



**FOR LEASE: 11,000 sq. ft. M1 BUILDING**

**\* SHOP SPACE 9,600 sf**

**\* Office space 1,400 sf**

**\* ceiling height 14 feet at wall**

**\* ceiling height 17 feet at center**

**Two dock doors \* One drive-up door**

**Two offices and Showroom**

**Located on 1.50 ACRES MARTIN ROAD**

**Heart of NORTH FORSYTH COUNTY**

**3/10 MILE WEST OF SR 400 AT MARTIN ROAD**

**4.8 MILES NORTH OF CUMMING EXIT 15**

**RENTAL RATE \$4500.00**

**CONTACT: DAN WOLF**

**WOLF REALTY, INC.**

**6010 PROVIDENCE LANE, CUMMING, GEORGIA 30040**

**PHONE: 770-888-8889 • FAX: 770-888-8899**

**[WWW.WOLF-REALTY.COM](http://WWW.WOLF-REALTY.COM)**

11,000 Sq Ft Building  
Zoned CBD



Citizens  
Bank

10.78 Acres  
Wolf Realty

Progressive  
Lighting

216 019

216 062

216 021

Baldridge Creek

237 007

GEORGIA HIGHWAY 400

MARTIN

237 052

237 050

237 004

237 045

237 005

237 046

237 006

237 047

237 051

237 013

237 044

237 009

(UNNAMED)

GEORGIA HIGHWAY 400

0

237 036

Progressive  
Lighting

MARTIN

237 038

237 008

237 048

238 001

238 033



- Legend**
- Tax Parcel
  - Streets
  - Streams
  - Lake Lanier

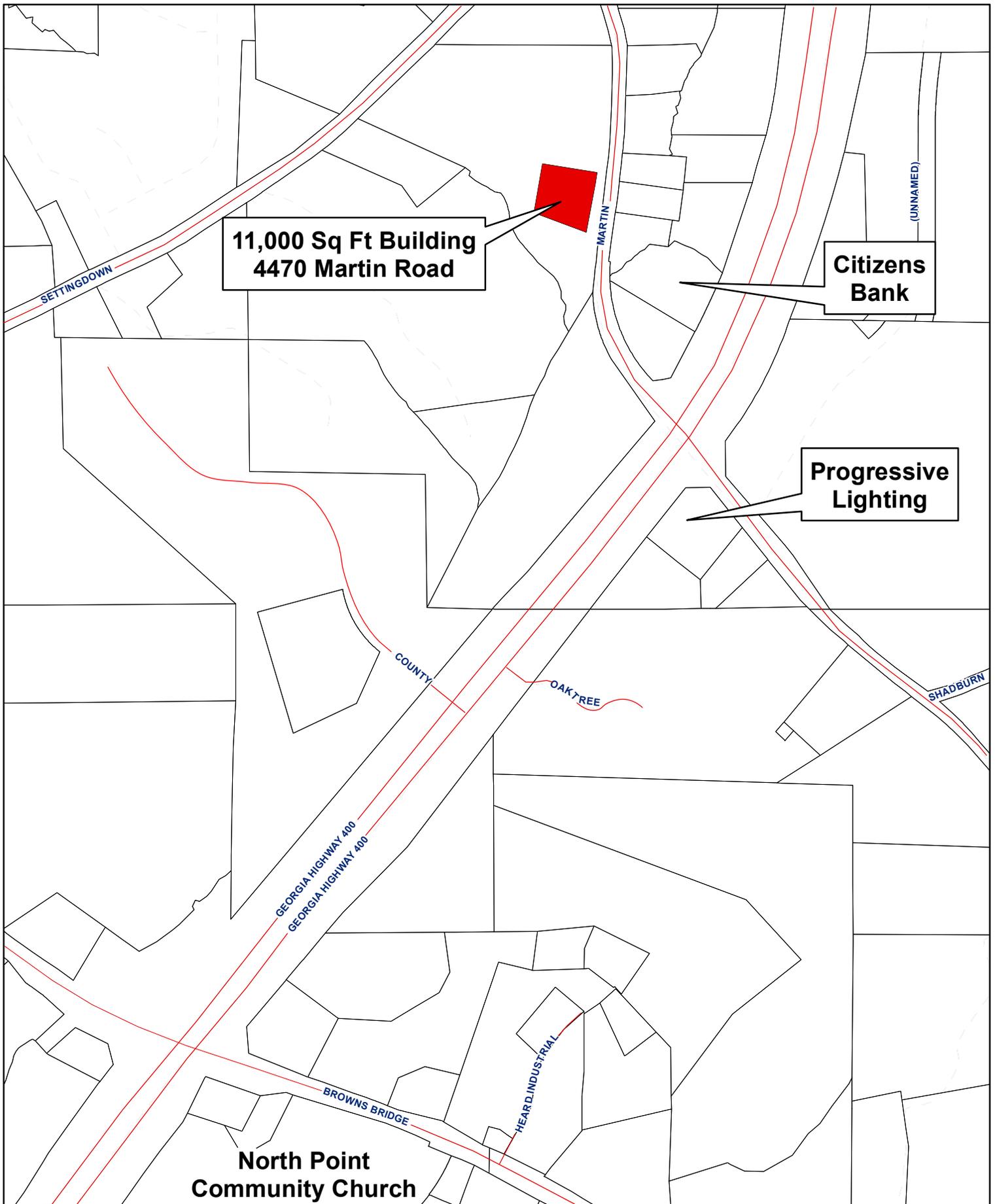


1 inch = 250 feet

Forsyth County Georgia  
GIS Department

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**11,000 Sq Ft Building  
4470 Martin Road**

**Citizens  
Bank**

**Progressive  
Lighting**

**North Point  
Community Church**



**Legend**

- Tax Parcel
- Streets
- Lake Lanier



1 inch = 583 feet

**Forsyth County Georgia  
GIS Department**

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