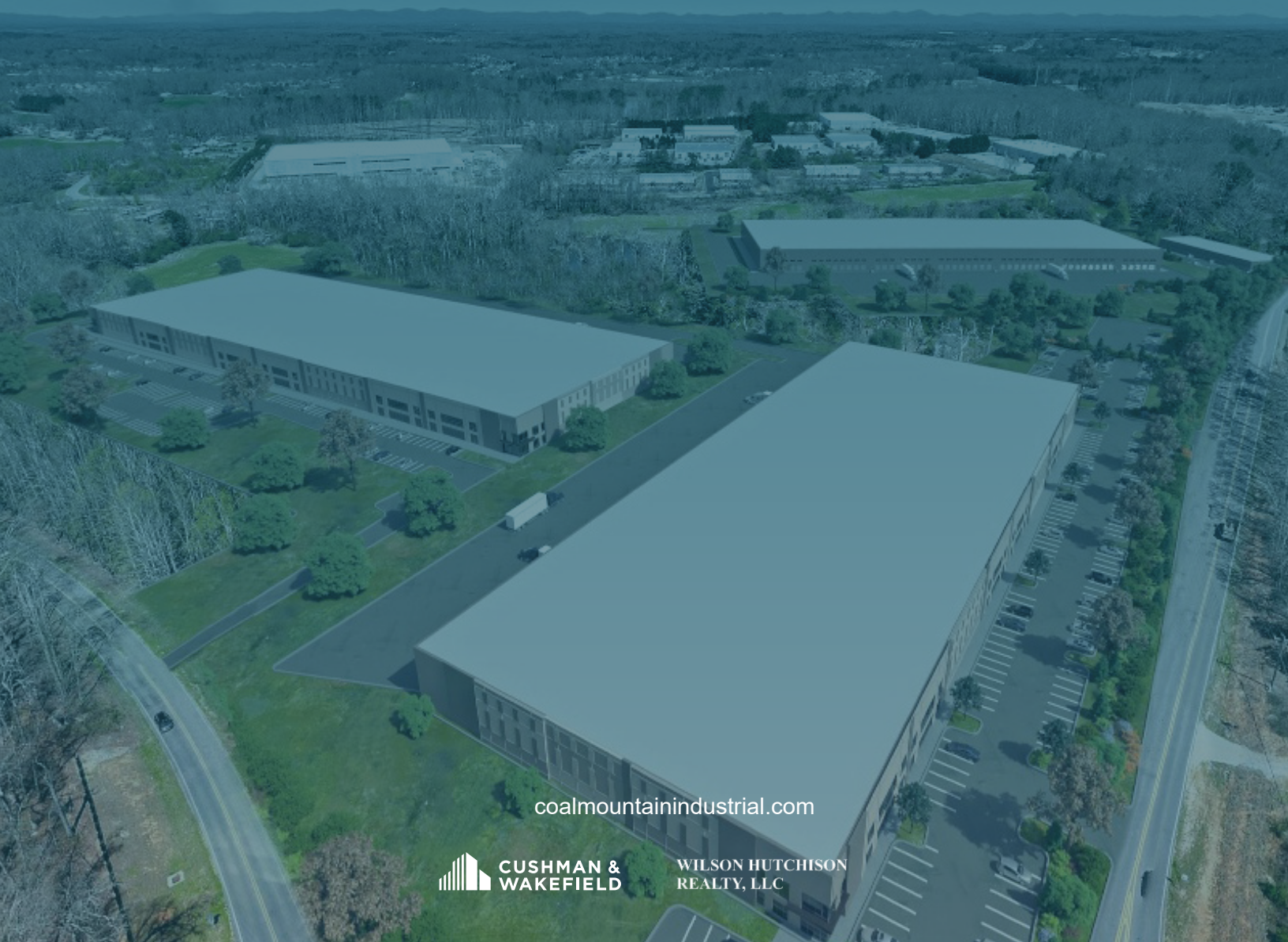




# COAL MOUNTAIN INDUSTRIAL PARK

Settingdown Rd & GA-400, Cumming, GA



[coalmountainindustrial.com](http://coalmountainindustrial.com)



