

Settingdown Rd
Cumming, GA 30041
Forsyth County Georgia

EXCLUSIVELY OFFERED BY
WILSON HUTCHISON REALTY, LLC



Scott Hutchison

404-234-9740 or email
Scott@wilsonhutch.com



WILSON HUTCHISON
REALTY, LLC

The information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.

5755 North Point Parkway, Suite 44, Alpharetta, GA 30022 Tel: 770-242-7917 Fax: 678-325-4824 | www.wilsonhutch.com

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Expected Delivery: Q3 2026

North Georgia 400 Business Park is a premier modern industrial/flex development strategically located along the GA-400 corridor. Designed to meet the needs of today's users, the park offers state-of-the-art facilities with outstanding access to major transportation routes and the surrounding North Metro Atlanta.

Property Highlights

New construction industrial / flex buildings

Flexible size configurations: +/-51,000 SF to +/-166,000 SF

Total +/- 383,000 SF

Prime visibility and accessibility along GA-400

Modern design with efficient layouts

Excellent access to regional and metro Atlanta distribution routes

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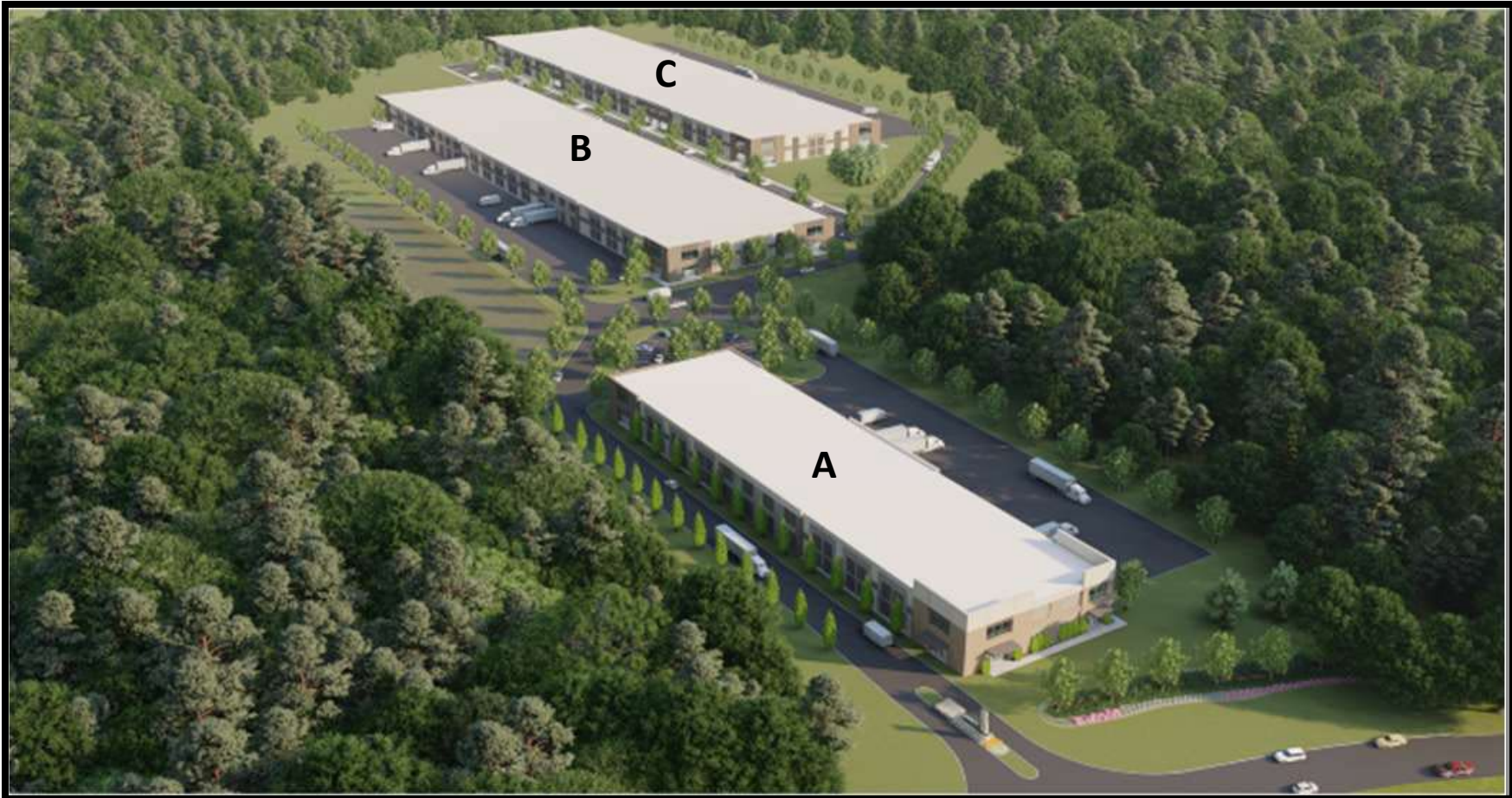
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Building Specifications

