

Forsyth Commerce Center

Building 300 - 134,760 Sq. Ft.

2955 Forsyth Commerce Way
Cumming, GA 30040



REPRESENTATIVE PHOTOGRAPH

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

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.

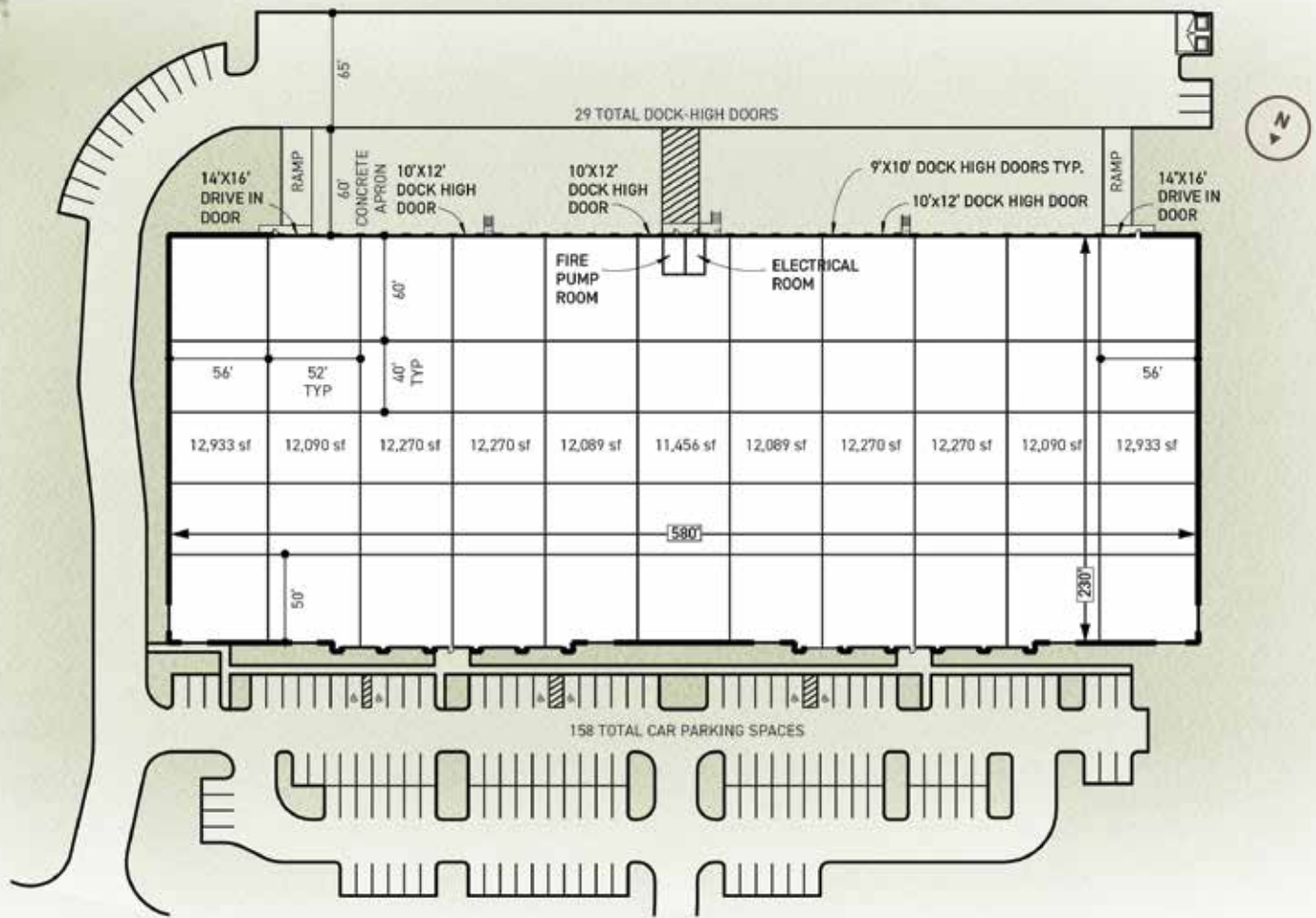
Forsyth County is one of the fastest growing and most affluent counties in the U.S. and has been voted one of the nation's best places to live, work and play. Numerous business development incentives are offered by Forsyth County. Visit www.chooseforsyth.org for more information.

For leasing information contact:

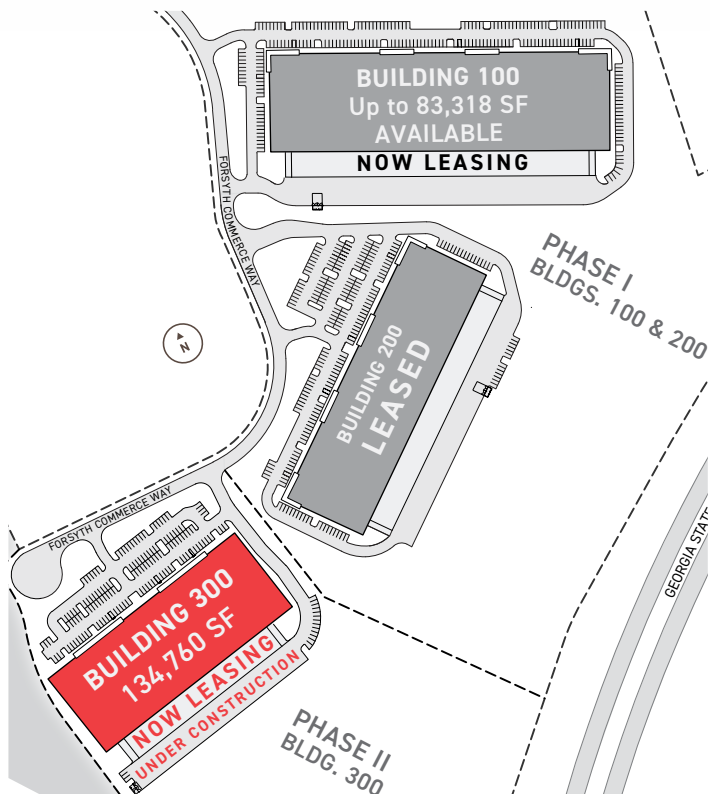
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Forsyth Commerce Center - Building 300 - UNDER CONSTRUCTION



BUILDING 300	2955 FORSYTH COMMERCE WAY 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
Column Spacing:	52' W x 40' D Typical 60' D Staging Bay; 56' W End Bays
Dock Doors:	[26] 9' x 10' Dock Highs [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
Sprinkler:	ESFR System with K25 heads