



**COAL MOUNTAIN
INDUSTRIAL PARK**

4165 SETTINGDOWN ROAD, CUMMING, GA

FULLY ENTITLED

56 ACRE

BUILD-TO-SUIT SITE



145,400 - 640,000 SF

INDUSTRIAL SPACE

AVAILABLE FOR LEASE



SCOTT HUTCHISON
Wilson Hutchison Realty
404-234-9740
scott@wilsonhutch.com

TAMARACK
INVESTMENTS

Coal Mountain Industrial Park | Cumming, GA



Coal Mountain Industrial Park is located in Atlanta's most affluent and fastest-growing submarket, North Atlanta. The 5-building, 640,000 Square foot, Class-A new development, provides industrial square footage in the rapid growth area of Forsyth county, along the Georgia 400 corridor. The 56-acre site offers excellent access, flexibility and the opportunity to facilitate operations in a business-minded community with a highly skilled and educated workforce.

Property Features and Site Plan

| | | |
|-------------|------------|------------|
| Square Feet | Building 1 | 250,150 SF |
| | Building 2 | 212,500 SF |
| | Building 3 | 146,400 SF |
| | Building 4 | 12,000 SF |
| | Building 5 | 15,000 SF |

Land Site 56 acres

Construction Tilt-Wall

Configuration Rear Load

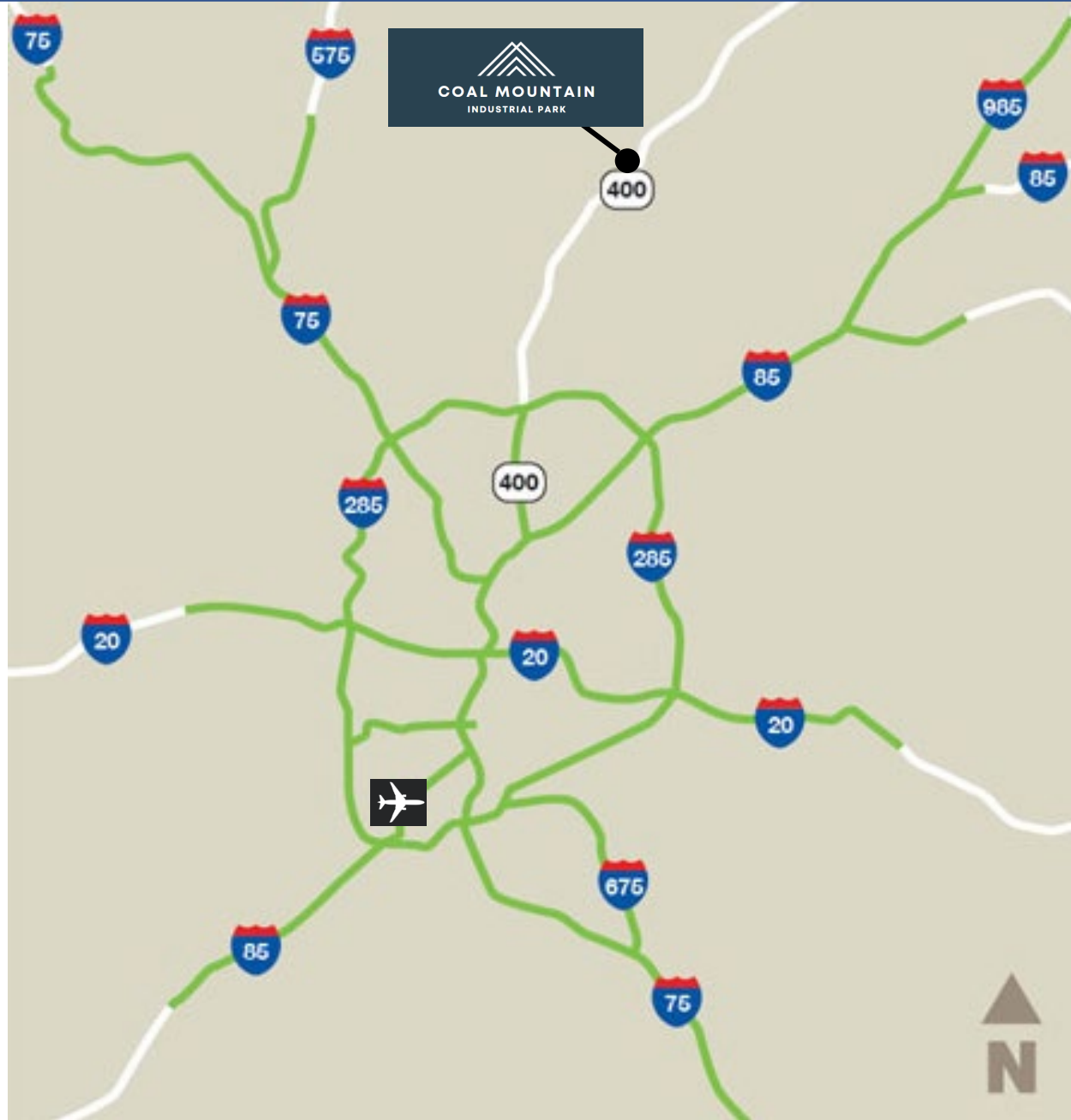
Sprinkler ESFR

Clear Height 36'

Office Build-to-suit

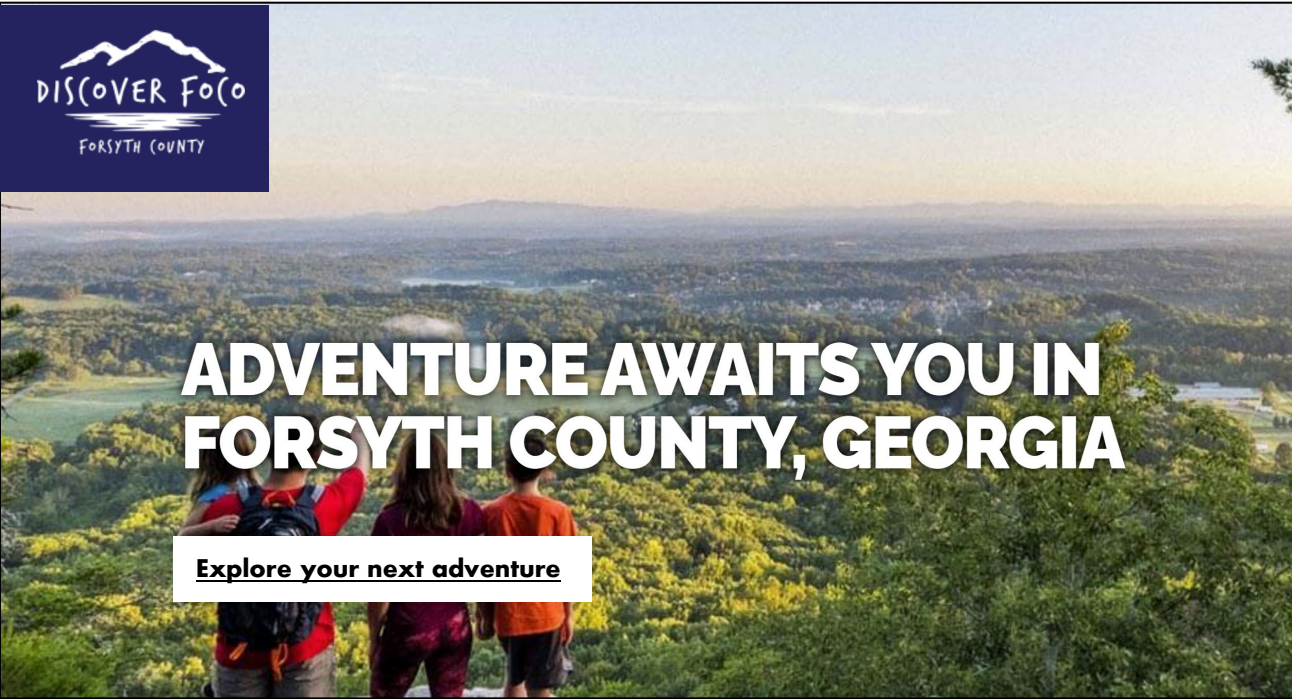



Regional Map



- Located at a **traffic light intersection** on GA-400
- Convenient to **9 MAJOR HIGHWAYS**
- **45 MILES** to Hartsfield-Jackson International Airport
- **39 MILES** to Downtown Atlanta
- **275 MILES** to Port of Savannah

Forsyth County | The Ultimate Live Work Play Community



ADVENTURE AWAITS YOU IN FORSYTH COUNTY, GEORGIA


[Explore your next adventure](#)



What's New?

Learn About the Latest Developments in Forsyth County Business

[Learn more](#)



FOCO is FOR YOU.

[Learn more](#)



FORWARD FORSYTH

Together. Success.