Available August 2026

- +/- 52,100 SF
- Ceiling Height: 32' Clear Height
- Doors: 25 Dock High & 2 Drive-In
- Parking: 50 Spots & Truck Court
- Zoning M-1 (Light Industrial)
- Office Build to Suit
- ESFR Sprinkler System



+/- 52,100 square feet Office/Warehouse

4710 SETTINGDOWN INDUSTRIAL PKWY
CUMMING, GEORGIA 30041

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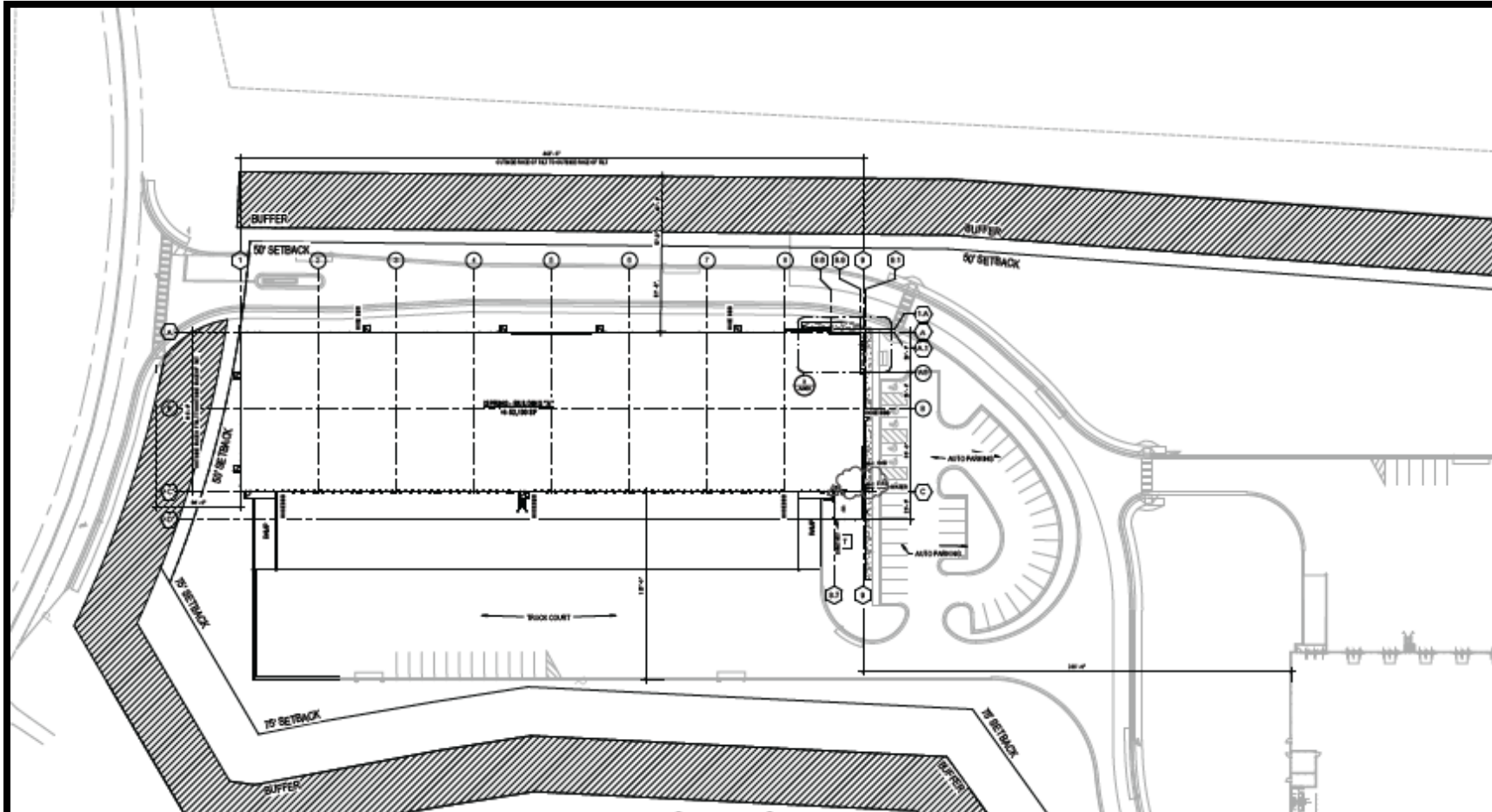
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Building Specifications

