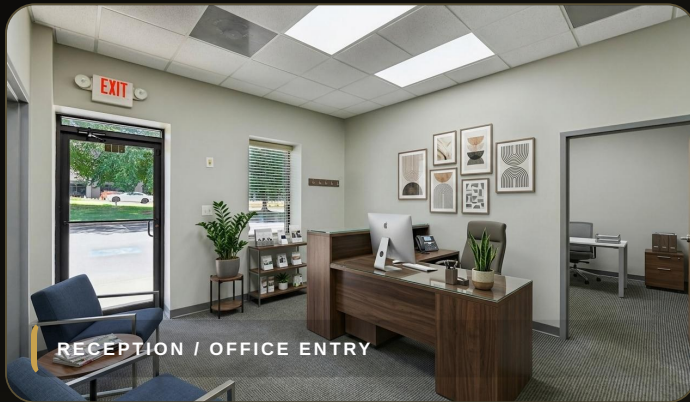
Core positioning

A Forsyth County small-bay flex asset where the value story is not just square footage - it is the combination of office infrastructure, warehouse/service functionality, paved site improvements, and access to a deeper buyer pool than surrounding North Georgia submarkets.

Exterior, aerial & *site context*.



Office-finished, warehouse-capable, *operationally flexible.*



Property specifications & *building facts.*

ITEM	DETAIL
Address	4665 Church Road, Cumming, GA 30028
Parcel ID	236 074
Property Class	I3 - Industrial Lots
Zoning	M1
Site Area	1.47 acres / 64,033 SF
Building Size	10,000 SF office/warehouse per public record
Year Built	2004
Building Configuration	Office / warehouse with storage, records, office and mezzanine areas referenced in available floor plan materials.
Ceiling / Clear Height	Approximately 16' clear height at the eaves, with additional height toward the center of the warehouse. Buyer to verify.
Accessory Improvements	Asphalt paving and concrete paving noted in public record.

Offering Price

The property is offered at **\$2,395,000**, or approximately **\$239.50/SF** based on the reported 10,000 SF building area.

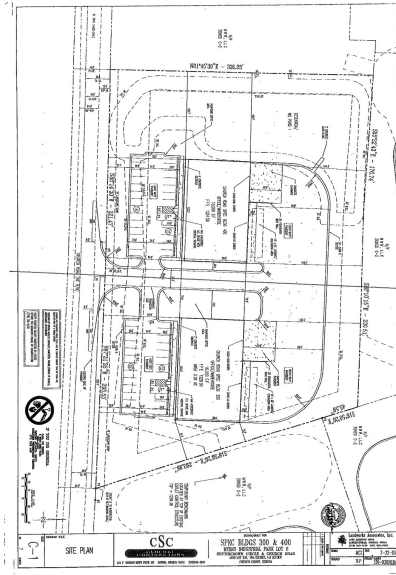
Verification standard

Buyer and buyer's representatives should independently verify square footage, ceiling/clear height, building dimensions, utilities, zoning, permitted uses, condition, access, parking, site improvements, and all information important to buyer.

Supporting materials

Public records, legal description, site plan, reciprocal driveway/drainage easement materials, and 2016 architectural floor plan excerpts are available for buyer review. These materials support the office/warehouse positioning while giving buyers a clear diligence path before submitting an offer.

Offer support & *diligence materials.*



Site plan / plat excerpt from uploaded legal and plat packet. Image shown for convenient review only.

