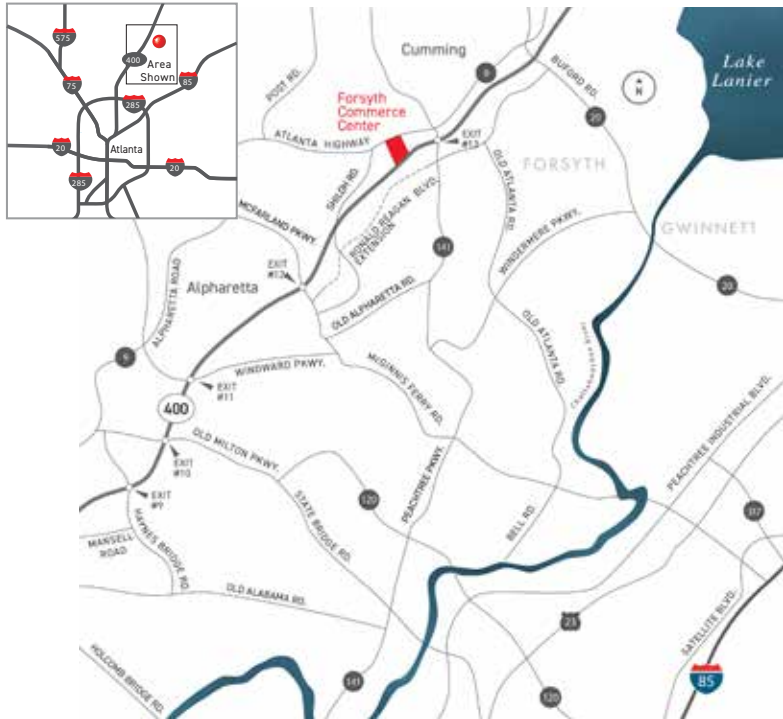


# Forsyth Commerce Center

Phase I - Buildings 100 & 200

Up to 359,202 Square Feet

Cumming, Georgia



## NOW LEASING - BLDGS. 100 & 200 UNDER CONSTRUCTION DELIVERING APRIL 2022

Forsyth Commerce Center is McDonald's 94-acre industrial park 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 is under construction 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.

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## Forsyth Commerce Center Phase I Under Construction - Delivering April 2022

<p><b>BUILDING 100</b>      2755 FORSYTH COMMERCE WAY</p> <p>Building Type:      Rear-Load</p> <p>Building Size:      207,276 sq. ft.</p> <p>Available Space:    52,173 sq. ft. up to 207,276 sq. ft.</p> <p>Dimensions:        834' W x 245' D</p> <p>Construction:      Architectural Tilt-up Concrete</p> <p>Ceiling Height:     32' Clear</p> <p>Column Spacing:   52' W x 45' D Typ.; 60' D Staging Bay</p> <p>Dock Doors:        [48] 9' x 10' Dock Highs [4] 10' x 12' Dock Highs [1] 14' x 16' Dock High</p> <p>Drive In Doors:    [1] 14'x16' Ramped Drive-In</p> <p>Car Parking:        216 Spaces</p> <p>Sprinkler:          ESFR System</p>	<p><b>BUILDING 200</b>      2855 FORSYTH COMMERCE WAY</p> <p>Building Type:      Rear-Load</p> <p>Building Size:      151,926 sq. ft.</p> <p>Available Space:    31,743 sq. ft. up to 151,926 sq. ft.</p> <p>Dimensions:        710' W x 210' D</p> <p>Construction:      Architectural Tilt-up Concrete</p> <p>Ceiling Height:     30' Clear</p> <p>Column Spacing:   52' W x 50' D Typ.; 60' D Staging Bay</p> <p>Dock Doors:        [40] 9' x 10' Dock Highs [4] 10' x 12' Dock Highs</p> <p>Drive In Doors:    [2] 14' x 16' Ramped Drive-Ins</p> <p>Car Parking:        226 Spaces</p> <p>Sprinkler:          ESFR System</p>
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