

Forsyth Commerce Center

Building 100 - Up to 83,318 Sq. Ft. Available

2755 Forsyth Commerce Way
Cumming, GA 30040



AVAILABLE FOR LEASE Up to 83,318 Sq. Ft. (Divisible)

Forsyth Commerce Center is McDonald's new 94-acre industrial park located on Hwy. 9 at Hwy. 141 (Exit 13 - GA400) in Forsyth County. Building 100 (207,276 SF) and Building 200 (151,926 SF), two Class A rear-load industrial buildings, are complete. Building 300, a 134,760 SF Class A rear-load industrial building, is currently under construction. Two additional industrial buildings are planned in the park.

Building 100 has up to 83,318 SF available for lease and offers ample car parking, flexible tenant configurations, and all the features and quality for which McDonald is known including floor to ceiling storefront windows, high quality finishes, LED lighting, and ESFR sprinklers.

Forsyth County is one of the fastest growing and most affluent counties in the U.S. and has been voted one of the nation's best places to live, work and play. Numerous business development incentives are offered by Forsyth County. Visit www.forwardforsyth.org for more information.



For leasing information contact:

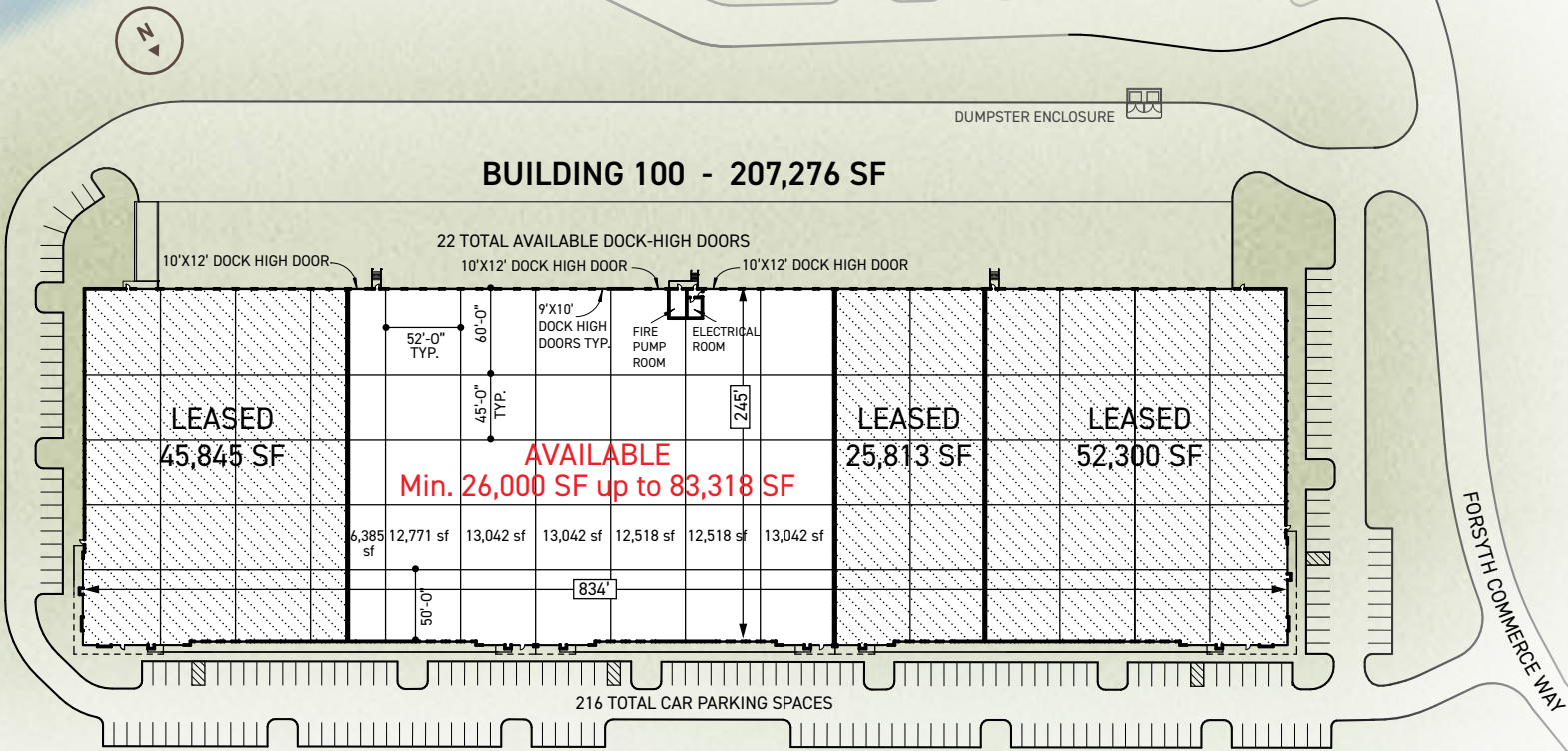
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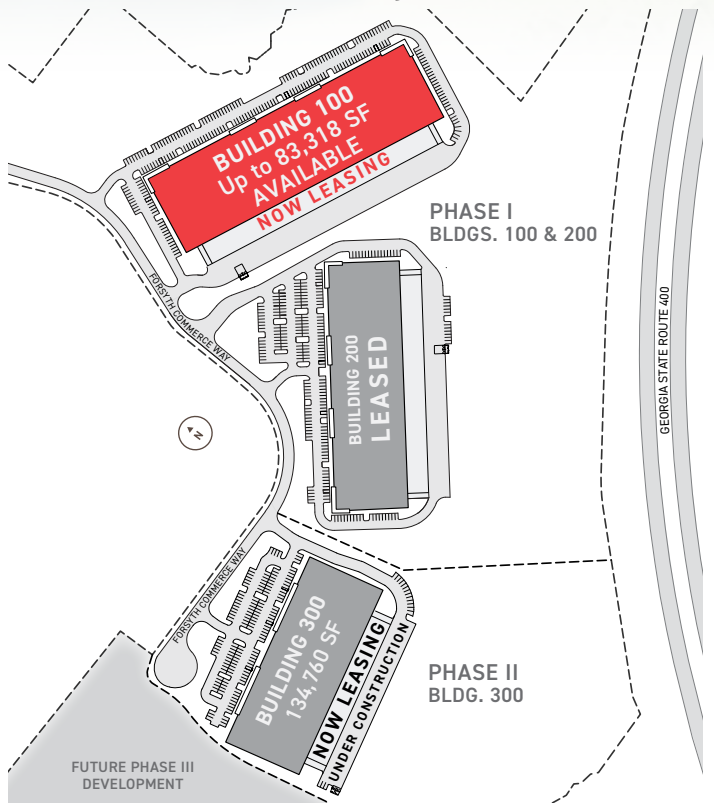


BUILDING 200
FULLY LEASED

McDONALD



Forsyth Commerce Center - Building 100



BUILDING 100 2755 FORSYTH COMMERCE WAY
CUMMING, GA 30040

Building Type: Rear-Load

Building Size: 207,276 sq. ft.

Available Space: Minimum 26,000 sq. ft. up to 83,318 sq. ft.

Multiple Storefronts

Flexible Tenant Configurations

Office: Build-To-Suit

Dock Doors: [19] 9' x 10' Dock Highs

[3] 10' x 12' Dock Highs

Dimensions: 834' W x 245' D

Construction: Architectural Tilt-up Concrete

Ceiling Height: 32' Clear

Column Spacing: 52' W x 45' D Typ
60' D Staging Bay
53' D End Bays

Car Parking: 216 Spaces

Sprinkler: ESFR System