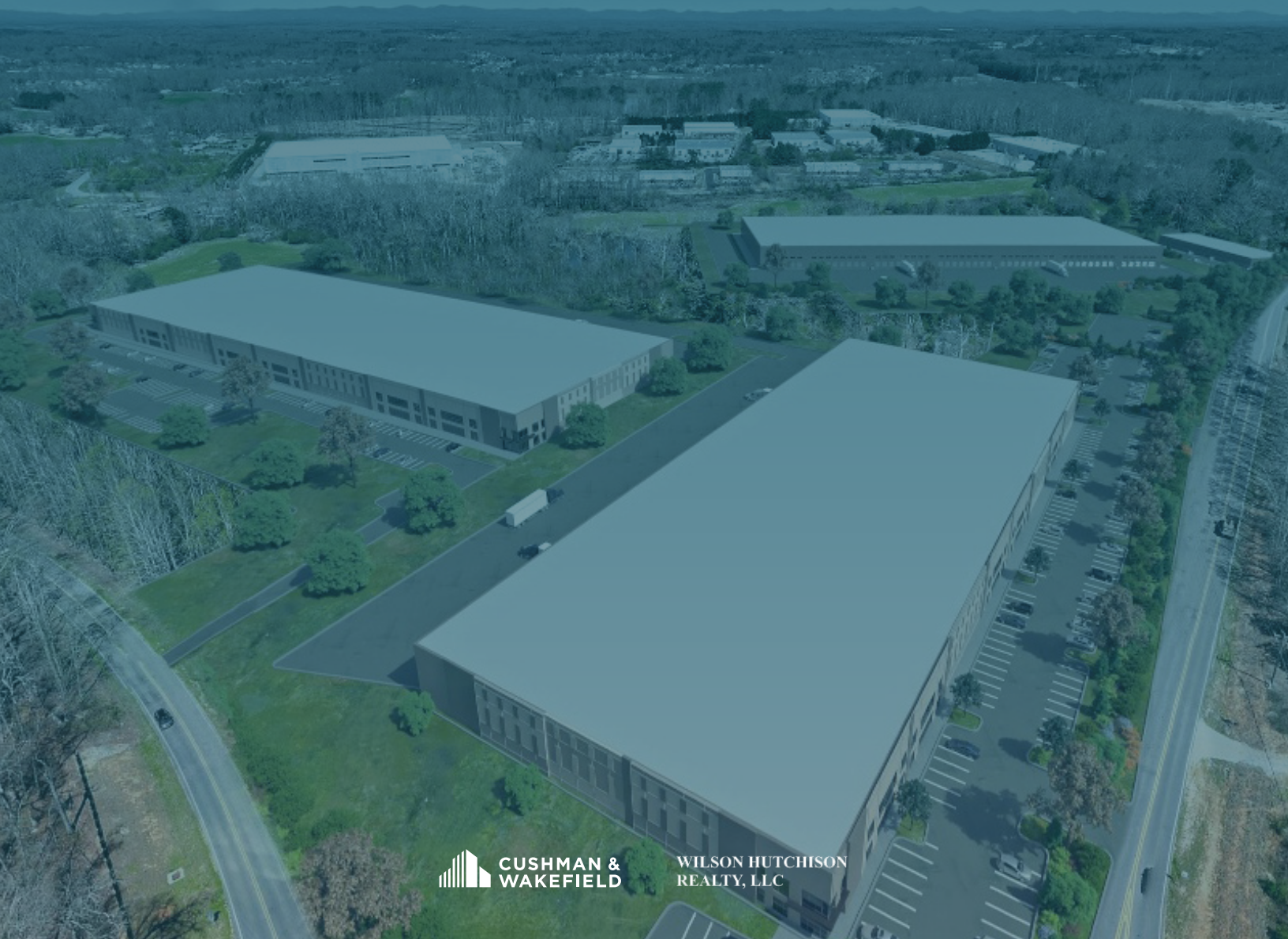




COAL MOUNTAIN INDUSTRIAL PARK

Settingdown Rd & GA-400, Cumming, GA



CUSHMAN &
WAKEFIELD

WILSON HUTCHISON
REALTY, LLC

