



12230 CUMMING HIGHWAY · CANTON, GEORGIA 30115

# FreeHome Innovation Park

32,480 SF light industrial flex on 3.82 acres — direct GA-20 frontage, rare LI zoning, immediate availability.

## PROPERTY TYPE

**Light Industrial Flex**

LI Zoning · Cherokee Co.

## BUILDING

**32,480 SF**25,809 SF whse ·  
6,671 SF office

## SITE

**3.82 AC**

Two road frontages

## CLEAR HEIGHT

**34'**

High bay · 100' clear span

## LOADING

**10 Doors**

5 dock-high · 5 grade-level

## Available For Lease

All rates triple-net (NNN) · Estimated CAM/tax/insurance ~\$1.77/SF/yr · Lease terms 5–10 years preferred · Available immediately

## WHOLE BUILDING

**Single-Tenant Lease****\$9.95**/SF NNN

32,480 SF turnkey. Ideal for manufacturer, distributor, or operator needing the full footprint with 100' clear span and 10 loading doors.

## FROM

**Demised Suites****\$13.50**/SF NNN

Demisable to 2, 3, or 4 suites starting at ~8,000 SF. Tenant build-out customizable. Office allocations adjustable per suite.

## ALSO AVAILABLE

**For Sale****\$4.4M**

Submit offers. Owner-user or investor opportunity. 7.0% cap rate at stabilized market rent. Building only — 11.77 AC adjacent parcel may be available separately.

## LISTING AGENT

**Brian J. Lunsford**  
Roundhouse Realty (GA)

## CALL OR TEXT

**404.937.6558**  
404.999.0124

[FreeHomeIndustrial.com](https://www.FreeHomeIndustrial.com)

FULL DETAILS · DOWNLOAD · TOUR REQUEST

# Specifications & Functional Detail

## SIGNATURE FEATURES

**100' clear-span column spacing · 34' high-bay clear height**

Open-floor flexibility uncommon in older industrial stock. Suits manufacturing, distribution, racking, or any user requiring unobstructed footprint or vertical clearance.

## BUILDING

Gross Building Area	<b>32,480 SF</b>
Warehouse	<b>25,809 SF</b>
Office (incl. mezzanine)	<b>6,671 SF</b>
Office Ratio	<b>20.5%</b>
Year Built / Renovated	<b>1976 / 2009</b>
Recent CapEx	<b>Parking, paint, landscaping</b>
Construction	<b>Steel frame · metal panel</b>
Roof	<b>Standing seam metal</b>

## LOADING & FUNCTIONAL

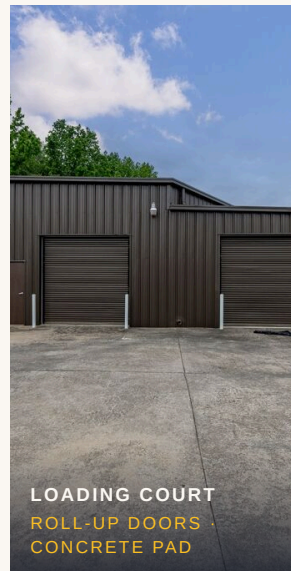
Dock-High Doors	<b>5</b>
Grade-Level Doors	<b>5</b>
Total Loading Doors	<b>10</b>
Covered Loading Area	<b>Yes — weather-protected</b>
Clear Height (Range)	<b>16' – 34'</b>
High-Bay Clear	<b>34'</b>
Column Spacing	<b>100' clear span</b>
Power	<b>Three-phase</b>

## SITE & REGULATORY

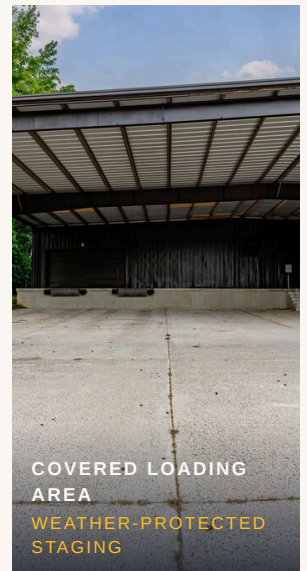
Land Area	<b>3.82 acres (166,399 SF)</b>
Zoning	<b>LI — Light Industrial</b>
Parcel ID	<b>03N23-143</b>
GA-20 Frontage	<b>295' (expanding to 4 lanes)</b>
Two Road Frontages	<b>Yes</b>
Flood Zone	<b>B / X (low risk)</b>
Parking	<b>34 paved spaces</b>
Available	<b>Immediately</b>



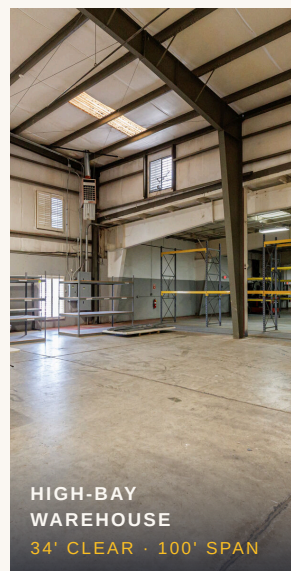
**AERIAL · TWO ROAD FRONTAGES**  
3.82 ACRES ON GA-20



