

NORTH GEORGIA 400 BUSINESS PARK

GEORGIA SR 400, CUMMING, GA 30041

GA-400 Frontage | Light Industrial Zoned | +/- 68 Acres | 7 Buildings | +/- 731,000 SF | Build-to-Suit



FOR MORE INFORMATION
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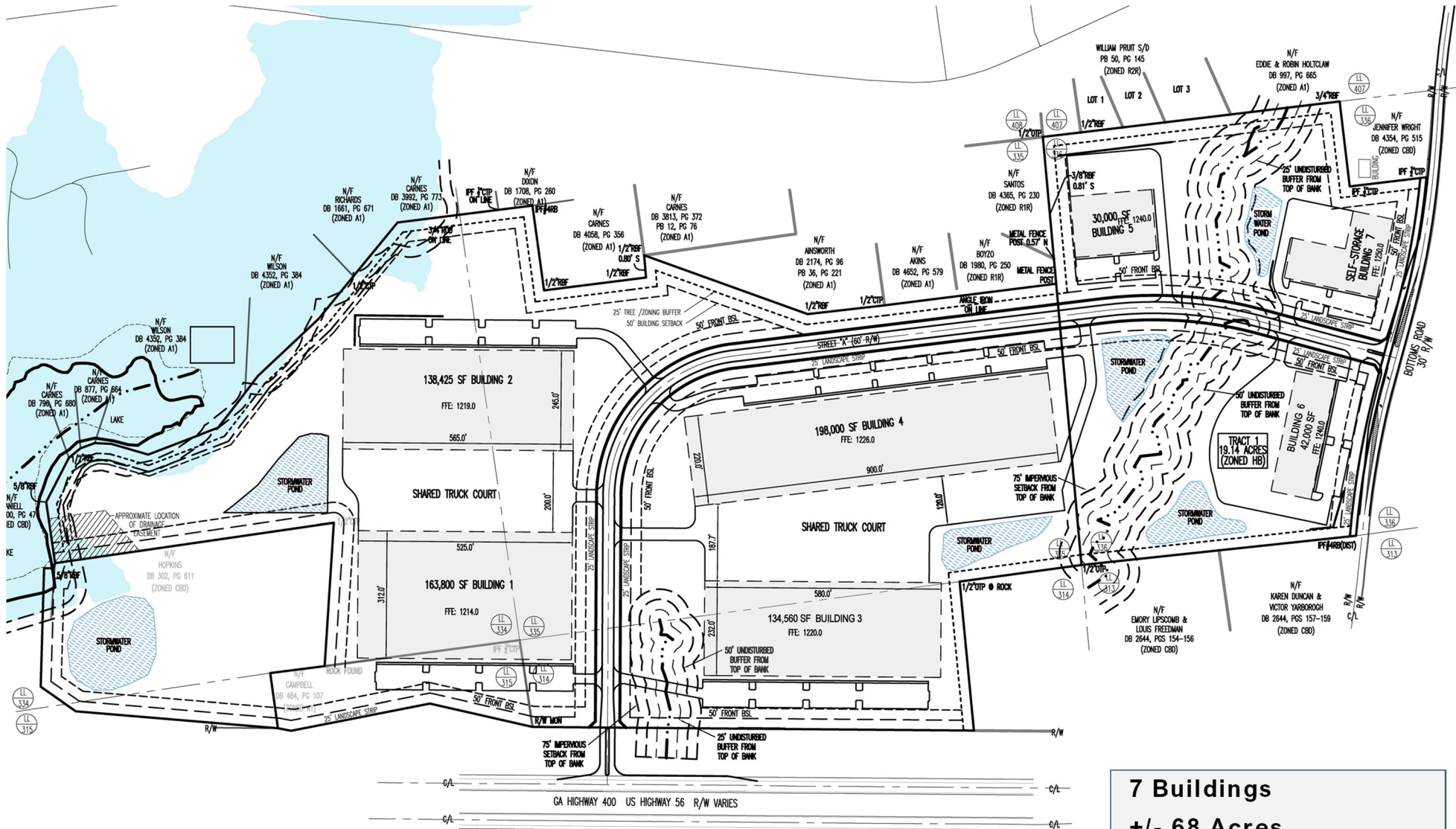
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SITE OVERVIEW



