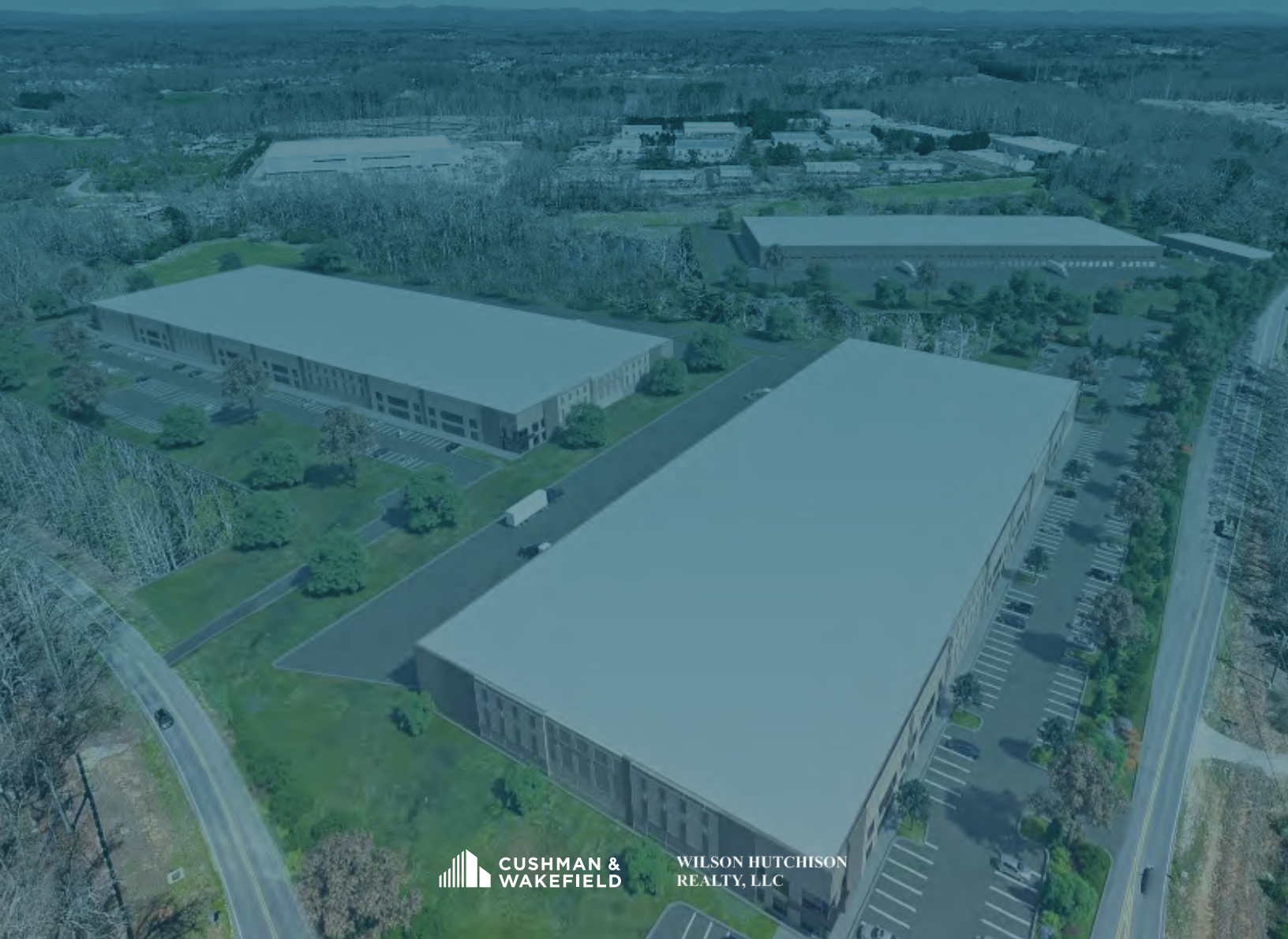




COAL MOUNTAIN INDUSTRIAL PARK

Settingdown Rd & GA-400, Cumming, GA



CUSHMAN &
WAKEFIELD

WILSON HUTCHISON
REALTY, LLC

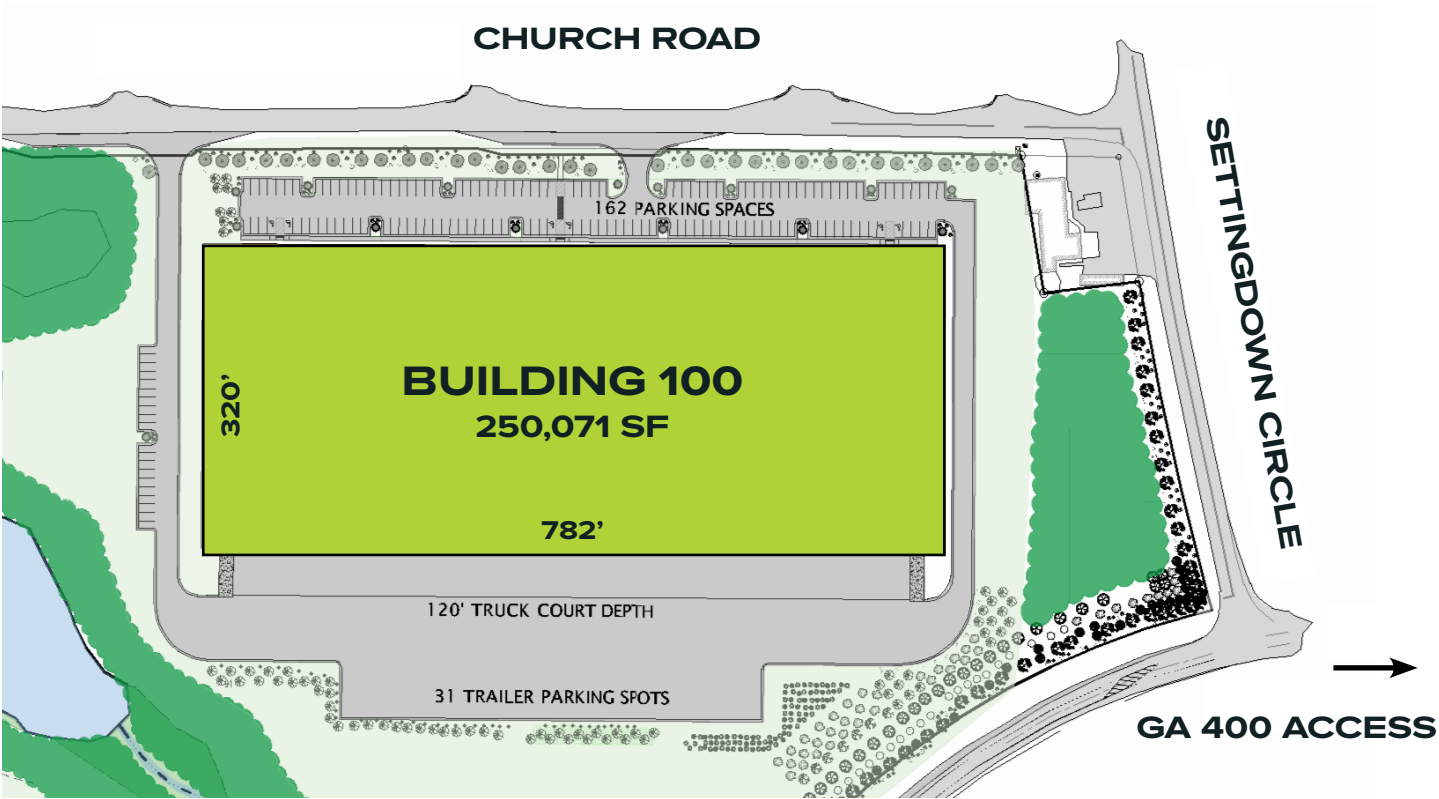
NEW CLASS-A INDUSTRIAL PARK

DELIVERING Q2 2026 | 30,000 - 250,000 SF AVAILABLE

PROPERTY HIGHLIGHTS

COAL MOUNTAIN INDUSTRIAL PARK is a newly developed, three-building industrial project totaling 610,000 square feet, strategically positioned north of Atlanta—in one of the region’s most affluent and fastest-growing submarkets.

