



FOR LEASE

5190 Piney Grove Rd Cumming, GA. 30040

Property Highlights:

- **Base Rent** - \$5,000.00 NN/month + OPEX
- **OPEX** - \$1,100.00/month (estimated for taxes)
- **Tenant is responsible for all utilities including:**
 - water/sewer use, trash, landscaping, and mowing of grass
- **3.28 +- Acres**
- **Stand alone office building** - 2,038 +- SF - heated and cooled
 - updated finishes + paint + flooring
 - 5 offices + Conference Room/6th office
 - 2 bathrooms
 - spacious staff breakroom
 - Garage parking/storage space
 - additional 484 +- SF (not included in heated + cooled SF)
- **Stand Alone Storage Building** - 1,600 +- SF
- **Ample Parking** including paved drive area in front of office + garage
- **Fenced outside storage in the rear**
- **Zoning - CBD** - outside storage permitted on property
- **High Visibility** - Corner Lot on High Traffic Volume Commercial Corridor
- **Convenient proximity to GA 400 via exit 13**
- **Showings by appointment only w/ listing agent present, no exceptions**



Presented by: Doug Sills, Associate Broker

 Doug@BagleyCommercial.com

 [770.781.5935](tel:770.781.5935) (office).

 [678-923-5538](tel:678-923-5538) (cell).

 BagleyCommercial.com

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

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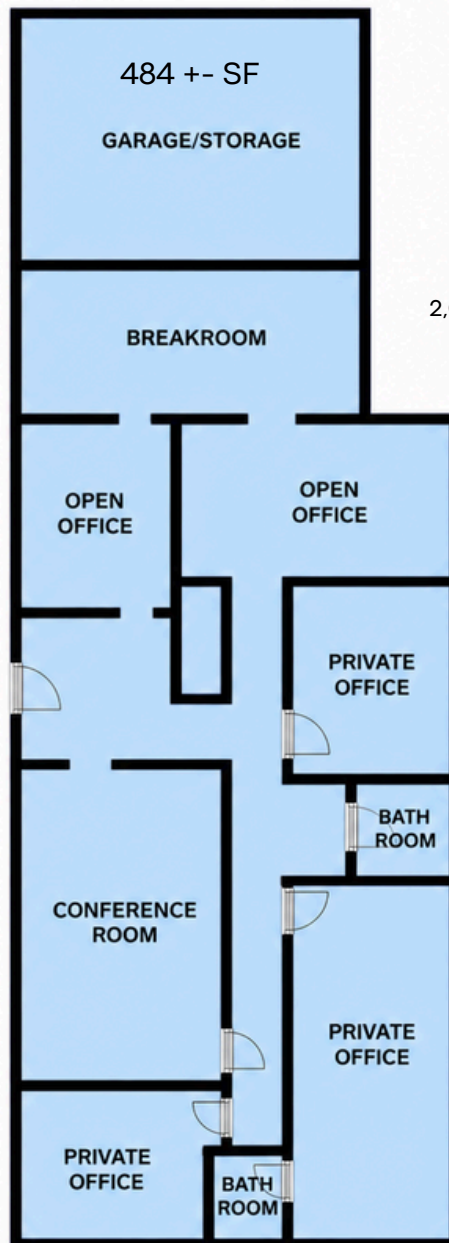


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Floor Plan - Commercial Office Space