Total Square Footage	+/- 731,000 SF	
Number of Buildings	7	
Building Sizes	Building 1	163,800 SF
	Building 2	138,425 SF
	Building 3	134,560 SF
	Building 4	198,000 SF
	Building 5	30,000 SF
	Building 6	42,000 SF
	Building 7	25,000 SF (Potential Multi-Level Self Storage)
Office	BTS	
Clear Height	24' - 32'	
Doors	TBD Dock-High / Drive-In	
Auto Parking	TBD	
Sprinkler	ESFR	
Slab	6" - 8" Concrete	
Truck Court	TBD	
Roof	TPO	
Construction Type	Tilt, Brick on Block	

SITE PLAN



7 Buildings
+/- 68 Acres
+/- 730,000 Square Feet
+/- 2,750 Interior Road

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FORSYTH COUNTY



**MOST
AFFLUENT
COUNTY**
in GA (#8 in US)



**HIGH
CONCENTRATION
OF TECH TALENT**



**FASTEST
GROWING COUNTY**
in GA (#11 in US)



**HEALTHIEST
COUNTY IN GA:**
8 Years in a Row



**#1 COMMUNITY FOR
INCOMING
INVESTMENT**
(Top 10 in US)



**T O P
PUBLIC SCHOOL
SYSTEM IN GA**

ECONOMIC DEVELOPMENT

The economic development arm of Forsyth County is called Forward Forsyth and it is a partnership of the Forsyth County Government, the Forsyth County Development Authority, the Forsyth County Chamber of Commerce, the Forsyth County School System and Forsyth County's higher learning institutions. As one of the fastest growing and most affluent counties in the US, Forsyth County is one of the nation's best places to live, work and play. Strong civic leadership, a highly competitive tax structure, one of the lowest millage rates in the region and an outstanding educational system contribute to the county's thriving economic climate.

IT IS NO SECRET THAT FORSYTH COUNTY IS A GREAT PLACE TO LIVE AND LAUNCH A BUSINESS

BENEFIT
FROM THE
LOWEST
TAXES
IN METRO
ATLANTA



BUSINESS DEVELOPMENT INCENTIVES

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

FINANCIAL RESOURCES FROM THE STATE OF GEORGIA Georgia's Economic Development Financing Programs

JOB TAX CREDITS

\$1,250

per new job,
minimum 25 jobs

JOB TAX CREDITS

\$1,250 per new job,
Minimum of 25 jobs

OPPORTUNITY ZONE

\$3,500 per new job,
minimum 2 jobs

QUALITY JOB TAX CREDIT

up to \$5,000 per new job,
minimum 50 higher-than-average jobs

MEGA TAX CREDIT

\$5,250 per new job
minimum 1,800 net new employees & annual payroll of \$150 million

ABATEMENTS OF UP TO

100%

on property taxes

TAX EXEMPTIONS & ABATEMENTS

100%

Exemption on sales taxes for manufacturing equipment purchased in GA

100%

Exemption on taxes on goods & inventory (for qualifying projects)

Abatements of up to

100%

on property taxes (for qualifying projects)