Situated on 56 acres in Forsyth County along the Georgia 400 corridor, the Class-A development offers excellent access, operational flexibility, and a location within a pro-business community known for its educated and skilled workforce.

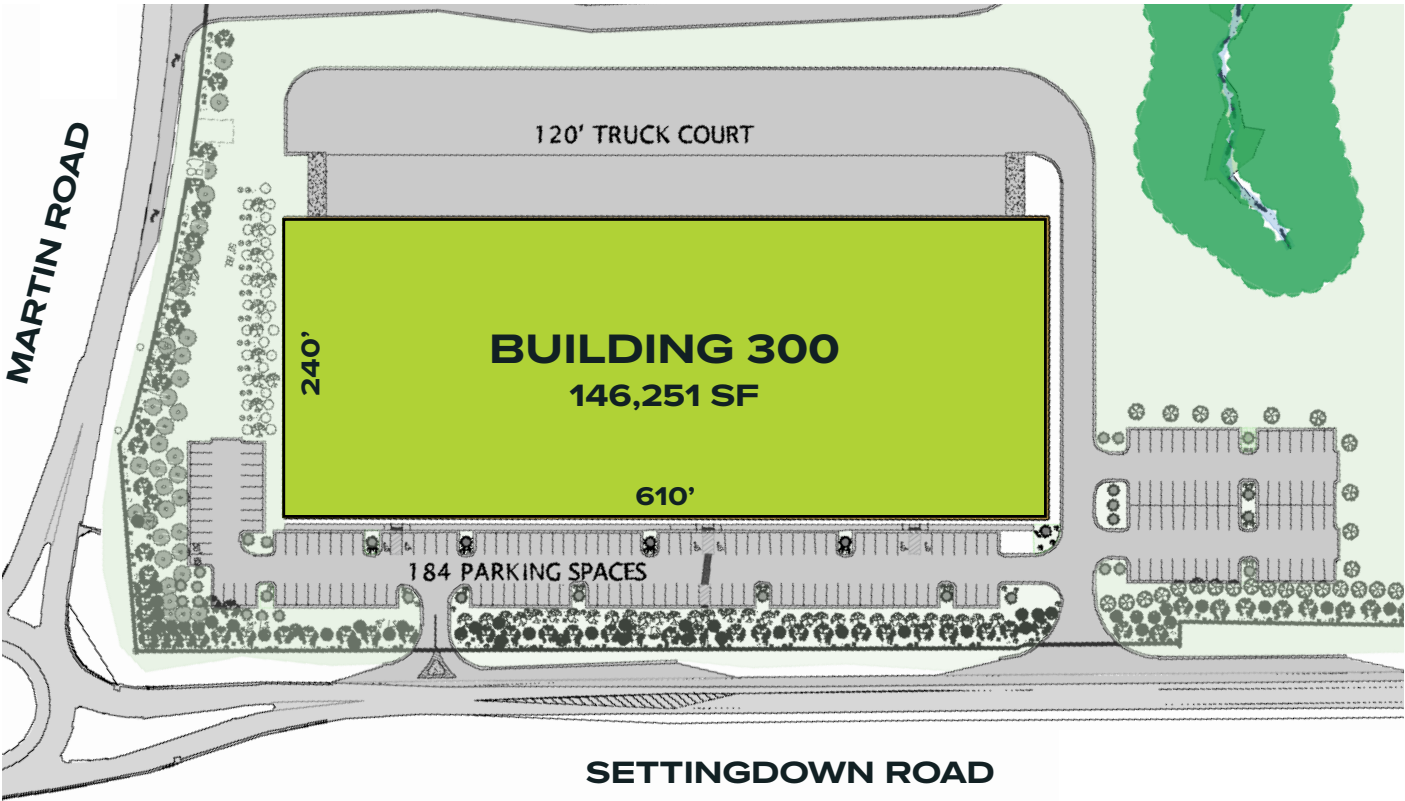
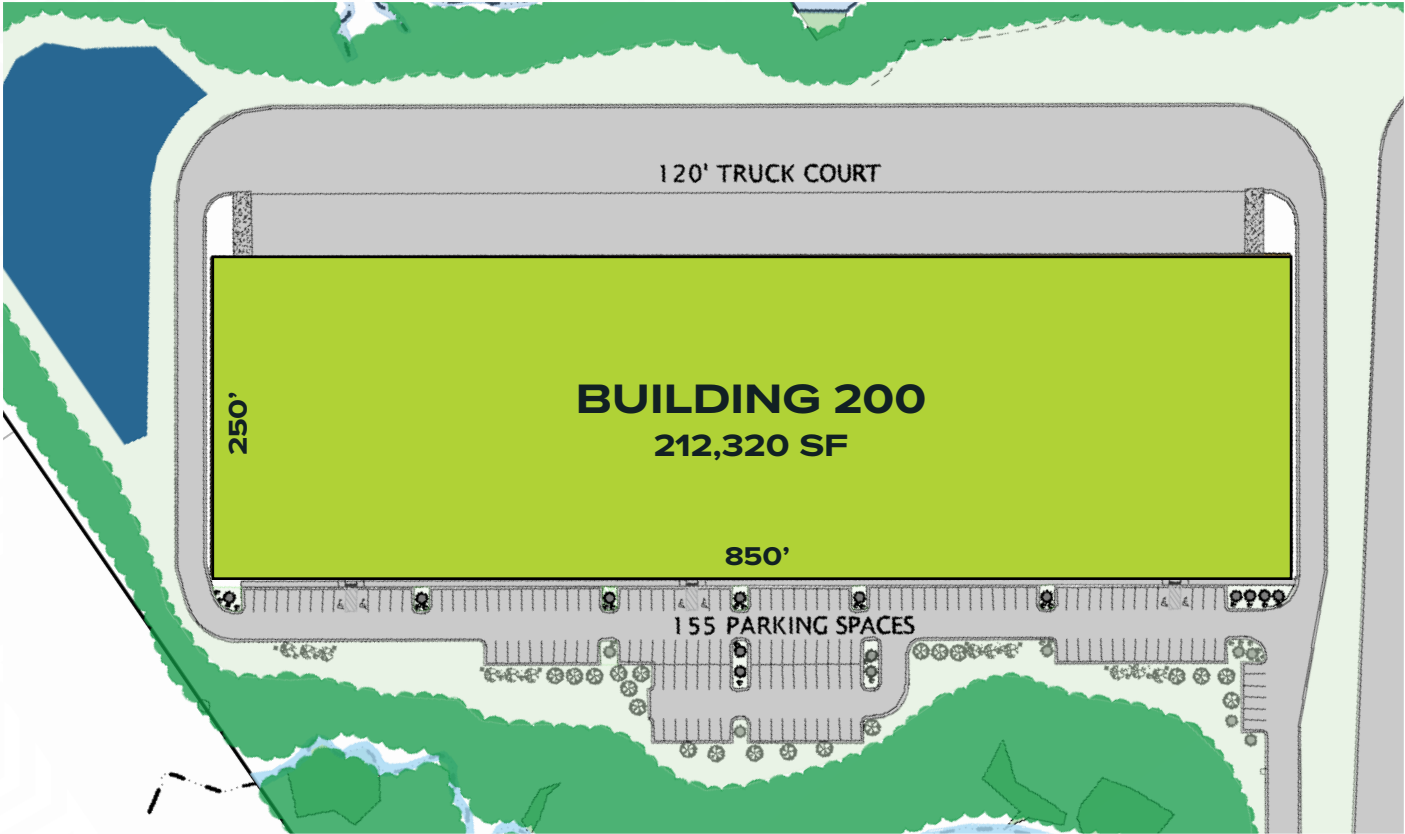


