

Forsyth Commerce Center

Building 100 - Up to 207,276 Sq. Ft.

2755 Forsyth Commerce Way
Cumming, GA 30040



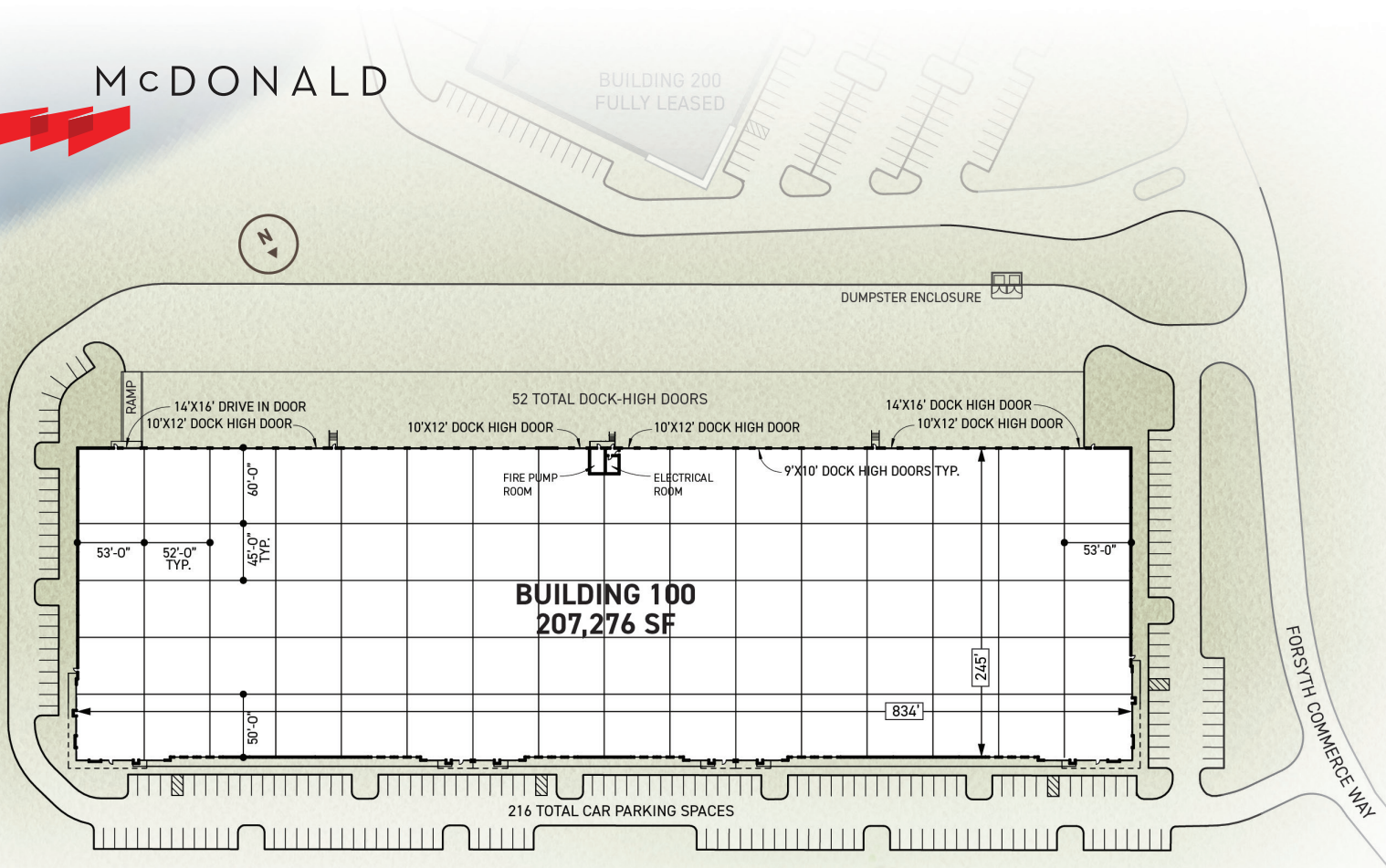
BUILDING 100 - NOW LEASING Up to 207,276 Sq. Ft. Available

Forsyth Commerce Center is McDonald's 94-acre industrial park located on Hwy. 9 at Hwy. 141 (Exit 13 - GA400) in Forsyth County, in close proximity to a strong amenity base including many notable retail and restaurant establishments. Phase I includes Building 100 (207,276 SF) and Building 200 (151,926 SF). Both are Class A rear-load industrial buildings offering 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, ESFR sprinklers, and attractive landscaping. Four additional industrial buildings are planned for future phases. 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.

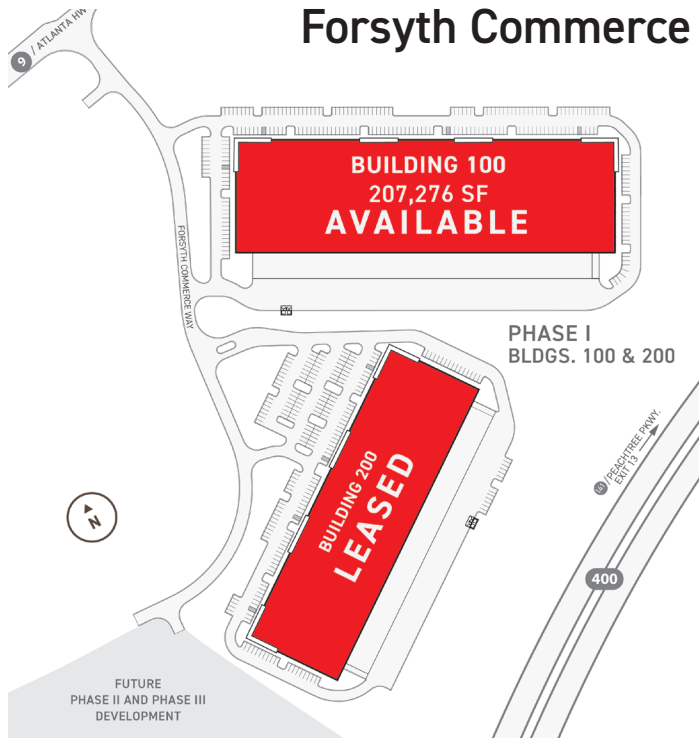
For leasing information contact:

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Forsyth Commerce Center - Building 100



BUILDING 100	2755 FORSYTH COMMERCE WAY CUMMING, GA 30040
Building Type:	Rear-Load
Building Size:	207,276 sq. ft.
Available Space:	52,173 sq. ft. up to 207,276 sq. ft.
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
Dock Doors:	[47] 9' x 10' Dock Highs [4] 10' x 12' Dock Highs [1] 14' x 16' Dock High
Drive In Doors:	[1] 14'x16' Ramped Drive-In
Car Parking:	216 Spaces
Sprinkler:	ESFR System