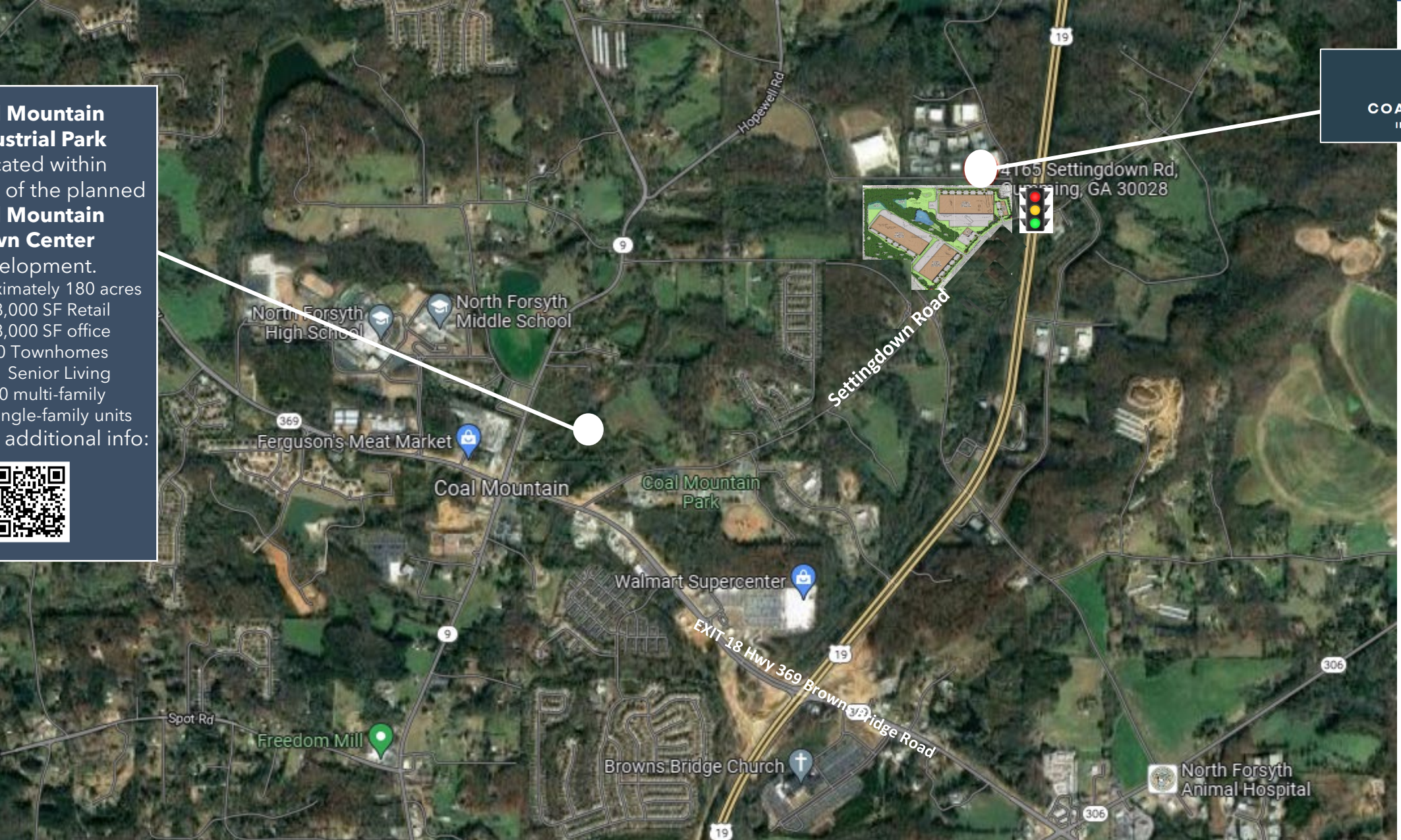

Aerial



Coal Mountain Industrial Park is located within 1.5 miles of the planned **Coal Mountain Town Center** development.

