



FOR LEASE

3345 Hutchinson Rd Cumming, GA. 30040

Property Highlights:

- 3 Suites Available
 - 2750 +- SF per suite
 - multiple suites can be leased by same tenant
- Base Rent: \$2,750.00 per month per suite + CAM
- CAM: \$229.00 per month - each suite
- Minimal Office
- Zoning: M-1 - Light Industrial
- Location: City of Cumming
- Landlord will not permit any type of automotive uses
- Landlord will not permit any type of woodworking uses
- Showings by appointment only
- Listing agent must be present, call to schedule



Presented by: Doug Sills, Associate Broker

 Doug@BagleyCommercial.com

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

 [678-923-5538 \(Cell\)](tel:678-923-5538)

 BagleyCommercial.com

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



FOR LEASE

3345 Hutchinson Rd Cumming, GA. 30040

Property Highlights:

- Suite C:
 - 2,750 +-Square Feet
 - Minimal Office
 - Private Restroom
 - Front Loading Drive in Door
 - Base Rent: \$2,750.00 per month + CAM
 - CAM: \$229.00 per month
- Showings by appointment only
- Listing agent will be present for all showings
- Uses Landlord will not permit:
 - Automotive - any type
 - woodworking
- Location- City of Cumming
- Zoning: M-1 - Light Industrial



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FOR LEASE

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Property Highlights:

- Suite D:
 - 2,750 +-Square Feet
 - Minimal Office
 - Private Restroom
 - Front Loading Drive in Door
 - Base Rent: \$2,750.00 per month + CAM
 - CAM: \$229.00 per month
- Showings by appointment only
- Listing agent will be present for all showings
- Uses Landlord will not permit:
 - Automotive - any type
 - woodworking
- Location- City of Cumming
- Zoning: M-1 - Light Industrial



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FOR LEASE

3345 Hutchinson Rd Cumming, GA. 30040

Property Highlights:

- Suite E:
 - 2,750 +-Square Feet
 - Minimal Office
 - Private Restroom
 - Front Loading Drive in Door
 - Base Rent: \$2,750.00 per month + CAM
 - CAM: \$229.00 per month
- Showings by appointment only
- Listing agent will be present for all showings
- Uses Landlord will not permit:
 - Automotive - any type
 - woodworking
- Location- City of Cumming
- Zoning: M-1 - Light Industrial



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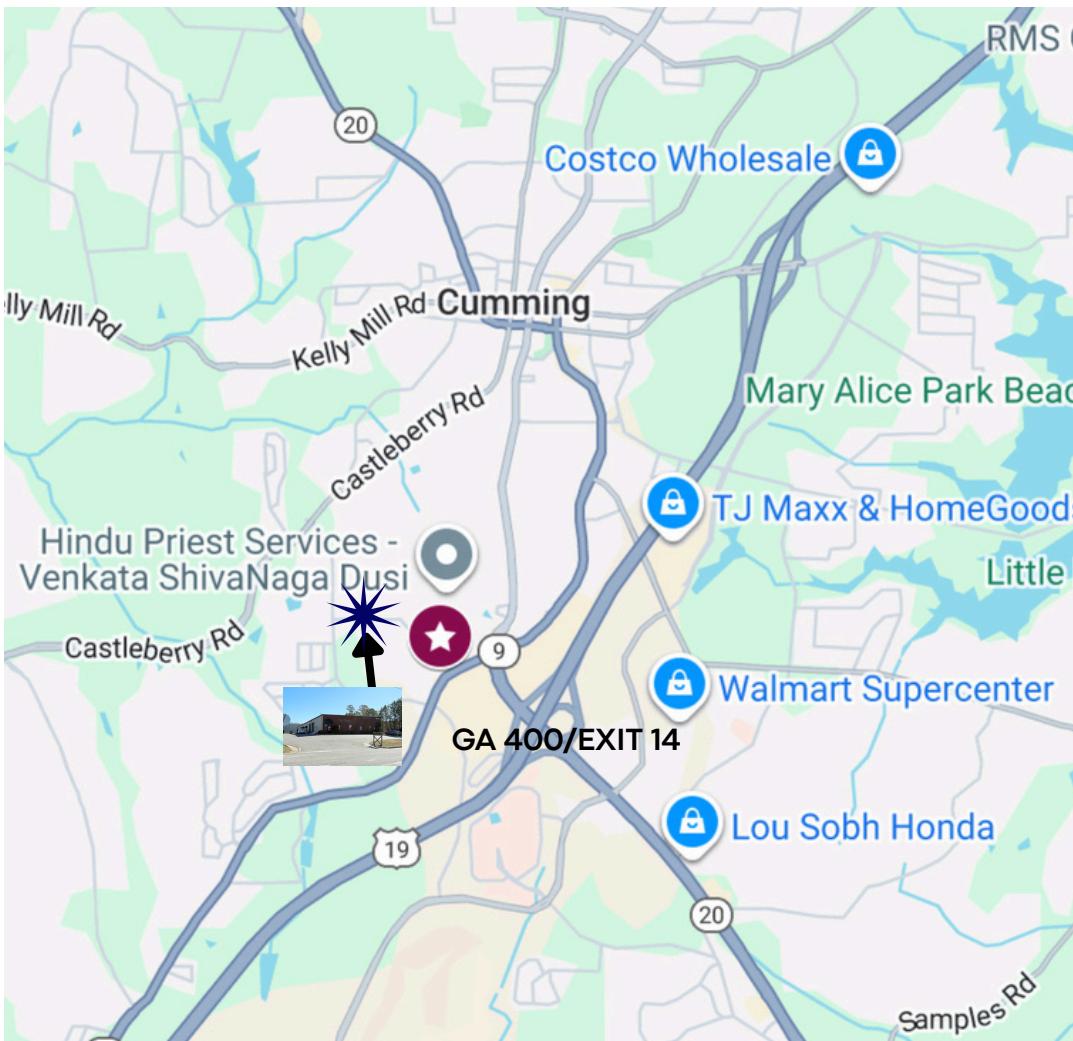


LOCATION MAP

3345 Hutchinson Road Cumming, GA. 30040

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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.



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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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104 Pilgrim Village Drive, Suite 400, Cumming, GA 30040

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