



# FOR LEASE


12230 Cumming Highway Canton, GA. 30115


- **Rental Rate:** \$28,875.00/Month + CAM
- **CAM:** \$2,750.00/Month
- **33,000 +- Square Feet of office/warehouse**
  - **Approx. 3,320 +- SF of 2 story office**
    - heated and cooled
    - 12 offices (1 large bullpen room)
    - Reception
    - 4 bathrooms
    - Full eat in Kitchen
  - **Approx. 29,514 +- SF of warehouse**
    - Heavy Power/3 phase/multiple drops installed
    - Sprinklered
    - 7 drive ins, 2 Dock High (1 is oversized w/ outside load station)
    - 1 bathroom in warehouse
    - Large Truck yard court
  - Newly painted exterior
  - Parking Lot - resealed and restriped - approx. 40 parking spaces
  - Do not disturb the Landlord's employees in the building
  - **Showings by appointment only w/ listing agent present, no exceptions**



Presented by: Doug Sills, Associate Broker

 [Doug@BagleyCommercial.com](mailto:Doug@BagleyCommercial.com)

 770-781-5935 (office)

 678-923-5538(cell).



 [BagleyCommercial.com](http://BagleyCommercial.com)

*\*All information believed accurate but not warranted. Buyer responsible for verification.*

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Plenty of Heavy Power- 3 phase- w/ multiple drops installed throughout the warehouse

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# BAGLEY

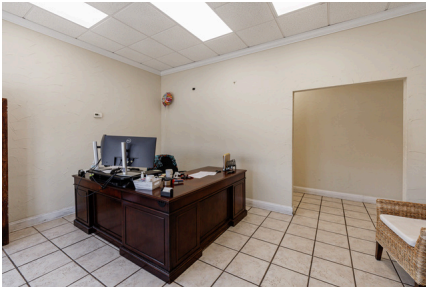


COMMERCIAL  
PROPERTIES

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### FLOOR PLAN - OFFICE SPACE - 1<sup>ST</sup> FLOOR



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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### FLOOR PLAN - OFFICE SPACE - 2<sup>ND</sup> FLOOR



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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## LOCATION MAP

12230 Cumming Hwy, GA. 30115

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- Excellent Location
- Road Frontage on Cumming Hwy/State Hwy 20
- Approx. 12 miles to Hwy 575
- Approx. 9 miles to City of Cumming
- Approx 12 miles to GA 400 via exit 13

*Disclaimer: The information included in this packet has been obtained from sources believed to be reliable. While Bagley Commercial Properties does not doubt its accuracy, we do not make any guarantee's, warranties, with regards to the included information. It is your responsibility to independently confirm its accuracy and completeness. References to square footage or age are approximate. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. The information contained in this packet is proprietary and confidential, and should not be distributed to any other potential Tenant without the consent of Bagley Commercial Properties.*



## About Bagley Commercial

With over 53 years of combined experience, Bagley Commercial Properties stands among North Georgia's elite real estate firms. The 400 North Board's Circle of Excellence and the title of Best in Forsyth County Commercial Real Estate for six consecutive years. Based in Cumming, the brokerage specializes in industrial, office, retail, land, and commercial transactions. They're known for assembling land parcels for residential and commercial builders, leasing, or selling to national and local clients alike.

Bagley Commercial prides itself on a foundation of integrity, transparency, and exceptional service—now backed by a proven track record and deep local market knowledge.

### For questions, contact.




Doug Sills


**Commercial Sales & Leasing Specialist | Associate Broker**

Doug Sills, commercial real estate is about more than buildings and numbers—it's about people, vision, and creating opportunities that last. A Georgia resident for nearly three decades, Doug brings both local expertise and a client-centered approach to every transaction. His background in psychology and professional counseling gives him a unique ability to understand client goals deeply and guide them with clarity and confidence.

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Specializing in industrial, retail, investment properties, and land acquisition, Doug helps developers, investors, and business owners make smart, strategic decisions. Whether assembling parcels for a new project, matching landlords with long-term tenants, or guiding investors to high-yield opportunities, he combines data-driven insight with a personal commitment to his clients' success.

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