

FOR LEASE

4830 Marsett Pkwy Suite 100, Cumming, GA. 30041

Property Highlights:

- **7500 +- SF of New Construction Industrial Flex space**
- **Base Rent: $10,625.00/month + CAM**
- **CAM: $625.00/month**
- **Zoning - M-1**
- **Location - North Forsyth - right off GA 400 via Marsett Pkwy**
- **Air-Conditioned Office Space: Reception, 3 offices, 2 bathrooms (1 in warehouse), Kitchenette w/ granite counter**
- **Mostly Warehouse:**
  - **Ceiling Height: 21'F, 18'R**
  - **3 Rear Drive Ins**
    - **1 - 12x12**
    - **2 - 12x14**
- **Potential exterior Dock High to be added**
- **Heavy Power available**
- **Offering Free Rent to qualified tenants**

BAGLEY COMMERCIAL PROPERTIES



Presented by: Doug Sills, Associate Broker

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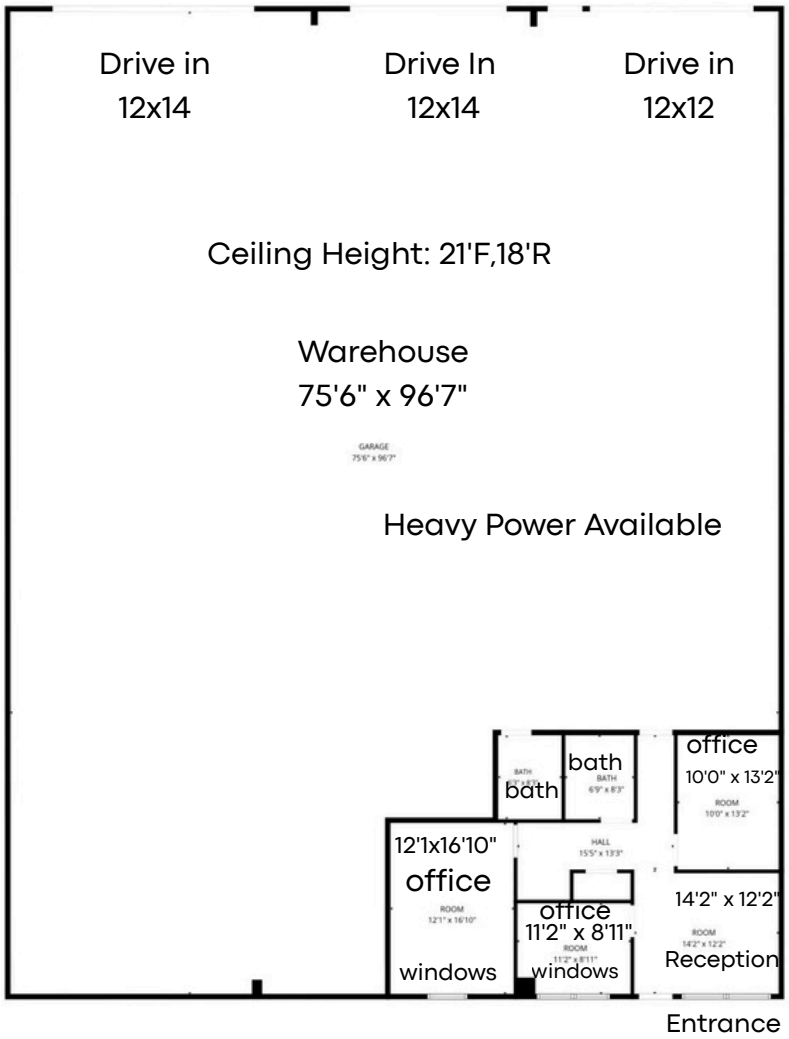
**All information believed accurate but not warranted. Tenant responsible for verification.*