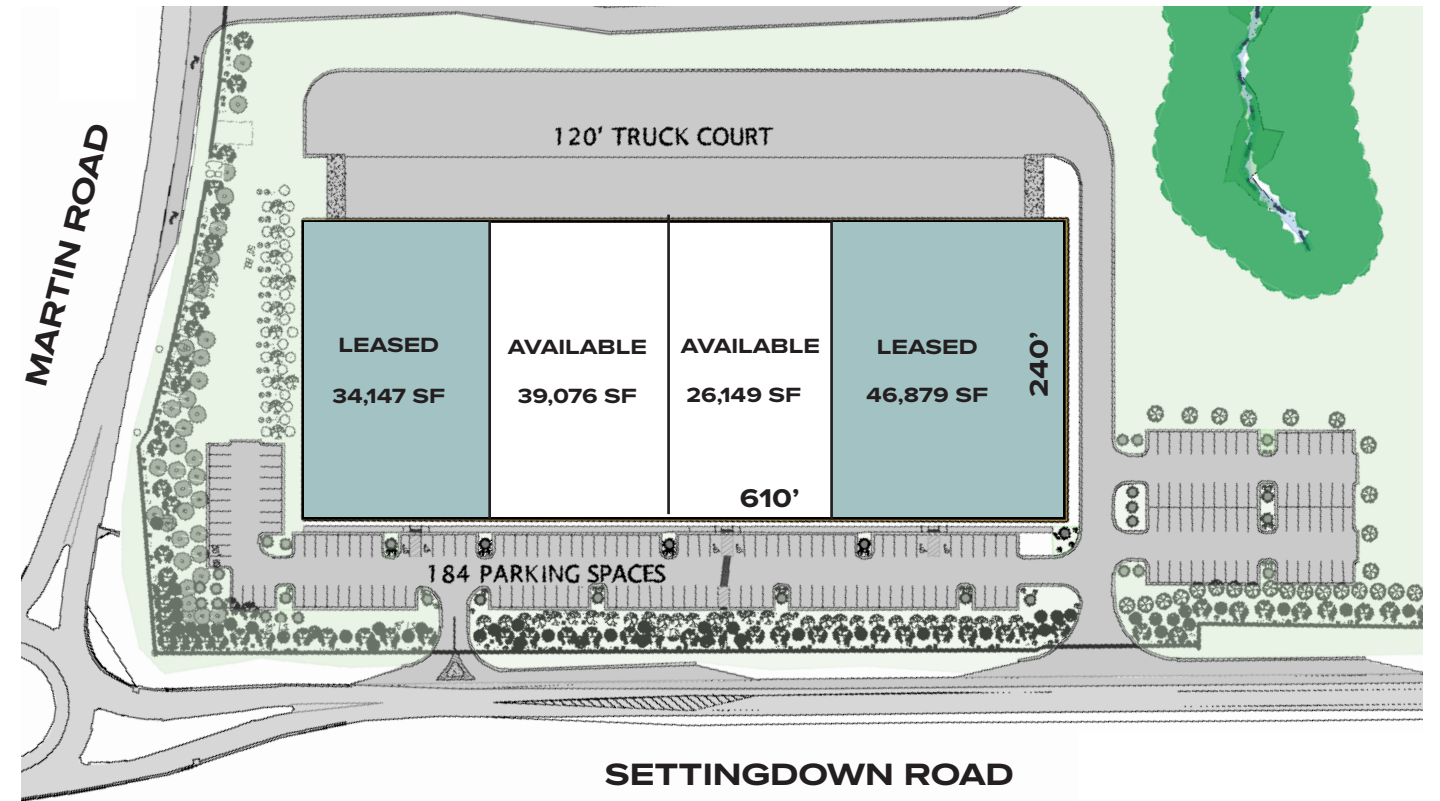
WILSON HUTCHISON  
REALTY, LLC