BUILDING 100

BUILDING DIMENSION	320' x 782'	COLUMN SPACING	54' x 60' w/ 60' speed bay
AVAILABLE SF	250,071	SPRINKLERS	ESFR
OFFICE SF	1-2,200 SF spec suite	AUTO PARKING	162
CONSTRUCTION	Concrete Tilt Wall	TRAILER PARKING	31
CONFIGURATION	Rear Load	TRUCK COURT DEPTH	120'
CEILING HEIGHT	36'	LIGHTING	LED Stumble Lighting (30 FC)
DOCK HIGH DOORS	48	POWER	3,000 amps
DRIVE IN DOORS	2		

BUILDING 200

BUILDING DIMENSION	250' x 850'	DRIVE IN DOORS	2
AVAILABLE SF	212,320	COLUMN SPACING	54' x 60' w/ 60' speed bay
OFFICE SF	1-2,200 SF spec suite	SPRINKLERS	ESFR
CONSTRUCTION	Concrete Tilt Wall	AUTO PARKING	155
CONFIGURATION	Rear Load	TRUCK COURT DEPTH	120'
CEILING HEIGHT	32'	LIGHTING	LED Stumble Lighting (30 FC)
DOCK HIGH DOORS	52	POWER	3,000 amps

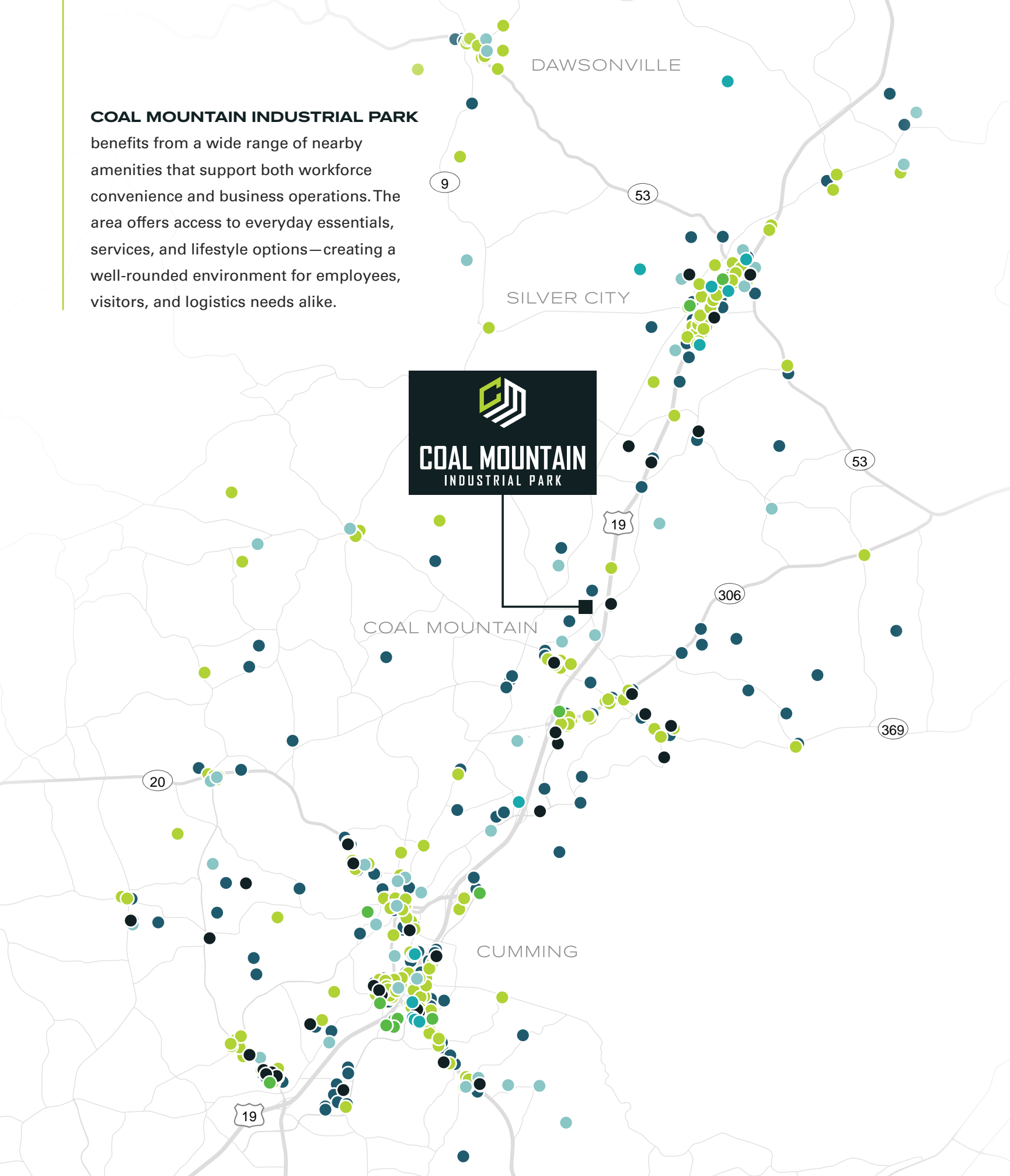


BUILDING 300

BUILDING DIMENSION	240' x 610'	DRIVE IN DOORS	2
AVAILABLE SF	146,251	COLUMN SPACING	54' x 60' w/ 60' speed bay
OFFICE SF	1-2,200 SF spec suite	SPRINKLERS	ESFR
CONSTRUCTION	Concrete Tilt Wall	AUTO PARKING	184
CONFIGURATION	Rear Load	TRUCK COURT DEPTH	120'
CEILING HEIGHT	32'	LIGHTING	LED Stumble Lighting (30 FC)
DOCK HIGH DOORS	36	POWER	3,000 amps

COAL MOUNTAIN INDUSTRIAL PARK

benefits from a wide range of nearby amenities that support both workforce convenience and business operations. The area offers access to everyday essentials, services, and lifestyle options—creating a well-rounded environment for employees, visitors, and logistics needs alike.



AREA AMENITIES

57
Arts & Entertainment

301
Retail & Shopping

330
Restaurants & Fast Food

15
Hospitals & Wellness

19
Hotels & Accommodations

45
Gyms & Health Clubs





WITH EXCEPTIONAL ACCESS to top-rated schools, a high quality of life, and a deep pool of highly skilled labor, the area offers an ideal environment for business growth.

The county is committed to helping companies thrive—actively connecting employers with qualified talent through workforce development programs and strategic partnerships. Local leadership is business-friendly and focused on attracting high-quality companies that contribute to long-term community success.