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FLOOR PLAN SUITE 100



Square Footage is Approximate

TOTAL: 945 sq. ft
1st floor: 945 sq. ft
EXCLUDED AREAS: GARAGE: 6523 sq. ft

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

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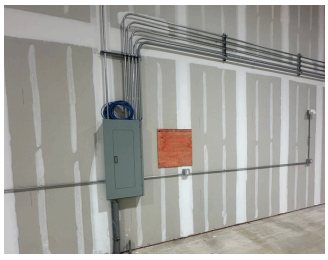












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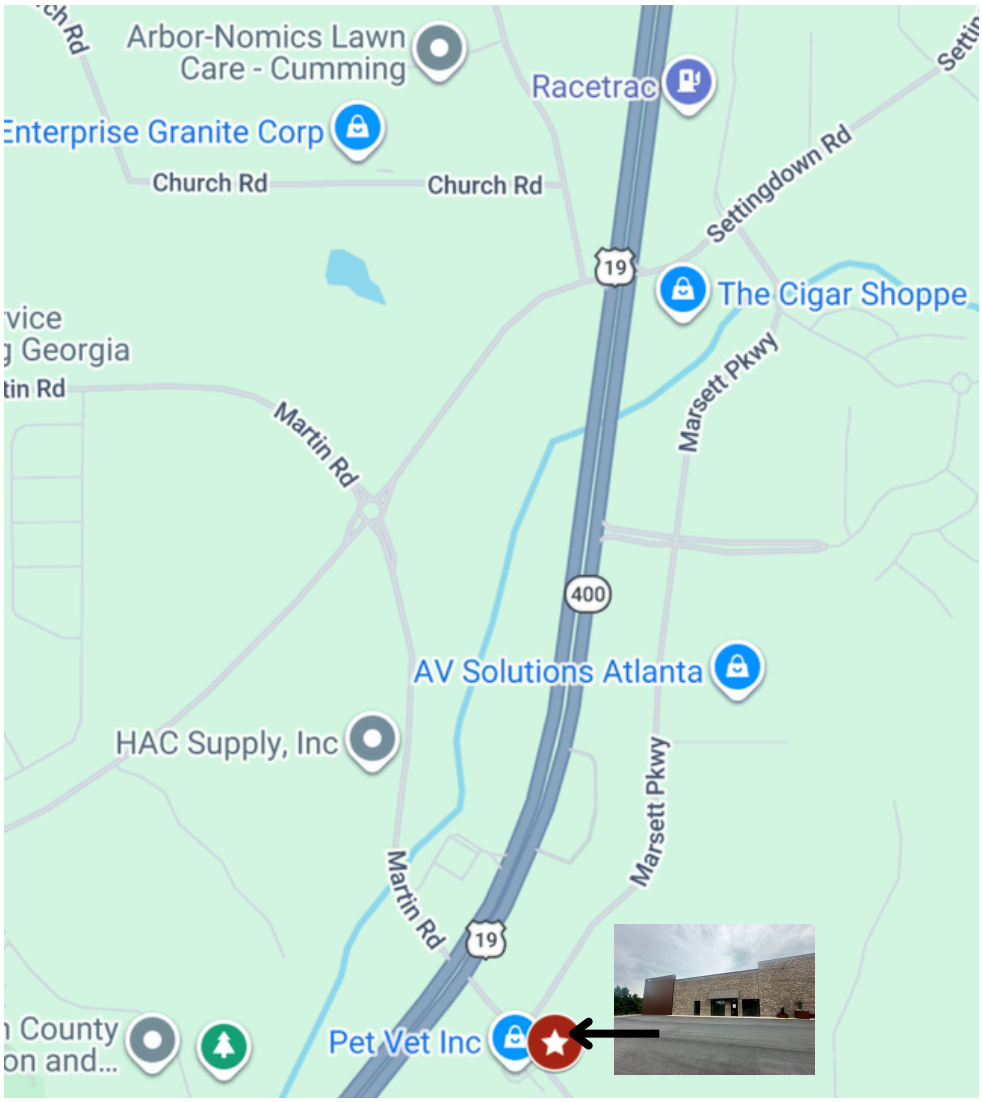
LOCATION MAP

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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.



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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.

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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