FORSYTH COUNTY

LABOR & ECONOMIC STATISTICS



Population

267,237



Workforce

120,777

*As of Dec 2020



Total # of Businesses

7,341



Employees

116,715

*As of Dec 2020



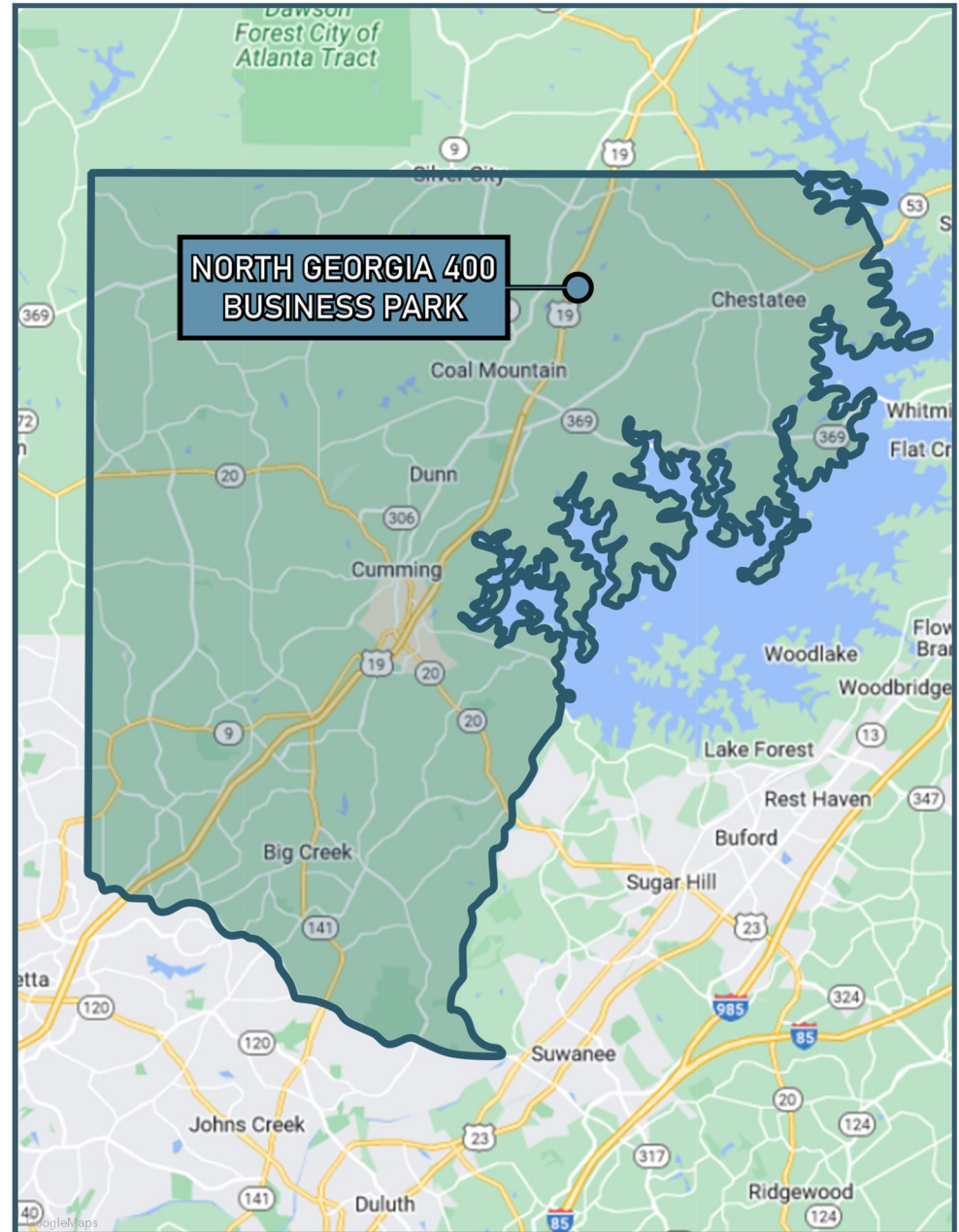
Unemployment Rate

2.8%



Median Household Income

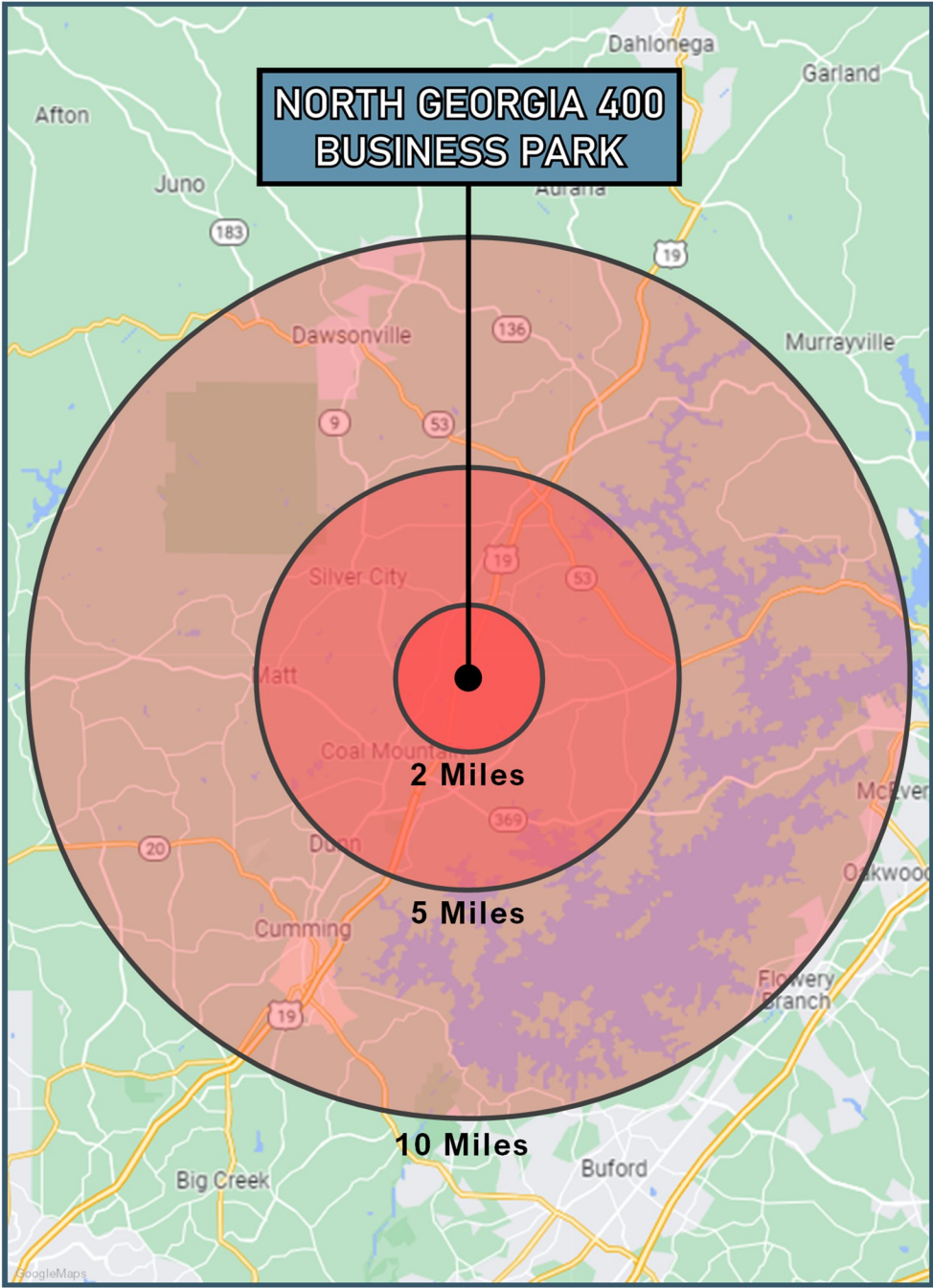
\$120,999



SOURCE: Forsyth County Economic Development Guide, Forward Forsyth

DEMOGRAPHICS

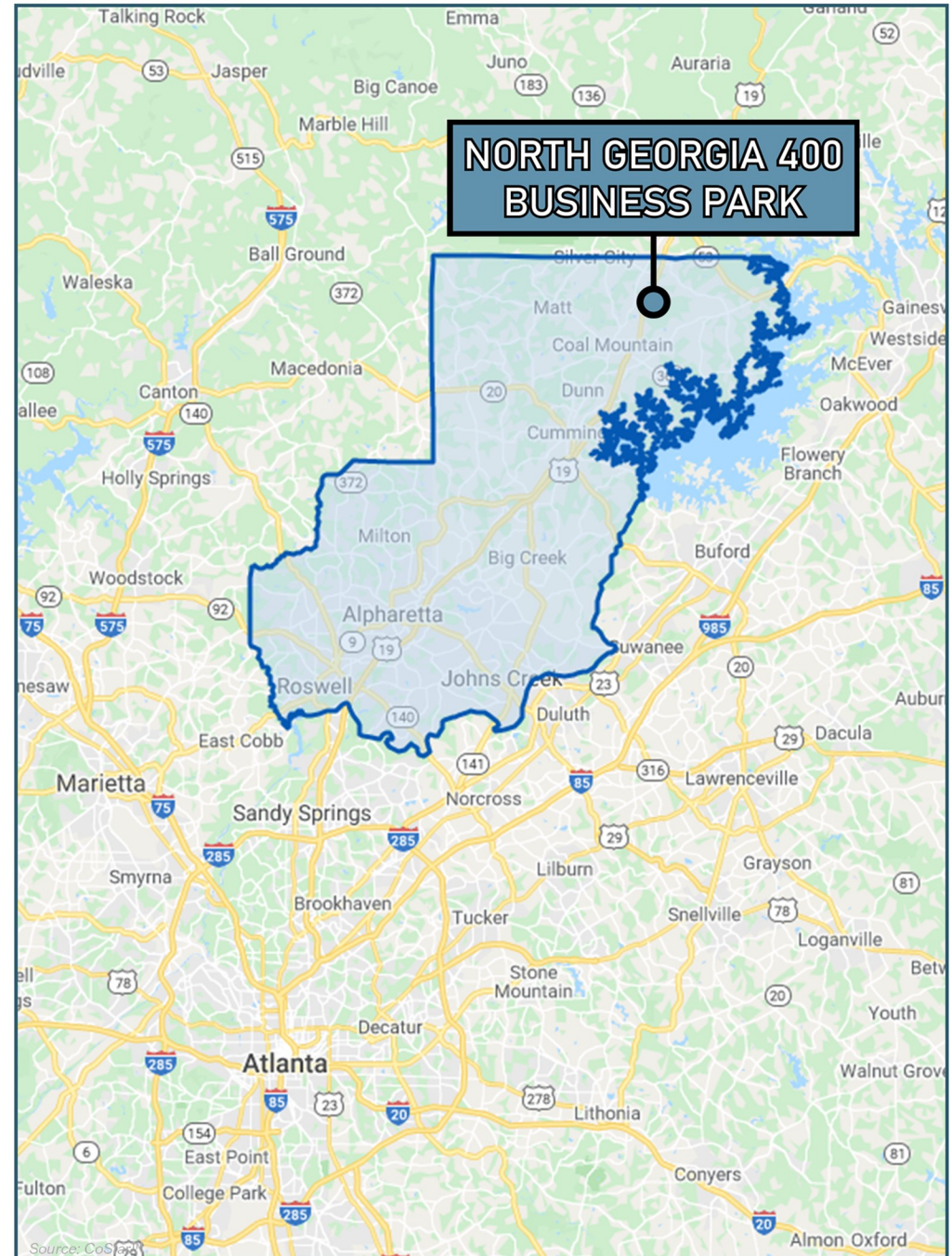
	<u>2 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
<p>Population</p>	11,557	51,645	173,495
<p>Median Age</p>	39.9	39.9	40.8
<p>Average Household Income</p>	\$120,815	\$118,257	\$122,883
<p>Average Household Size</p>	2.9	2.9	2.8
<p>Median Home Value</p>	\$355,800	\$366,004	\$397,667
<p>Educational Attainment <small>(% of Population with Some College, Bachelors & Advanced Degrees)</small></p>	73%	68%	69%



Source: CoStar™

NORTH FULTON / FORSYTH COUNTY SUBMARKET

- The second most expensive industrial submarket in the Atlanta MSA in terms of per square foot rent and sales price
 - Average Rent/SF = \$13.26 (50.34% higher than the Atlanta MSA average)^{1,3}
 - Average Sales Price/SF = \$207 (99.04% higher than the Atlanta MSA average)^{1,3}
- Forsyth County is ranked as the **most affluent** county in Georgia and the 8th most affluent County in the United States²
- Well positioned to serve as a corporate headquarters or last-mile distribution hub for firms looking for direct access to Atlanta's fast-growing, affluent northern suburbs¹
- Driven by tenants looking for smaller to mid-sized manufacturing and warehousing space¹
- More restrictive zoning and land scarcity limits the construction of larger distribution facilities that are more common in other parts of the metro¹