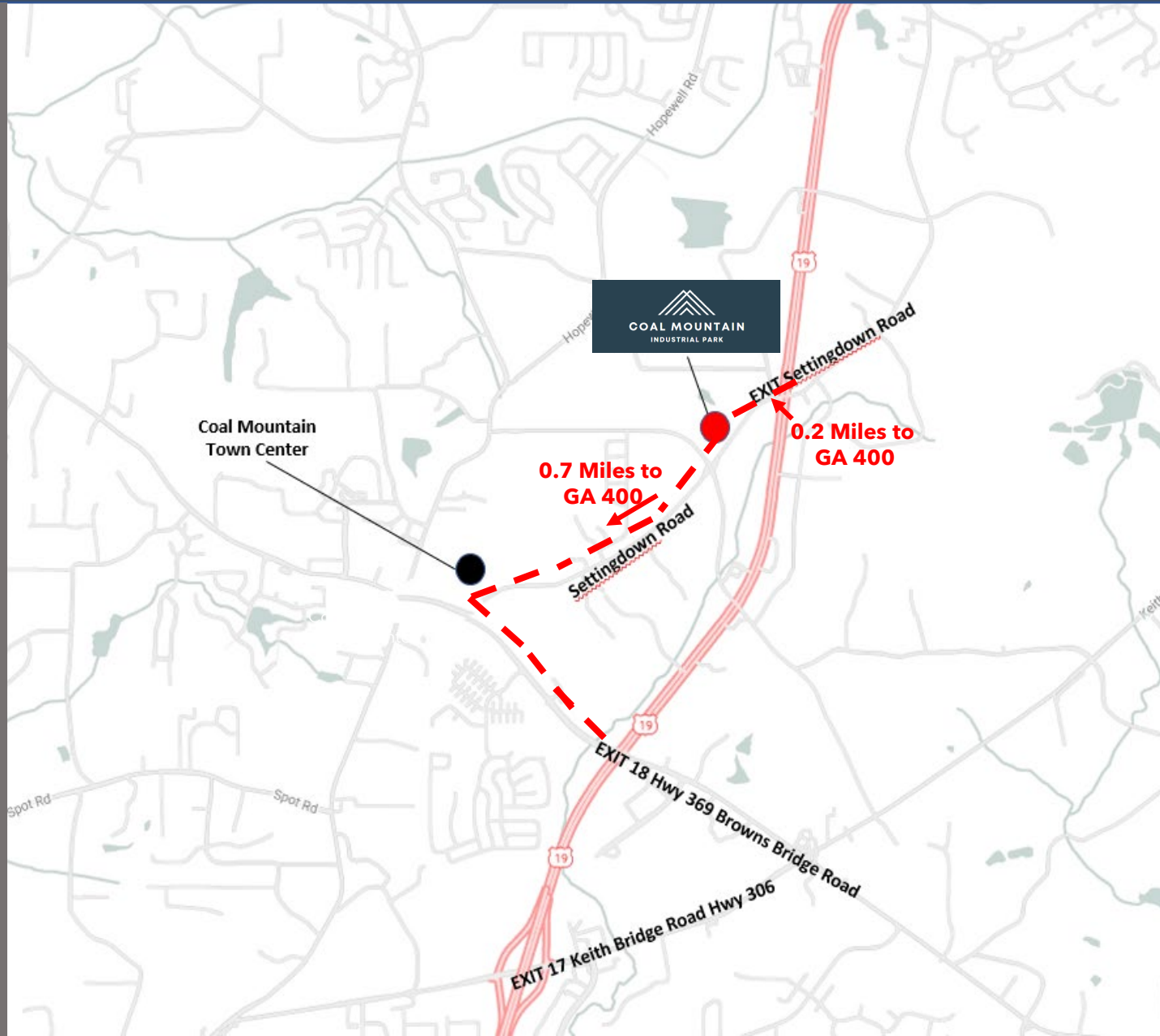
- Approximately 180 acres
 - 158,000 SF Retail
 - 108,000 SF office
 - 130 Townhomes
 - 201 Senior Living
 - 300 multi-family
- 278 Single-family units

Scan for additional info:



Area Map

Forbes Magazine
named
Forsyth County
one of the
**BEST
PLACES
IN
AMERICA**
to Get Ahead



Forsyth County is
home to

MORE THAN

75

international
companies

Forsyth County Ranked #1 in the State for



WEALTHIEST COUNTY
(#8 IN US)



HIGHEST CONCENTRATION OF TECH TALENT



FASTEST GROWING COMMUNITY
(#11 IN US)



COMMUNITY FOR INCOMING INVESTMENT



PUBLIC SCHOOL SYSTEM



BEST CITY IN AMERICA TO START A BUSINESS

STRONG BUSINESS ADVOCATION

via

PARTNERSHIP of

- **Forsyth County Government**
- **Forsyth County Development Authority**
- **Chamber of Commerce**
- **State of Georgia**