EXHIBIT A LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 239 of the 14th District, 1st Section of Forsyth County, Georgia, being more particularly described as follows:

Commence at the intersection of the westerly margin of the right-of-way of Settlingdown Circle (unspecified right-of-way) and the northerly margin of the right-of-way of Church Road (45 foot right-of-way); proceed thence in a westerly direction along the northerly margin of the right-of-way of Church a distance of 399.19 to a point marked by an iron pin found, said point being the TRUE POINT OF BEGINNING; proceed thence along said right-of-way margin North 87 degrees 31 minutes 35 seconds West a distance of 257.39 feet to a point marked by a nail found; leaving said right-of-way, proceed thence North 2 degrees 28 minutes 25 seconds East a distance of 317.80 feet to a point marked by an iron pin found; proceed thence South 88 degrees 10 minutes 15 seconds East a distance of 145.46 feet to a point marked by an iron pin set; proceed thence South 16 degrees 50 minutes 20 seconds a distance of 338.49 feet to a point marked by an iron pin found, said point being the TRUE POINT OF BEGINNING; containing 1.47 acres, more or less, and being described according to a certain Survey for RMR Georgia Property, LLC, dated June 29, 2005, and bearing the seal of Peter J. Pietraszk, Georgia Registered Land Surveyor No. 2262, which survey is incorporated herein by this reference and made a part hereof.

Said property is a portion of Lot 6 of Settlingdown Industrial Park as more particularly depicted on a certain As-Built Survey for Spec Buildings 300 & 400 Myers Industrial Park Lot 6, dated August 20, 2004, bearing the seal of Peter J. Pietraszk, Georgia Registered Land Surveyor No. 2262, and recorded at Plat Book 83, Page 59, Forsyth County, Georgia records.

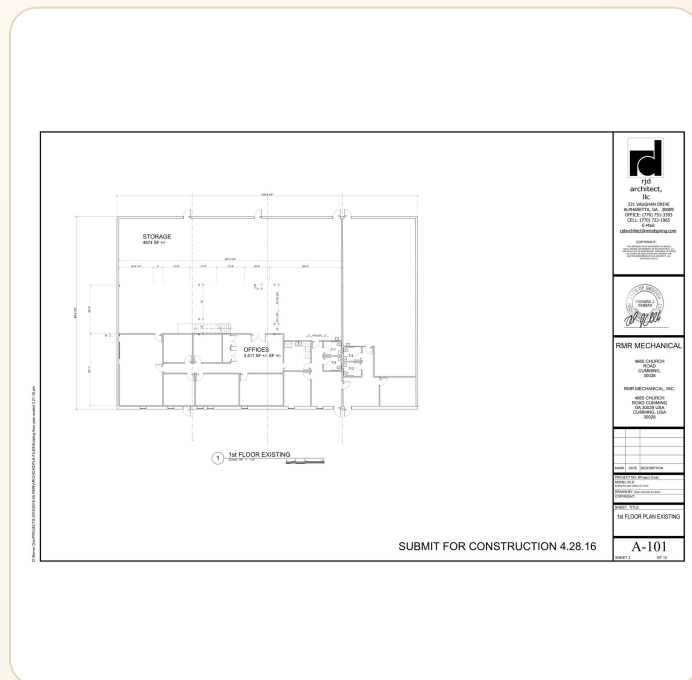
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Legal description excerpt indicates the property lies in Land Lot 239, 14th District, 1st Section of Forsyth County and contains 1.47 acres, more or less.