INDUSTRIAL NEIGHBORS

FORSYTH COUNTY GEORGIA

BEST FOR BUSINESS

QUALITY TALENT

with the highest adult education level in Georgia

HOME TO MORE THAN 75 INTERNATIONAL COMPANIES,
more than 20 of which located their North American headquarters in Forsyth County

LARGEST CONCENTRATION OF TECH TALENT
– GA Power

BEST CITY IN AMERICA
to start a business – Nerd Wallet Georgia

4.35%
Annual growth rate

119,970
Total Workforce

IN THE TOP 10 FASTEST GROWING COMMUNITIES
in the nation since 2010

FORBES MAGAZINE NAMED FORSYTH COUNTY
as one of the “Best Places in America to Get Ahead”

FOURTH FASTEST GROWING COUNTY
(#30 in US) – US Census

#1 COMMUNITY
for Incoming Investment = Smart Asset

\$101,743
Median Household income

BEST IN QUALITY OF LIFE

VIBRANT COMMUNITY LIFE;
events, festivals, farmers markets, outdoor concerts, and diverse dining scene

RANKED #1 GEORGIA'S WEALTHIEST COUNTY
according to SmartAsset's annual 2025 study

REPEATEDLY RANKED HEALTHIEST COUNTY IN GA
– Robert Wood Johnson Foundation

ACCESS TO
excellent healthcare

VARIETY OF HOUSING OPTIONS,
from charming single-family homes to modern apartments

MOST AFFLUENT COUNTY
in GA (#16 in US) – US Census

KNOWN FOR
safe and friendly neighborhoods

TOP RANKED SCHOOLS;
Highest test scores in the region

94.6%
Graduation rate





COAL MOUNTAIN INDUSTRIAL PARK

**FOR MORE INFORMATION,
PLEASE CONTACT:**

Pat Murphy

Managing Director
Mobile +1 770 853 8796
Office +1 404 682 3405
pat.murphy@cushwake.com

Tara A. Healy

Director
Direct: +1 404 682 3430
Mobile: +1 678 468 9133
tara.healy@cushwake.com

Andrew Thurman

Senior Associate
Direct: 404-682-3429
Mobile: 404-775-2268
andrew.thurman@cushwake.com

Scott Hutchison

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

**A DEVELOPMENT OF HOLDER PROPERTIES
AND TAMARACK INVESTMENTS**

WILSON HUTCHISON
REALTY, LLC

TAMARACK



HOLDER
PROPERTIES



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