

90,869 SF AVAILABLE

# FORSYTH

BUSINESS CENTER



**NDG** | NATIVE  
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1925 ATLANTA HWY | CUMMING, GA 30040

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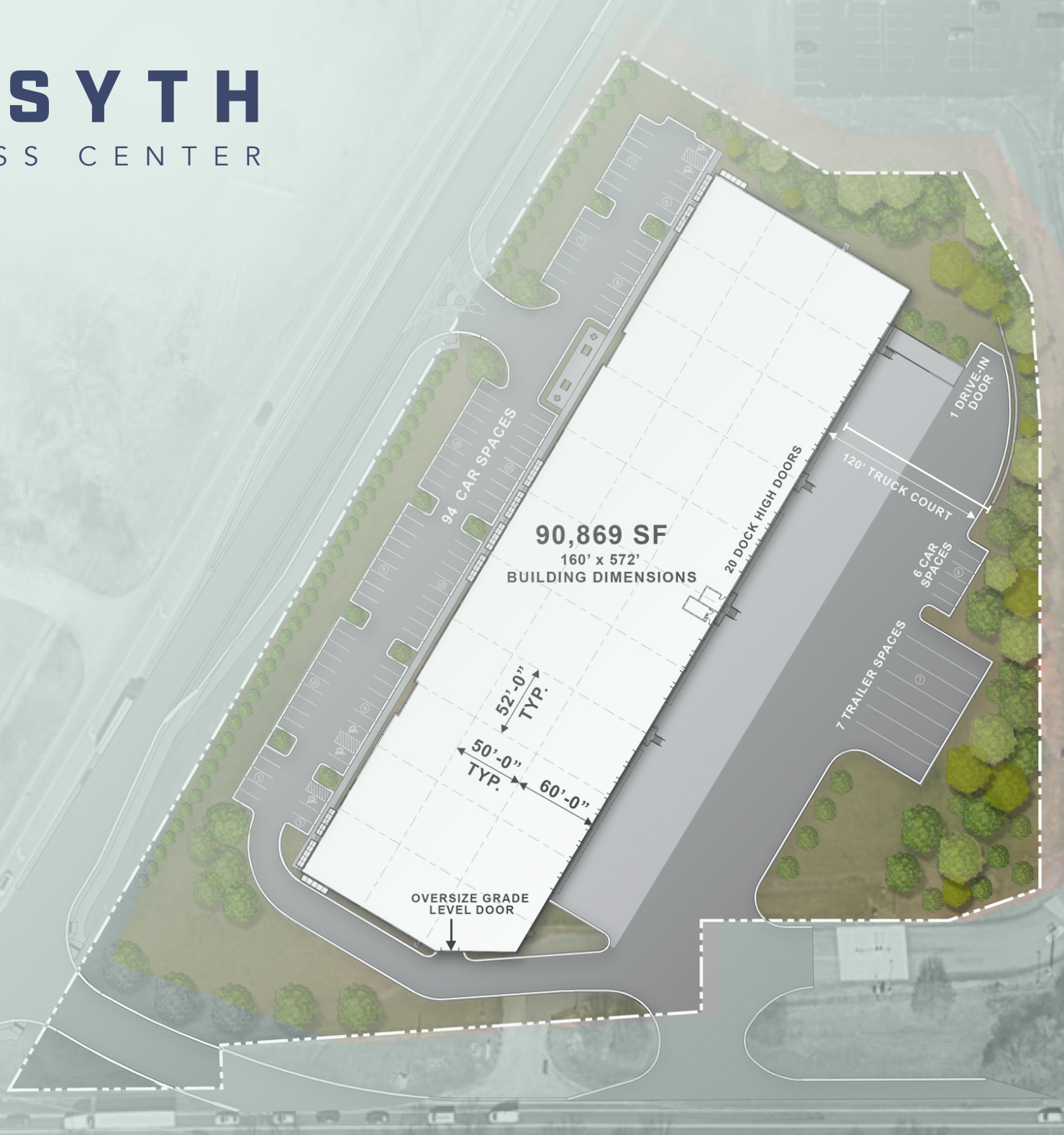
90,869 SF AVAILABLE

|                     |                                                                                                |
|---------------------|------------------------------------------------------------------------------------------------|
| BUILDING            | 90,869 SF (divisible)                                                                          |
| OFFICE              | Built-to-suit                                                                                  |
| BUILDING DIMENSIONS | 160' (D) x 572' (W)                                                                            |
| CEILING HEIGHT      | 28' clear height                                                                               |
| COLUMN SPACING      | 52'W x 50' D with 60' loading bay                                                              |
| TRUCK COURTS        | 120' with 60' concrete apron                                                                   |
| TYPE OF FLOOR       | 6" 4,000 PSI concrete with 10 mil vapor barrier                                                |
| TYPE OF ROOF        | 45 mil white TPO                                                                               |
| LIGHTING            | Clerestory windows<br>LED Lighting at 30 FC with motion detectors                              |
| SPRINKLER           | ESFR fire suppression system per NFPA and applicable codes                                     |
| AUTO PARKING        | 100 spaces                                                                                     |
| TRUCK DOORS         | 20 - 9'x 10' dock high doors<br>1 - 12' x 14' drive-in doors<br>1 - oversized grade level door |
| ELECTRICAL          | 1600 AMP, 277/480 Volt,<br>3-three phase electrical service                                    |
| TRAILER STORAGE     | 7 trailer spaces                                                                               |



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## LOCATION STORY

GA 400

0.7 miles

I-285

22.3 miles

DOWNTOWN ATLANTA

35 miles

For More Information, Please Contact:

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