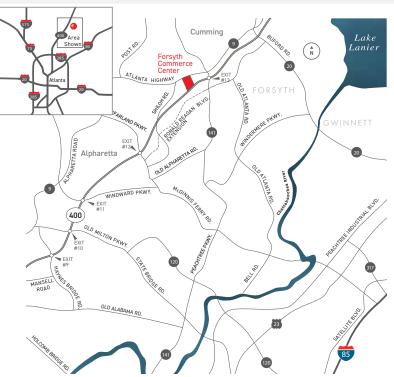
Forsyth Commerce Center

Building 300 - 134,760 Sq. Ft. 2955 Forsyth Commerce Way Cumming, GA 30040



For leasing information contact:

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UNDER CONSTRUCTION - PRE-LEASING BUILDING 300 - 134,760 Sq. Ft.

REPRESENTATIVE PHOTOGRAPH

Forsyth Commerce Center is McDonald's new 94-acre industrial park located on Hwy. 9 at Hwy. 141 (Exit 13 -GA400) in Forsyth County. Phase I of the park is complete and includes two Class A rear-load industrial buildings.

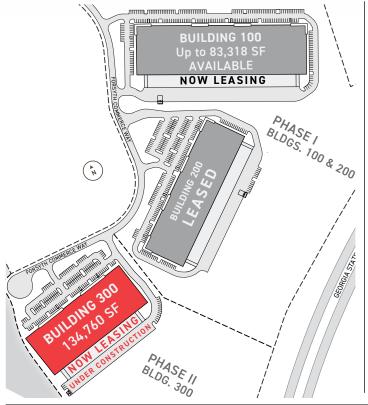
Phase II is under construction and includes Building 300, a 134,760 SF, Class A rear-load industrial building. Building 300 is suitable for a single tenant or multiple tenants with flexible tenant configurations, ample car parking and all the features and quality for which McDonald is known including floor to ceiling storefront windows, high quality finishes, LED lighting, and ESFR sprinkler system with K25 heads. Two additional industrial buildings are planned for future phases in the park.

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.chooseforsyth.org for more information.



FIRE ROOM ELECTRICAL ROOM 56' 52' TYP 32 12,933 st 12,090 st 12,270 st 12,270 st 12,089 st 11,456 st 12,089 st 12,270 st 12,090 st 12,933 st 12,933 st 12,090 st 12,270 st 12,270 st 12,090 st 12,933 st	14'X16' DRIVE IN DOOR	RAMP	APRON APRON 10, X15, H	IGH	10'X12' DOCK HIG DOOR	H	9'X10' DOCK HIGH DOORS TYP.				dWV8
12,933 st 12,090 st 12,270 st 12,270 st 12,270 st 12,270 st 12,090 st 12,270 st 12,090 st 12,933 st 3 5 <th></th> <th></th> <th>60'</th> <th></th> <th>PUMP</th> <th>AT P</th> <th></th> <th>HCAL</th> <th></th> <th></th> <th></th>			60'		PUMP	AT P		HCAL			
	56'	52' TYP	40' TYP				2			3	56'
	12,933 sf	12,090 sf	12,270 sf	12,270 st	12,089 sf	11,456 sf	12,089 sf	12,270 sf	12,270 st	12,090 sf	12,933 si
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Forsyth Commerce Center - Building 300 - UNDER CONSTRUCTION



BUILDING 300

CUMMING, GA 30040 Building Type: Rear-Load **Building Size:** 134,760 sq. ft. AVAILABLE SPACE: Minimum 24,000 sq. ft. Dimensions: 580' W x 230' D Construction: Architectural Tilt-up Concrete Ceiling Height: 32' Clear 52' W x 40' D Typical Column Spacing: 60' D Staging Bay; 56' W End Bays [26] 9' x 10' Dock Highs Dock Doors: [3] 10' x 12' Dock Highs [2] 14' x 16' Ramped Drive-Ins Truck Court: 125' D; 60' concrete apron Sprinkler: ESFR System Floor Slab: 6" thick, 4,000 PSI concrete Electrical: 277/480 volts, 3-phase service Car Parking: 158 Spaces ESFR System with K25 heads Sprinkler:



2955 FORSYTH COMMERCE WAY

McDonald Development Company mcdco.com

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