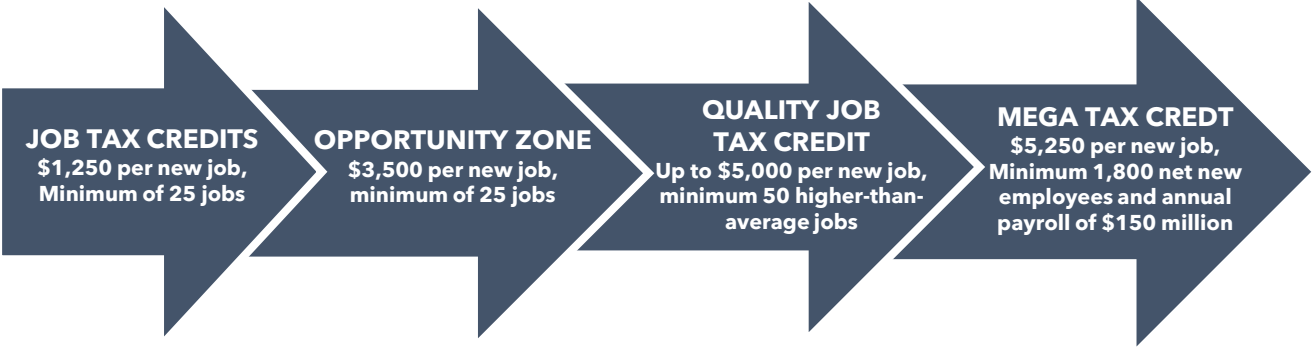
Sources: [Forward Forsyth](#), [2020 Forward Forsyth Economic Development Guide](#)

Business Development Incentives

Forsyth county is pleased to offer a wide range of resources to assist businesses with creating new jobs and capital investment in Forsyth, including tax credits, tax exemptions, abatements and project support.

FINANCIAL RESOURCES FROM THE STATE OF GEORGIA

Georgia's Economic Development Financing Programs



TAX EXEMPTIONS AND ABATEMENTS

100%
exemption on sales taxes
for manufacturing
equipment purchased in
GA

100%
exemption on taxes
on goods and inventory
(for qualifying projects)

Abatements of up to
100% on property taxes
(for qualifying projects)

JOB TAX CREDITS

\$1,250

Per new job,
Minimum 25 jobs

ABATEMENTS OF UP TO

100%

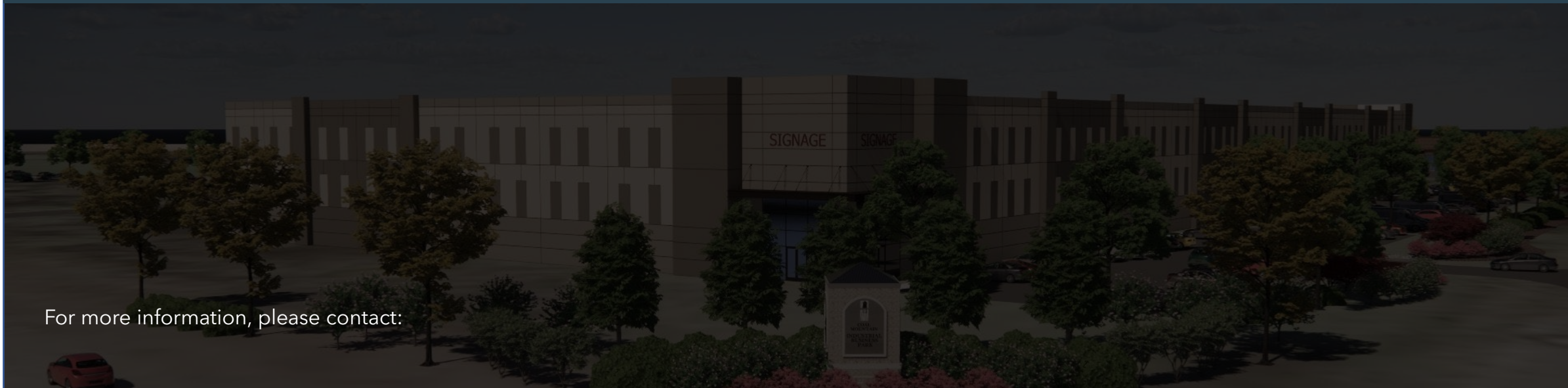
on property taxes for
qualifying projects

Sources: [Forward Forsyth](#), [2020 Forward Forsyth Economic Development Guide](#)



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For more information, please contact:



WILSON HUTCHISON
REALTY, LLC



SCOTT HUTCHISON
Wilson Hutchison Realty
404-234-9740
scott@wilsonhutch.com

TAMARACK

INVESTMENTS

Ryan McCaffrey
Managing Partner
404-895-6652
rmccaffrey@tamarackinv.com

Grant Petersen
Managing Partner
919-491-6616
gpetersen@tamarackinv.com

Clark Copelin
Managing Partner
207-939-6086
ccopelin@tamarackinv.com