2,038 +- SF Heated and Cooled Office Space

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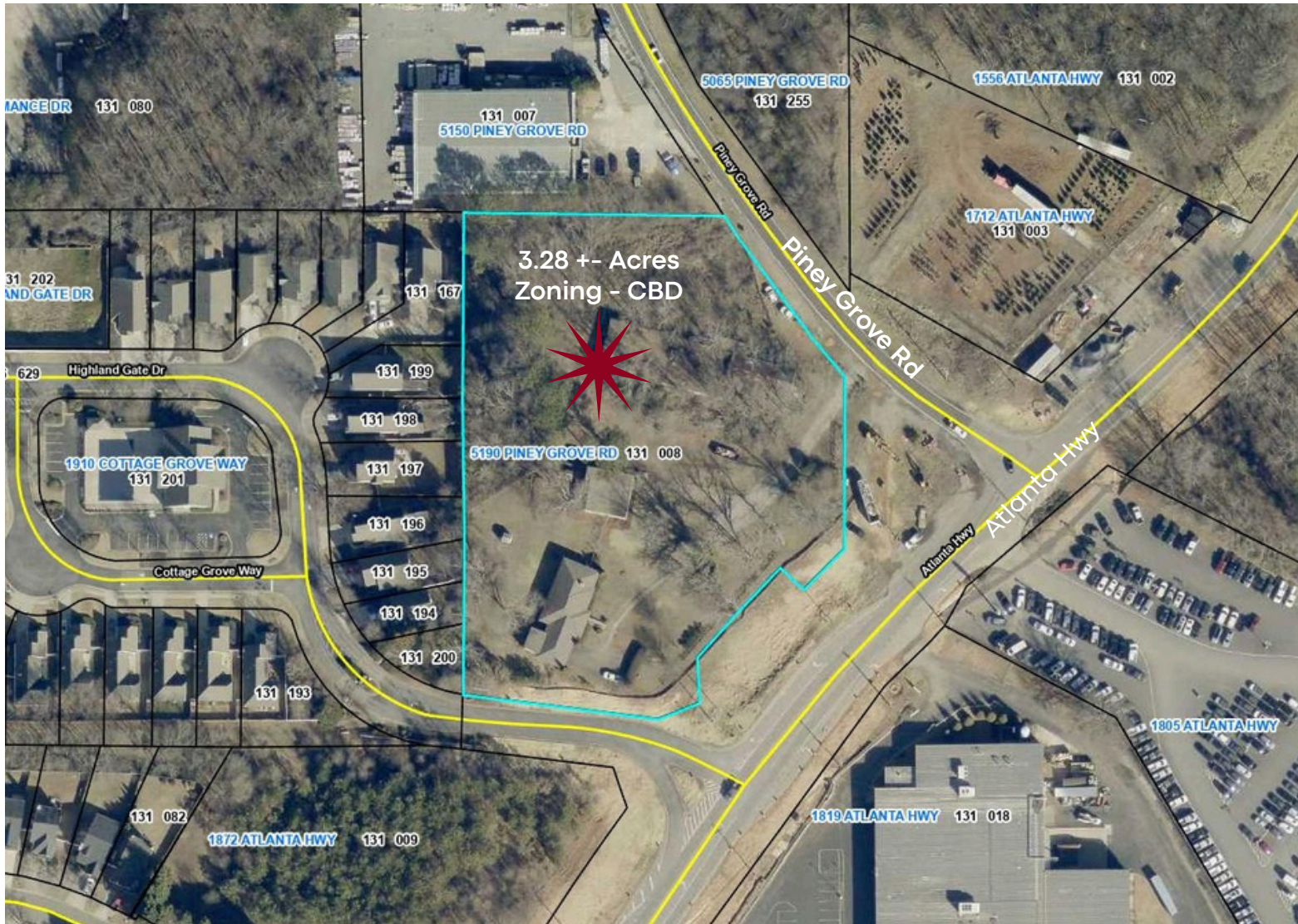
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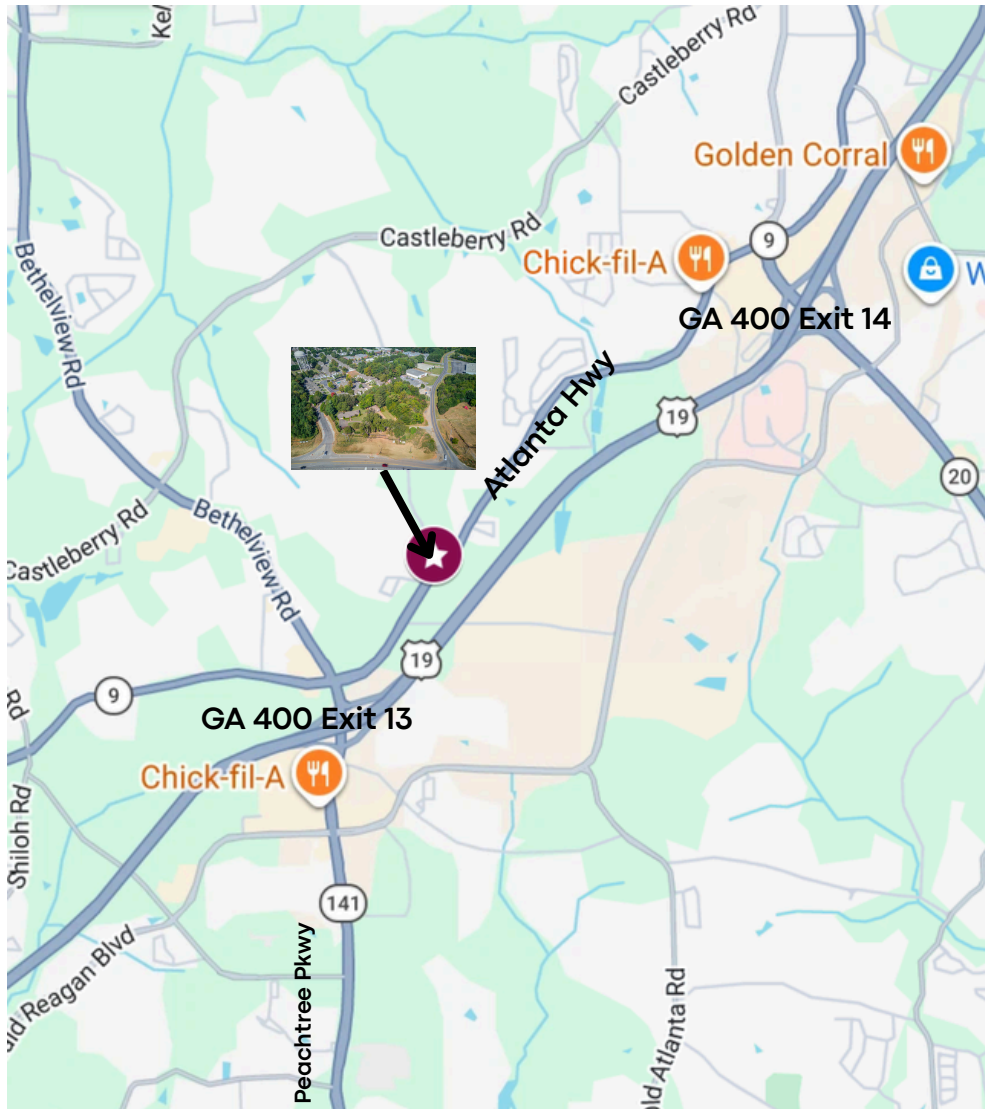
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LOCATION MAP

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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.



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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