

FORSYTH BUSINESS CENTER

1925 Atlanta Highway
Cumming, GA 30040

FOR LEASE

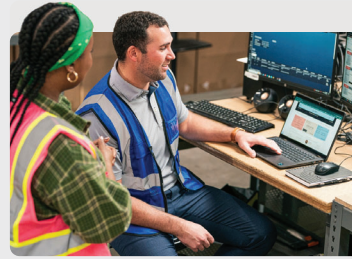
74,229 SF (Divisible)



LEASED BY

CBRE

Committed to Driving Value for Our Customers

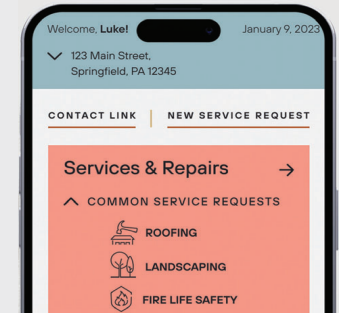


Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

Link+

Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



500 Million
Square Foot
Portfolio

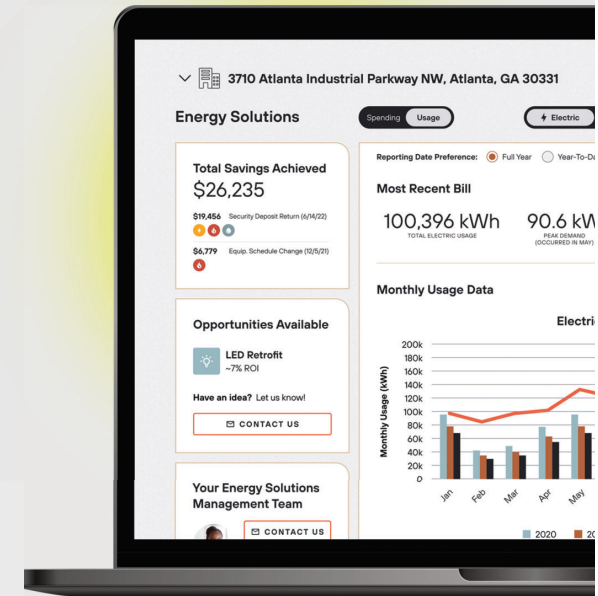
Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.



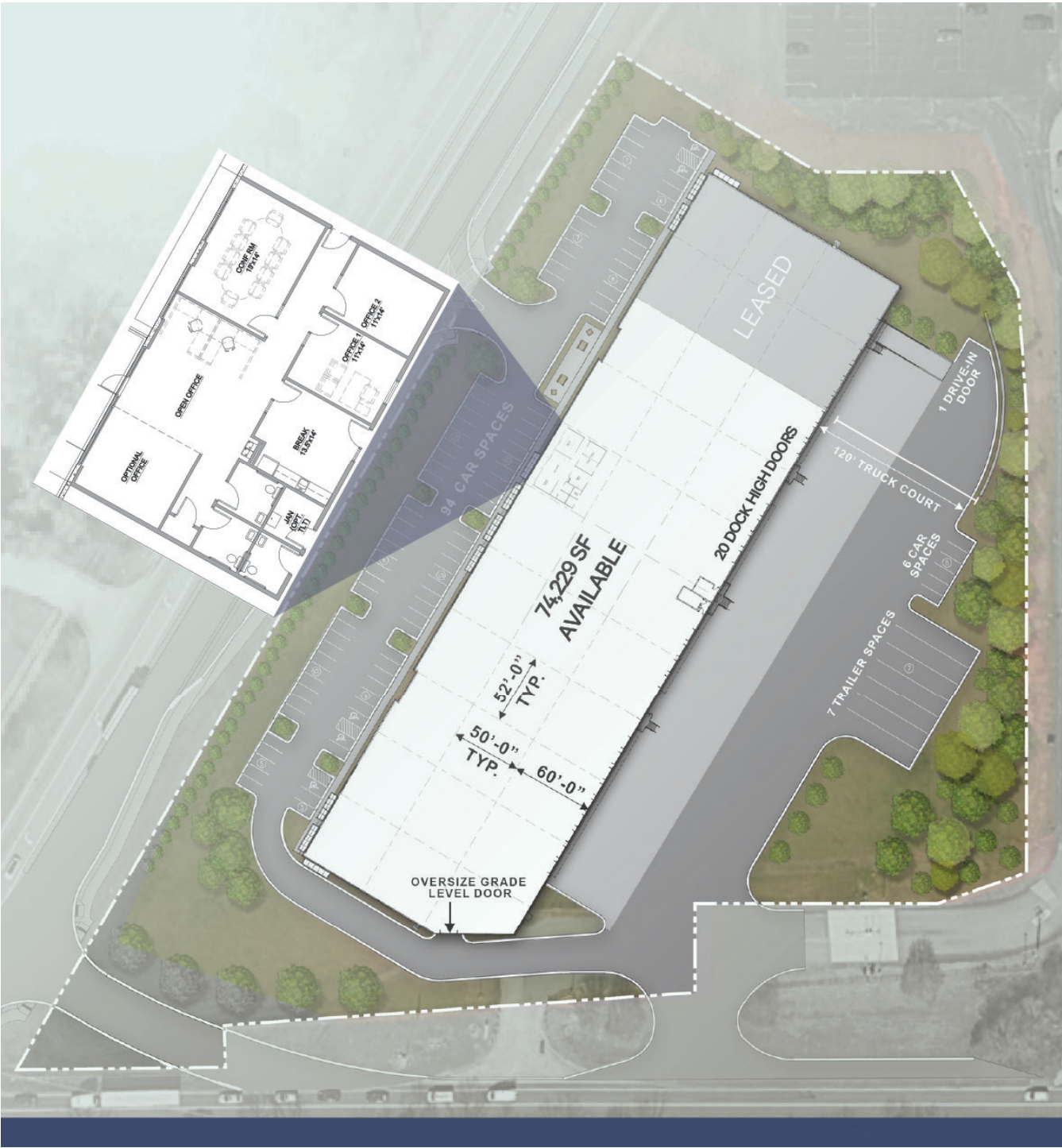
Energy Solutions

Link Logistics' award-winning utility management program helps customers save time and money while unlocking energy efficiency opportunities. Enroll today through Link+.



Specifications

Building	74,229 SF (divisible)
Office	1,851 SF
Building Dimensions	160' (D) x 572' (W)
Ceiling Height	28' clear height
Column Space	52'W x 50' D with 60' loading bay
Truck Court	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, LED Lighting 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 1 - oversized grade level door
Electrical	1400 AMP, 277/480 Volt, 3-three phase electrical service
Trailer Parking	7 Trailer Parking



LOCATION STORY

GA 400 0.7 miles

Downtown Alpharetta 11.1 miles

I-285 22.3 miles

Downtown Atlanta 35 miles

Hartsfield Jackson Atlanta
International Airport 46.5 miles

CONTACT INFORMATION

Mark Hawks, SIOR

+1 404 580 4694

mark.hawks@cbre.com

Joanna Blaesing, SIOR

+1 404 314 7376

joanna.blaesing@cbre.com

Matt Higgins

+1 404 895 0483

matt.higgins@cbre.com