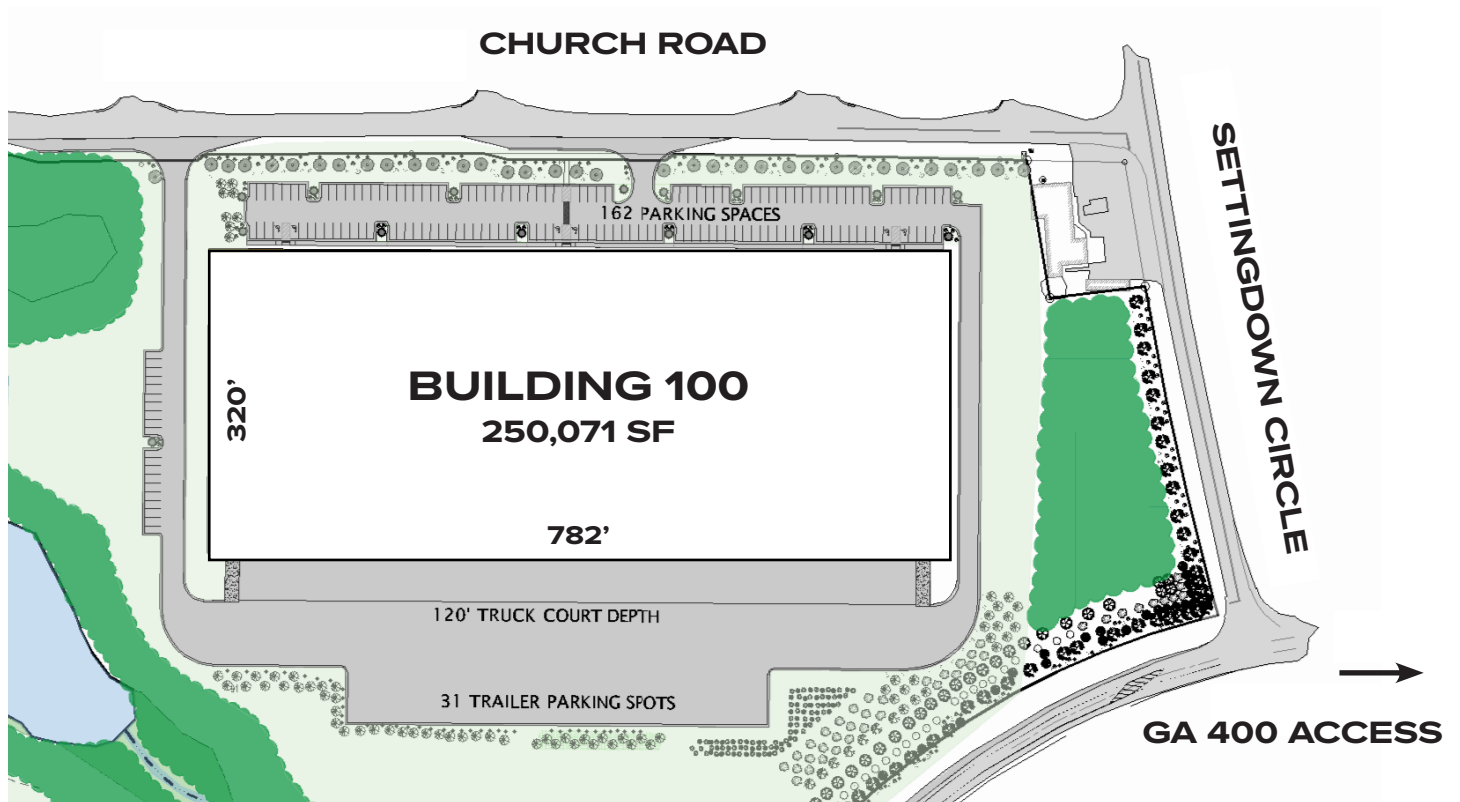
NEW CLASS-A INDUSTRIAL PARK
DELIVERING Q2 2026 | 30,000 - 250,000 SF AVAILABLE

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.



