

# Forsyth Commerce Center

Phase I - Buildings 100 & 200

359,202 Square Feet

Cumming, Georgia



## Phase I Completed Two Class A Rear-Load Industrial Buildings

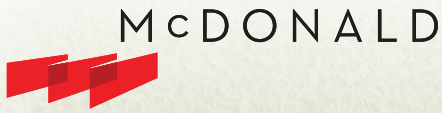
Forsyth Commerce Center is McDonald's 94-acre industrial park located on Hwy. 9 at Hwy. 141 (Exit 13 - GA400) in Forsyth County, in close proximity to a strong amenity base including many notable retail and restaurant establishments. Phase I has been completed and includes two Class A rear-load industrial buildings totaling 359,202 square feet. Both buildings offer 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](http://www.chooseforsyth.org) for more information.

For leasing information contact:

John Downing  
jdowning@mcdco.com  
(O) 404.923.5065; (C) 404.314.0390





## Forsyth Commerce Center - Phase I Completed

<b>BUILDING 100</b>	<b>2755 FORSYTH COMMERCE WAY</b>
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
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

<b>BUILDING 200</b>	<b>2855 FORSYTH COMMERCE WAY</b>
Building Type:	Rear-Load
Building Size:	151,926 sq. ft.
Available Space:	31,743 sq. ft. up to 151,926 sq. ft.
Dimensions:	710' W x 210' D
Construction:	Architectural Tilt-up Concrete
Ceiling Height:	30' Clear
Column Spacing:	52' W x 50' D Typ.; 60' D Staging Bay
Dock Doors:	[39] 9' x 10' Dock Highs [4] 10' x 12' Dock Highs
Drive In Doors:	[2] 14' x 16' Ramped Drive-Ins
Car Parking:	225 Spaces
Sprinkler:	ESFR System