

Forsyth Commerce Center

Building 300 - 24,000 up to 134,760 Sq. Ft. Available

2955 Forsyth Commerce Way
Cumming, GA 30040



AVAILABLE FOR LEASE 24,000 up to 134,760 Sq. Ft.

Forsyth Commerce Center is McDonald's new 94-acre business park located on Hwy. 9 at Hwy. 141 (Exit 13 - GA400) in Forsyth County. Phase I of the park was completed in 2023 and includes two, Class A rear-load industrial buildings.

Phase II was completed in 2025 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.

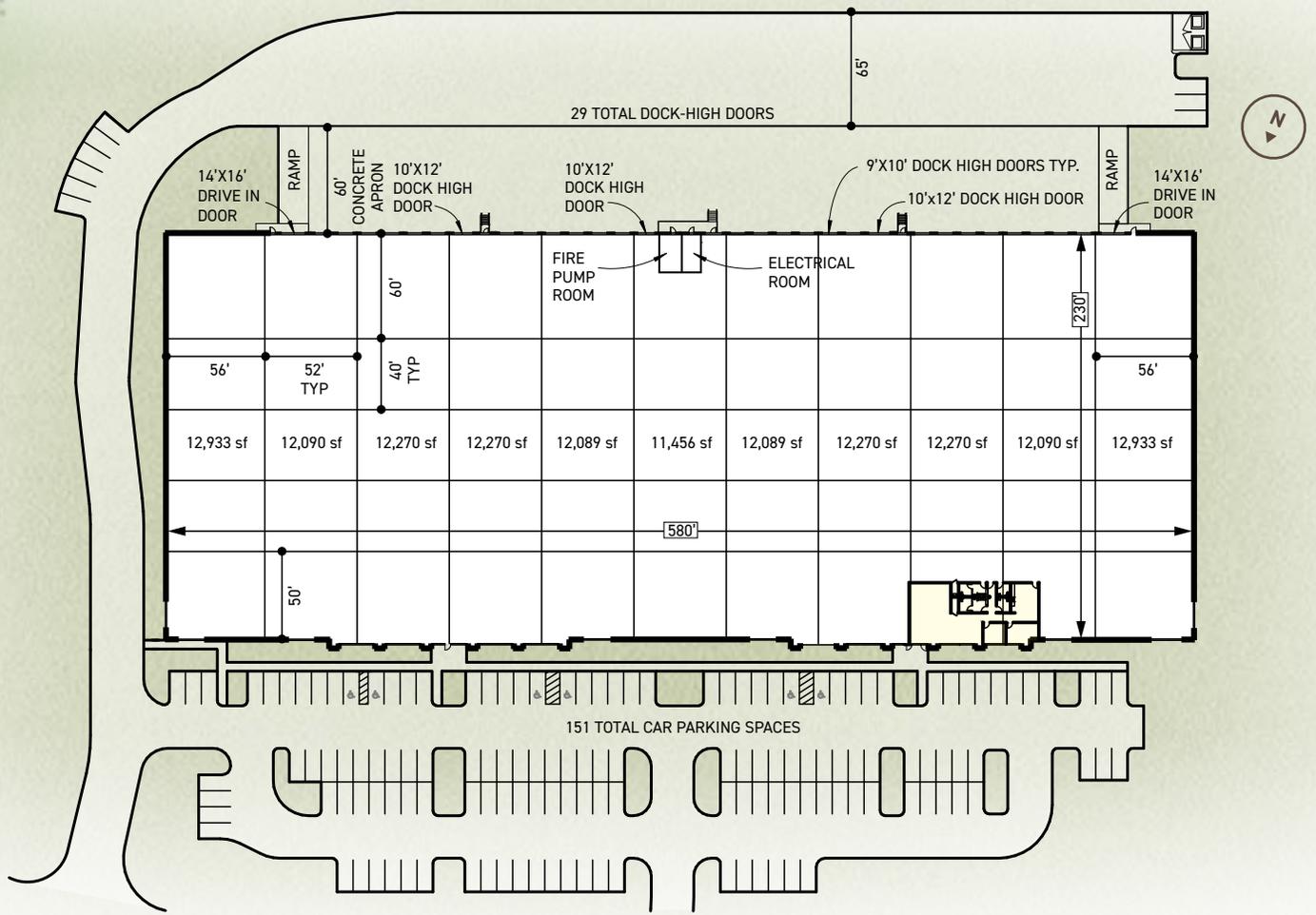
Forsyth County is one of the fastest growing and most affluent counties in the U.S. and has been voted one of the nation's best places to live, work and play. Numerous business development incentives are offered by Forsyth County. Visit www.chooseforsyth.org for more information.

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Forsyth Commerce Center - Building 300

- Building Size/Type: 134,760 SF Rear-Load
- Ceiling Height: 32' Clear
- Column Spacing: 52' W x 40' D Typical
60' D Staging Bay; 56' W End Bays
- Floor Slab: 6" thick, 4,000 PSI Concrete
- Sprinkler: ESFR System with K25 Heads
- Available Space: Min. 24,000 up to 134,760 SF
Flexible Tenant Configurations**
- Office: 2,510 SF of Permitted Office Space**
- Lighting: Office - LED Fixtures; Warehouse - LED Fixtures [30 fc at 36" aff]**
- Dock Doors: [26] 9'x10' & [3] 10'x12' Dock Highs
[2] 14'x16' Ramped Drive-Ins**