**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.

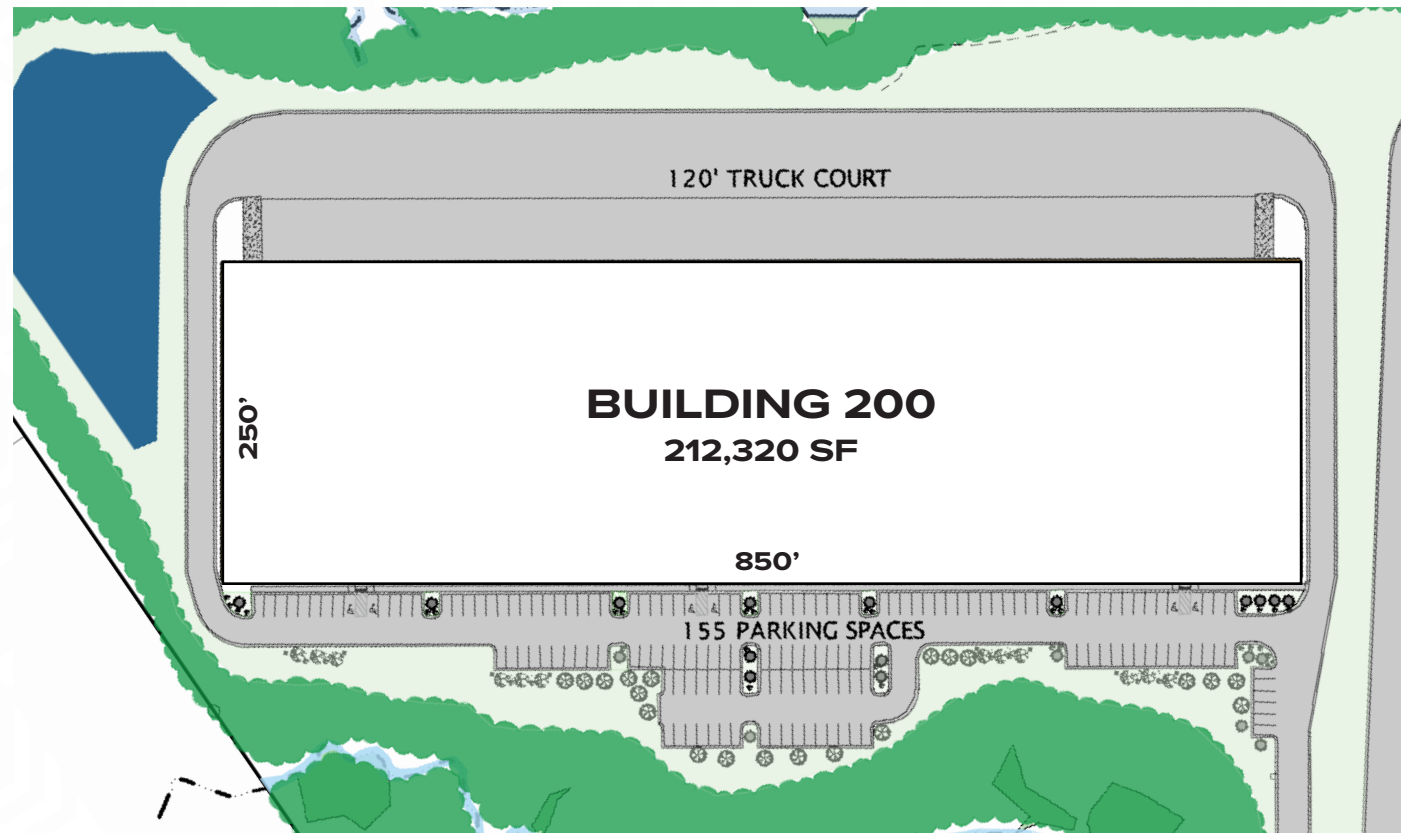
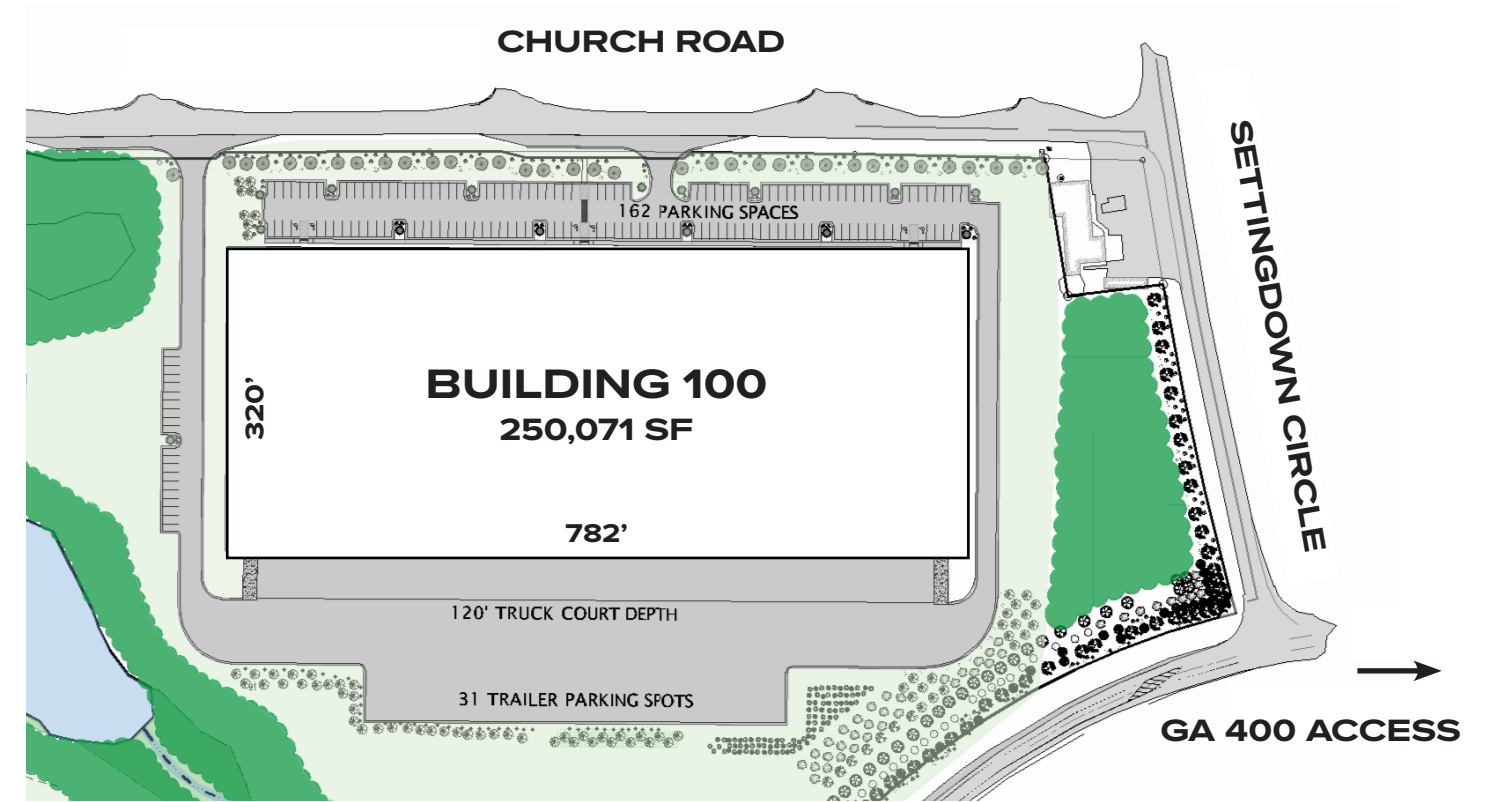