Sources/Notes:

1. CoStar™ Industrial Submarket Report - N Fulton/Forsyth Cnty - Atlanta - GA
2. U.S. Census, Robert Wood Johnson Foundation, SmartAsset.com, 24/7 Wall Street, GA Department of Education, GA Power, Statistica.com
3. Date current as of July 2023

AREA MAP

DRIVE TIMES & DISTANCES

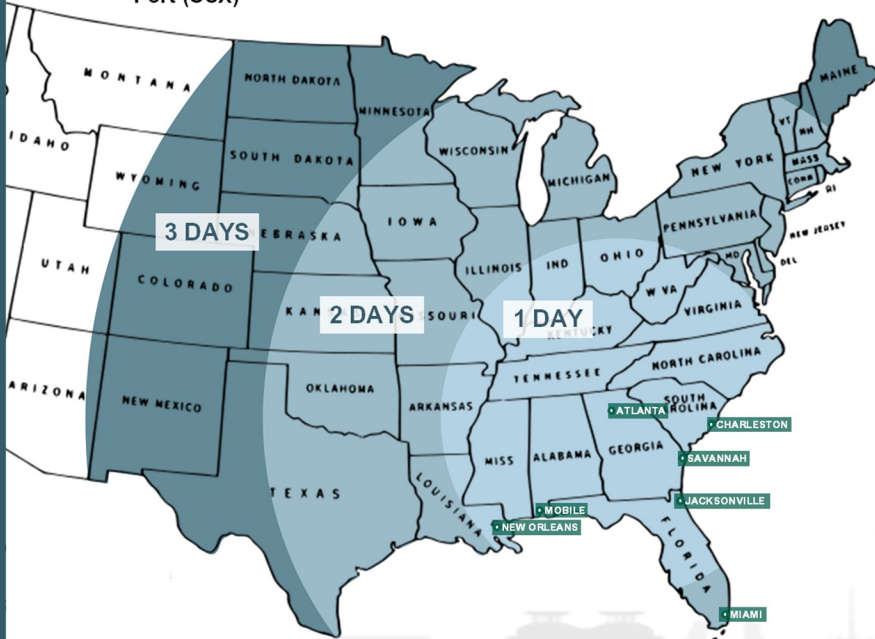
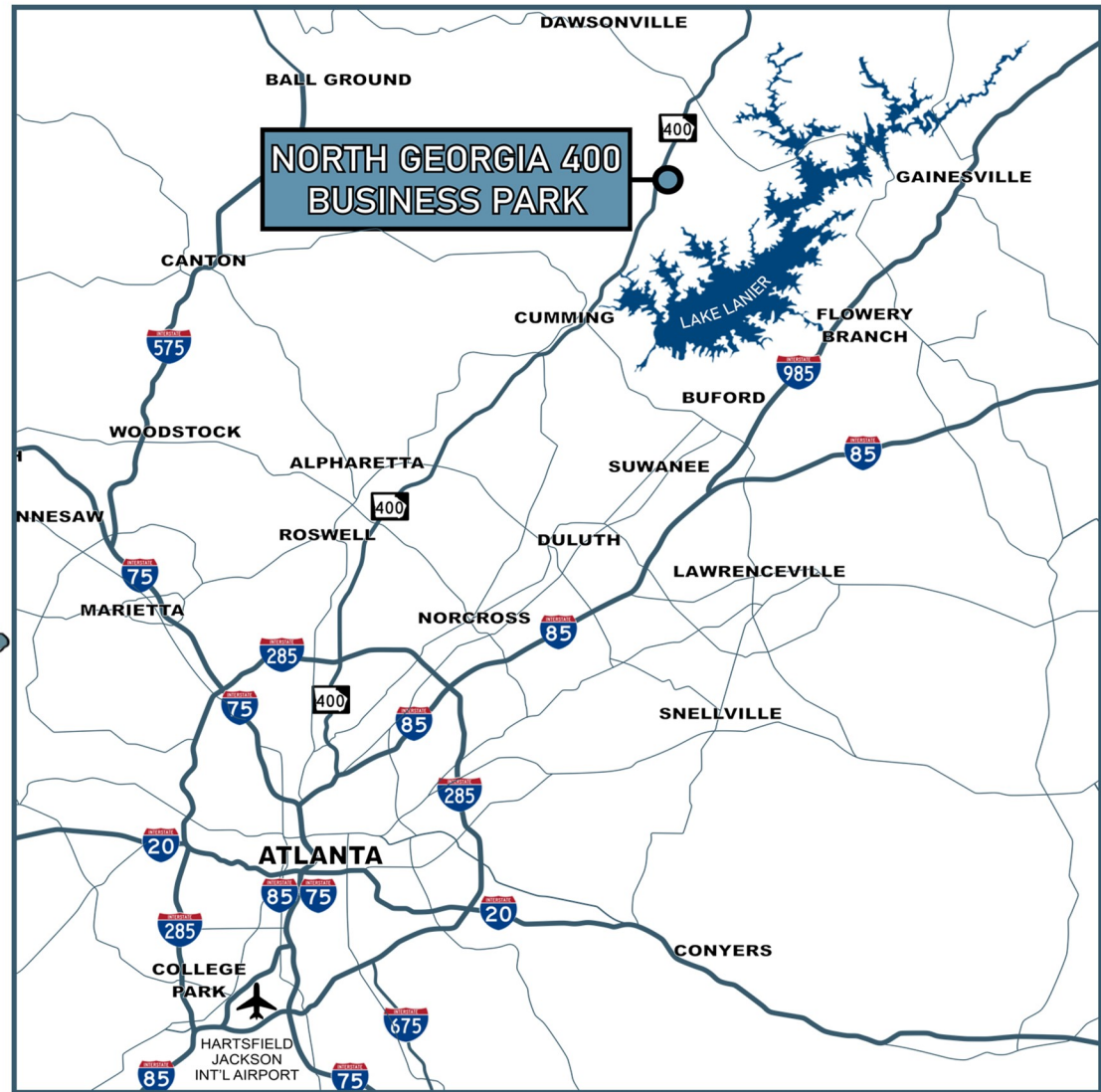
Coal Mountain Town Center	4 Minutes	2.5 Miles
New Forsyth County Admin. Building	7 Minutes	4 Miles
North Georgia Premium Outlets	7 Minutes	4.5 Miles
Nearest Lake Lanier Access	10 Minutes	5.5 Miles
Costco	10 Minutes	7 Miles
Westshore	10 Minutes	7 Miles
Cumming City Center	12 Minutes	9 Miles
The Statesman	15 Minutes	10.5 Miles
The Collection at Forsyth	15 Minutes	12 Miles
Halcyon	18 Minutes	16 Miles
Avalon	20 Minutes	20 Miles
Ameris Bank Amphitheater	25 Minutes	23 Miles
I-985 / I-85	35 Minutes	20-22 Miles
I-285	35 Minutes	33 Miles
Atlanta Airport	55 Minutes	55 Miles



NORTH GEORGIA 400 BUSINESS PARK

LOCATION

INTERSTATES		AIRPORT	
I-285	32 Miles	Hartsfield Jackson Int'l	54 Miles
I-85	22 Miles		
RAIL		PORT CITIES	
Norfolk Southern (Austell)	60 Miles	Savannah	296 Miles
Norfolk Southern (Inman)	46 Miles	Charleston	331 Miles
CSX Intermodal (Atlanta)	45 Miles	Jacksonville	360 Miles
CSX Intermodal (Fairburn)	67 Miles	Mobile	375 Miles
INLAND PORTS		New Orleans	517 Miles
NE Georgia Inland Port (Norfolk Southern)	25 Miles	Miami	709 Miles
Appalachian Regional Port (CSX)	75 Miles		



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ATLANTA

The Southeastern Heart of Business and Distribution

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