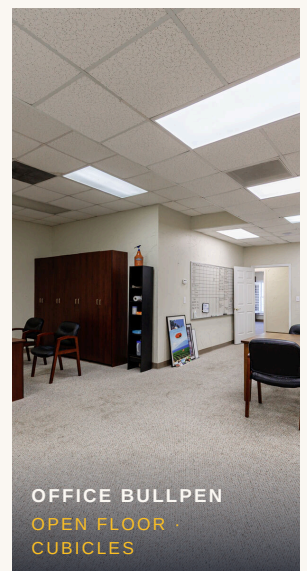
**LOADING COURT**  
ROLL-UP DOORS  
CONCRETE PAD



**COVERED LOADING AREA**  
WEATHER-PROTECTED STAGING



**HIGH-BAY WAREHOUSE**  
34' CLEAR · 100' SPAN



**OFFICE BULLPEN**  
OPEN FLOOR · CUBICLES

# Flexibility & Location

## LEASE FLEXIBILITY

FreeHome Innovation Park is offered as a **single-tenant whole-building lease at \$9.95/SF NNN** for the full 32,480 SF, or **divisible into smaller suites starting at \$13.50/SF NNN**. Tenant build-out and office allocations are customizable. Owner will fund standard demising work for qualified tenants.

### WHOLE BUILDING

**Single Tenant — 32,480 SF**

**\$9.95**/SF NNN

Turnkey availability. Ideal for manufacturer, distributor, or operator needing the full footprint with 100' clear span and all 10 loading doors.

### DIVISIBLE TO SMALLER SUITES

**From ~8,000 SF**

**\$13.50**/SF NNN

Demisable into 2, 3, or 4 separate suites. Tenant-specific office allocations and loading-door assignments. Build-out to spec.

## BUILDING EXTERIOR



## REGIONAL LOCATION & DRIVE TIMES



Location map is not to scale and intended for illustration only. Final demising configurations subject to engineering review and tenant requirements.

# Terms & Contact

## LEASE TERMS

- ▶ **Structure:** Triple-net (NNN). Tenant responsible for pro-rata share of property taxes, insurance, CAM, and utilities.
- ▶ **Estimated NNN expenses:** ~\$1.77/SF/yr (taxes, insurance, R&M, management).
- ▶ **Term:** 5 years preferred for whole-building; 3–5 years for demised suites. 10-year options available with rate locks.
- ▶ **Escalations:** 3% annually (standard).
- ▶ **Tenant Improvements:** Negotiable based on credit, term, and scope. Owner will fund standard demising for qualified tenants.
- ▶ **Available:** Immediately. Building delivered in current condition (recently renovated parking and exterior).

## SALE TERMS

- ▶ **Asking Price:** \$4,400,000 — submit offers.
- ▶ **Implied Cap Rate:** 7.0% at market rent stabilized.
- ▶ **Adjacent Parcel:** 11.77-acre AG parcel (12184 Cumming Hwy) may be available to qualified buyers separately — inquire.
- ▶ **Suitable for:** Owner-user, 1031 exchange buyers, or single-asset industrial investors seeking Cherokee County exposure.

## WHY FREEHOME

Cherokee County industrial inventory is structurally tight: as of May 2026, fewer than 15 industrial spaces are actively listed for lease across the entire county. Light Industrial (LI) zoning is rare in north Cherokee — most parcels carry agricultural or commercial designations that prohibit warehouse, manufacturing, or distribution use.

FreeHome's combination of **LI zoning, 34' high-bay clear height, 100' clear-span column spacing, 10 loading doors, and direct GA-20 frontage** is genuinely unique in the submarket. The GA-20 corridor is currently being widened from 2 to 4 lanes, materially improving access from the I-575/GA-400 corridor and increasing visibility for tenants.

## SHOWINGS & TOURS

Same-day showings often available. Full interior walkthrough video on request.

### PROCURING BROKERS

**Brokers protected.**

Inquire directly for terms.

EXCLUSIVELY LISTED BY

**Brian J. Lunsford**

Roundhouse Realty · Listing Agent

DIRECT 404.937.6558

OFFICE 404.999.0124

EMAIL [brian@roundhouserealty.com](mailto:brian@roundhouserealty.com)

WEB [FreeHomeIndustrial.com](https://FreeHomeIndustrial.com)



All information herein is from sources believed reliable but is not guaranteed. Square footage, dimensions, and specifications drawn from independent commercial appraisal (Southern Skyline Valuations, March 2025). All offerings subject to errors, omissions, prior sale, lease, or withdrawal without notice. Commission terms subject to written listing agreement. No representation is made as to the suitability of the property for tenant's intended use.