## BUILDING 300

<b>BUILDING DIMENSION</b>	240' x 610'	<b>DRIVE IN DOORS</b>	0
<b>AVAILABLE SF</b>	65,225 SF (Suite 102: 26,149 SF; Suite 103: 39,076 SF)	<b>COLUMN SPACING</b>	54' x 60' w/ 60' speed bay
<b>OFFICE SF</b>	1-2,200 SF spec suite	<b>SPRINKLERS</b>	ESFR
<b>CONSTRUCTION</b>	Concrete Tilt Wall	<b>AUTO PARKING</b>	184 for the building. Suites permitted to use pro rata share.
<b>CONFIGURATION</b>	Rear Load	<b>TRUCK COURT DEPTH</b>	120'
<b>CEILING HEIGHT</b>	32'	<b>LIGHTING</b>	LED Stumble Lighting (30 FC)
<b>DOCK HIGH DOORS</b>	17 total (Suite 102: 7 Docks; Suite 103: 10 Docks)	<b>POWER</b>	3,000 amps

# BUILDING 200

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



# BUILDING 100

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

# AREA AMENITIES

**57**  
Arts & Entertainment

**301**  
Retail & Shopping

**330**  
Restaurants & Fast Food

**15**  
Hospitals & Wellness

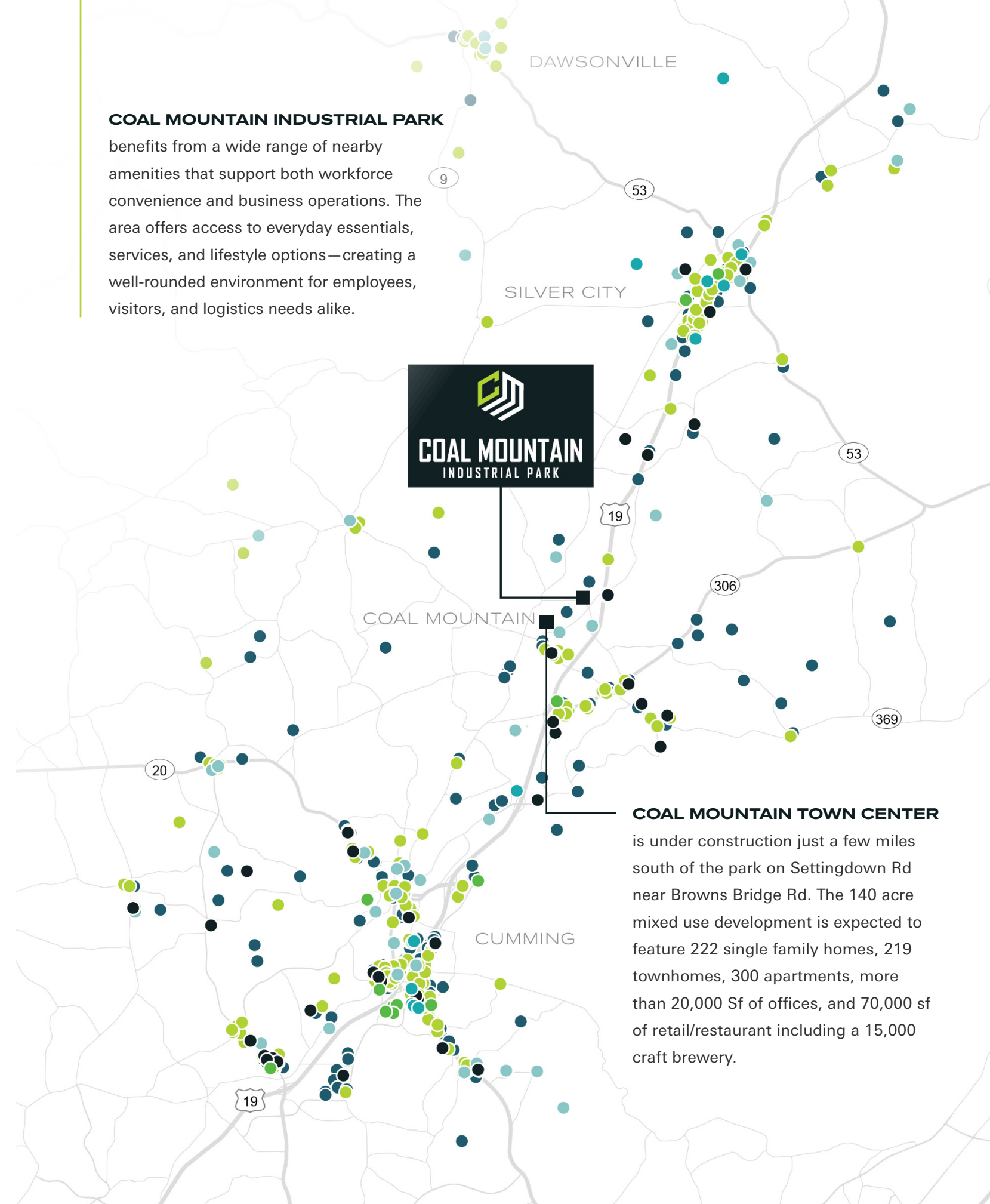
**19**  
Hotels & Accommodations

**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.



# 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

## BEST IN QUALITY OF LIFE

*Forsyth County, Georgia*

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

WILSON HUTCHISON  
REALTY, LLC

TAMARACK



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