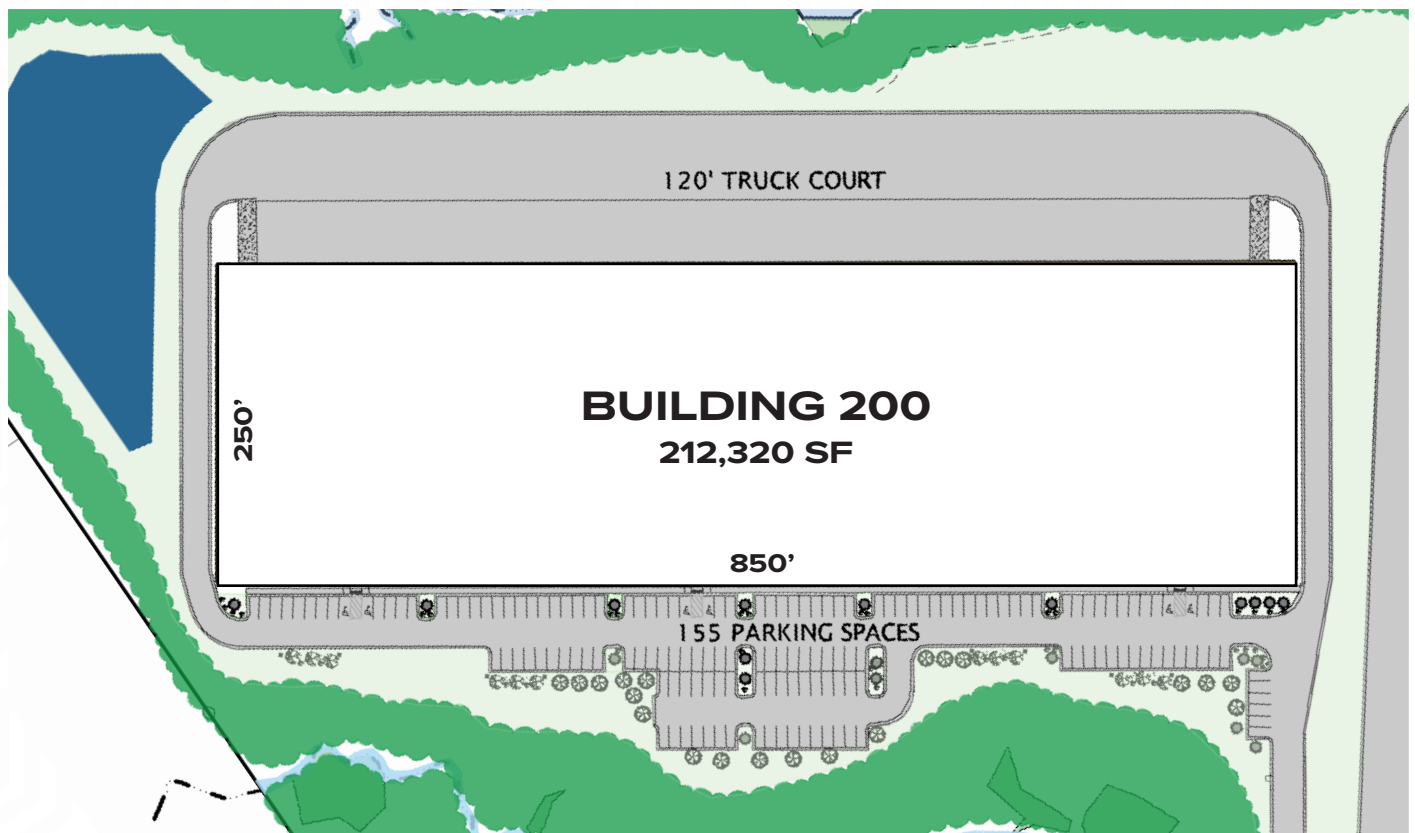


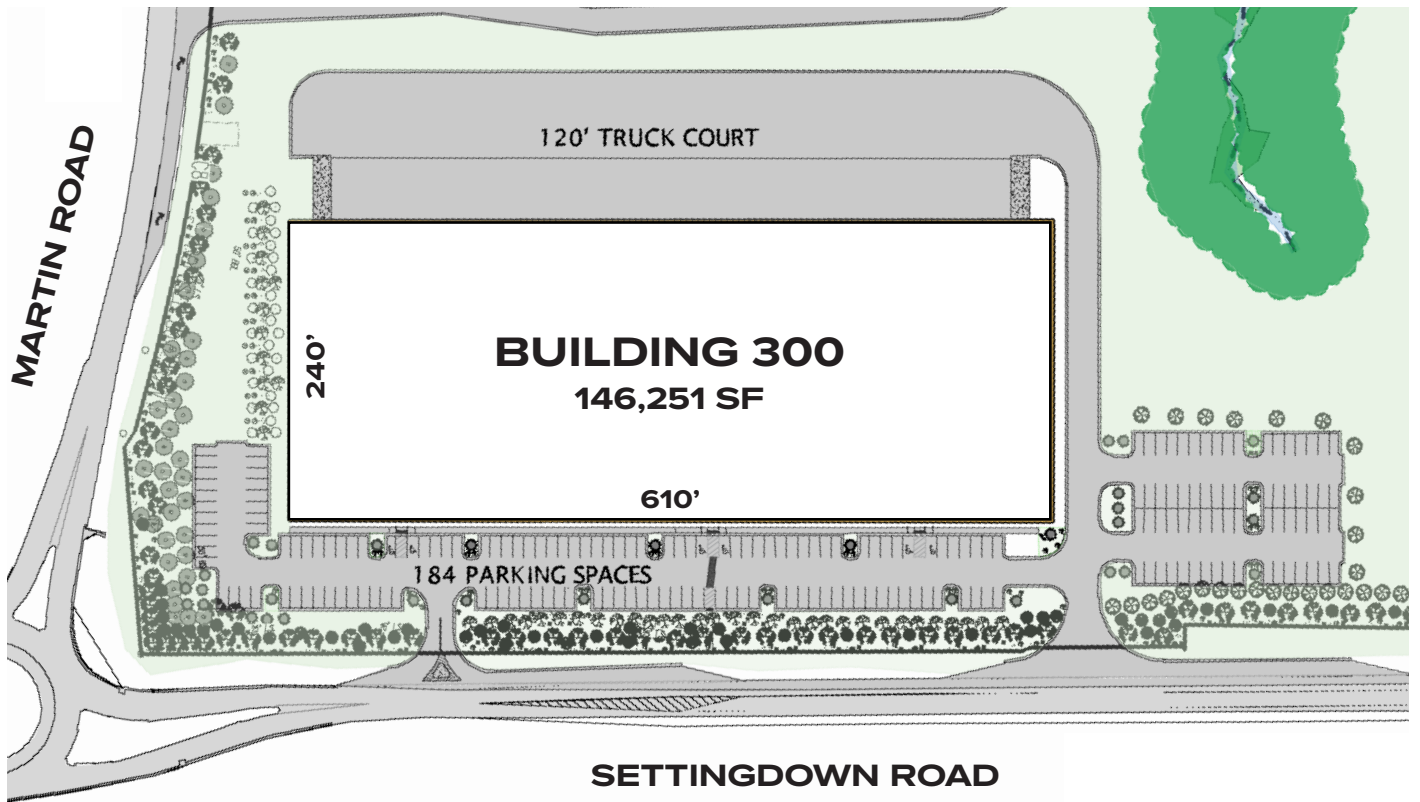
BUILDING 100

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

AREA AMENITIES

57

Arts &
Entertainment

301

Retail &
Shopping

330

Restaurants
& Fast Food

15

Hospitals
& Wellness

19

Hotels &
Accommodations

45

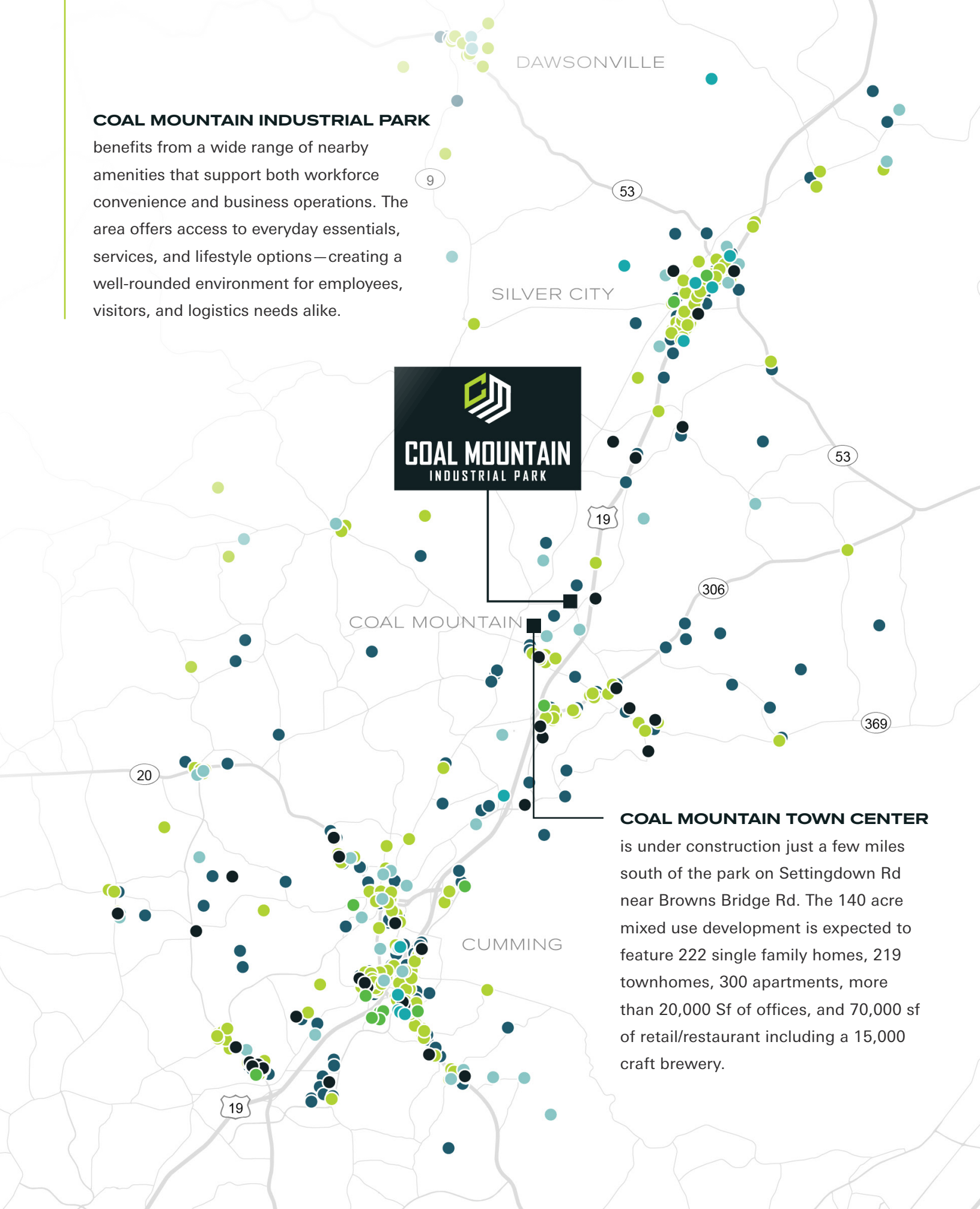
Gyms &
Health Clubs



Coal Mountain Town Center

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.



COAL MOUNTAIN TOWN CENTER

is under construction just a few miles south of the park on Settingdown Rd near Browns Bridge Rd. The 140 acre mixed use development is expected to feature 222 single family homes, 219 townhomes, 300 apartments, more than 20,000 Sf of offices, and 70,000 sf of retail/restaurant including a 15,000 craft brewery.

INDUSTRIAL NEIGHBORS

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.



COAL MOUNTAIN



19

20



CUMMING



AMERICAN BOA



WHITE CAP



TSUBAKI NAKASHIMA



CABINETRY & DESIGN



RAVENVOLT



REAGENTS & INSTRUMENTS



SOUTHERN STAIRCASE



19



141



FORSYTH COUNTY GEORGIA

BEST FOR BUSINESS

Forsyth County, Georgia

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

FORSYTH COUNTY GEORGIA

BEST IN QUALITY OF LIFE

Forsyth County, Georgia

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

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

TOP RANKED SCHOOLS;
Highest test scores in the region

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

KNOWN FOR
safe and friendly neighborhoods

94.6%
Graduation rate

**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





COAL MOUNTAIN INDUSTRIAL PARK

**FOR MORE INFORMATION,
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**A DEVELOPMENT OF HOLDER PROPERTIES
AND TAMARACK INVESTMENTS**

WILSON HUTCHISON
REALTY, LLC

TAMARACK



HOLDER
PROPERTIES



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