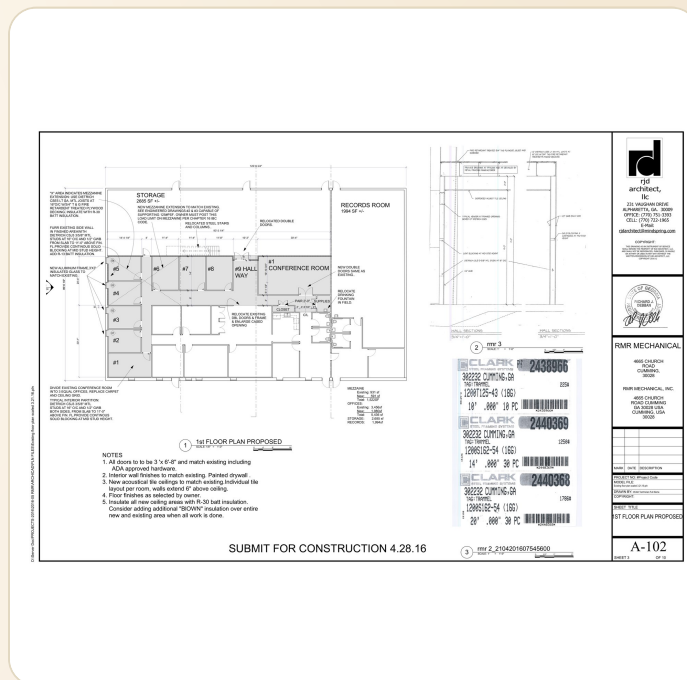
Due diligence references

The legal packet includes a legal description, recorded survey reference, and reciprocal driveway/drainage easement documentation. These materials are included to help buyers and buyer agents understand the parcel, access, and site-context questions early in the offer process. Buyer to verify all easements, access rights, title matters, survey details, and legal descriptions with closing attorney and title company.

Office / warehouse layout *at a glance.*



Existing first-floor plan excerpt. The plan identifies office and storage areas within the building layout.



Proposed first-floor plan excerpt references office expansion, storage, records room, and mezzanine extension details.

Office areas

Plans reference existing office space plus an office expansion scope, supporting the office-rich flex positioning.

Storage / records

Plan excerpts identify storage and records room areas, reinforcing practical operational utility.

Mezzanine

Plans reference mezzanine extension and load notes; buyers should verify final existing conditions.

Cumming industrial access, *Forsyth County depth.*



Strategic corridor position

Cumming/Forsyth County continues to attract owner-users, trades, service companies, and investors looking for North Atlanta accessibility without the pricing and congestion of core infill submarkets.

- **Established industrial setting** near GA-400 access.
- **Deep buyer pool** for sub-12,000 SF office/warehouse product.
- **Flexible user profile** spanning office/service, contractor, field ops, distribution support, and industrial services.
- **Durable resale thesis** supported by scarcity of well-located small-bay product.

MARKET

Forsyth

Deeper buyer pool than outlying North Georgia submarkets.

PRODUCT

10k SF

The functional size band owner-users search for.

USE CASE

Flex

Office plus warehouse/service capability.

VALUE

SBA

Profile suited to owner-user financing review.

GPR

How buyers can *underwrite the asset.*

Owner-user economics

At \$2,395,000, the property sits at approximately \$239.50/SF. For owner-users, the underwriting story is control of occupancy cost, long-term basis in Forsyth County, and operating leverage from owning instead of leasing comparable office/warehouse space.

METRIC	APPROX.
Offering Price	\$2,395,000
Price / SF	\$239.50/SF
Building Area	10,000 SF
Site Area	1.47 AC

Potential buyer profiles

- HVAC, plumbing, electrical, mechanical, and trade contractors
- Distribution support or last-mile service operators
- Field service companies needing office + warehouse
- Light industrial service / equipment businesses
- Small-bay flex investors and 1031 buyers
- Businesses wanting a Forsyth County owned base

Buyer-facing thesis

This is a clean small-bay flex asset in a proven Forsyth County industrial corridor, priced to give owner-users and investors a credible basis in a market where functional 10,000 SF office/warehouse product remains difficult to replace.



EXCLUSIVELY PRESENTED BY

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Offering process

For additional information, private tours, floor plan references, title/legal materials, or offer submission guidance, contact Gold Peach Realty. All buyers should perform independent due diligence on zoning, permitted uses, building dimensions, floor areas, utilities, access, easements, title matters, inspections, environmental matters, financing, and all information important to buyer.

Tour

Private showings by appointment only. Do not access the property without broker confirmation.

Review

Public records, site plan, legal description, and floor plan excerpts are available for buyer review.

Offer

Submit offers with proof of funds or financing letter, proposed diligence period, closing timeline, and requested contingencies.