Available August 2026

- +/- 167,232 SF
- Ceiling Height: 32' Clear
- Doors: 52 Dock Highs & 2 Drive-In
- Parking: 160
- Zoning M-1 (Light Industrial)
- Office Build to Suit
- ESFR Sprinkler System



+/- 167,232 square feet Office/Warehouse 4725 SETTINGDOWN INDUSTRIAL PKWY
CUMMING, GEORGIA 30041

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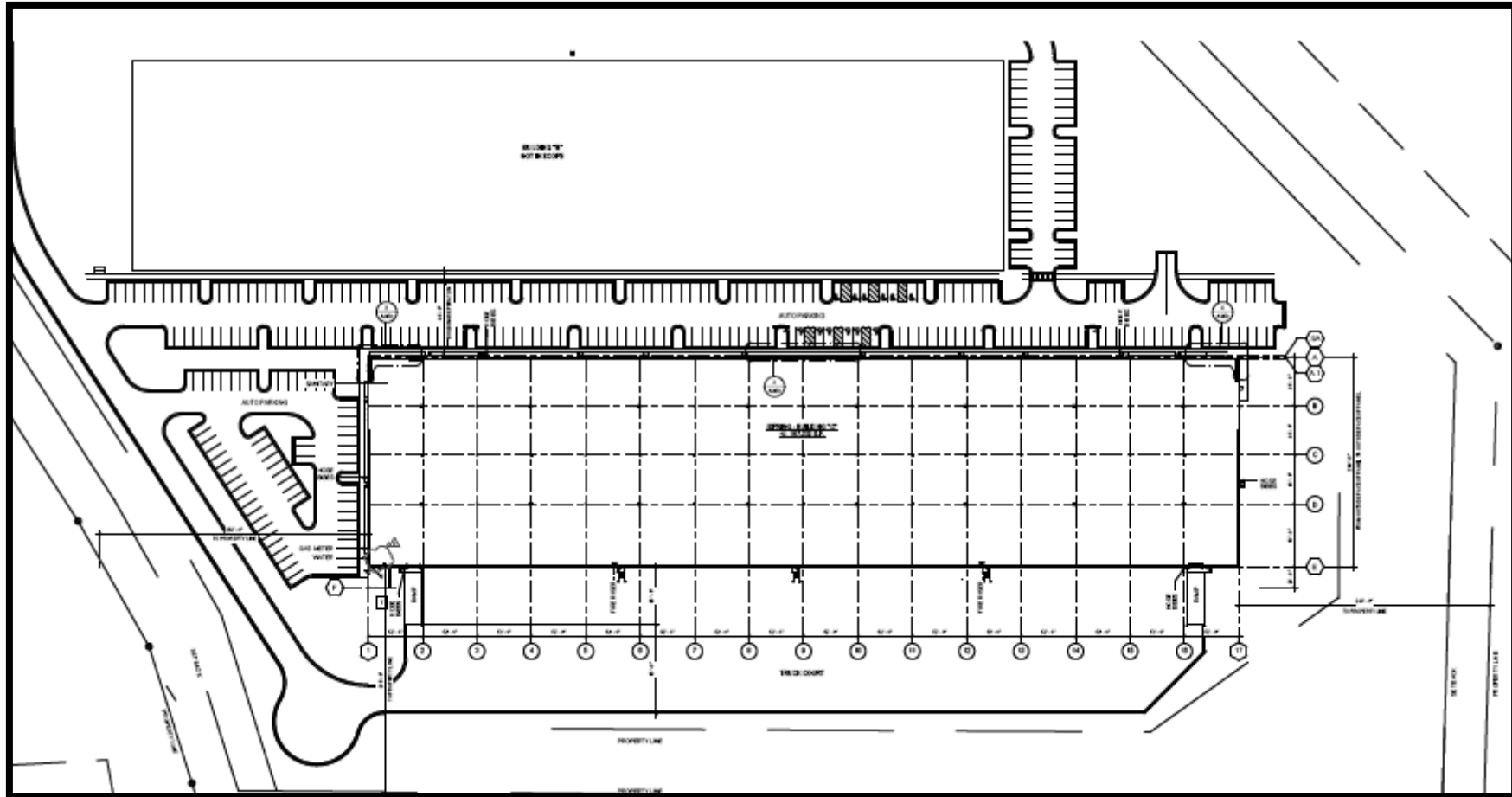
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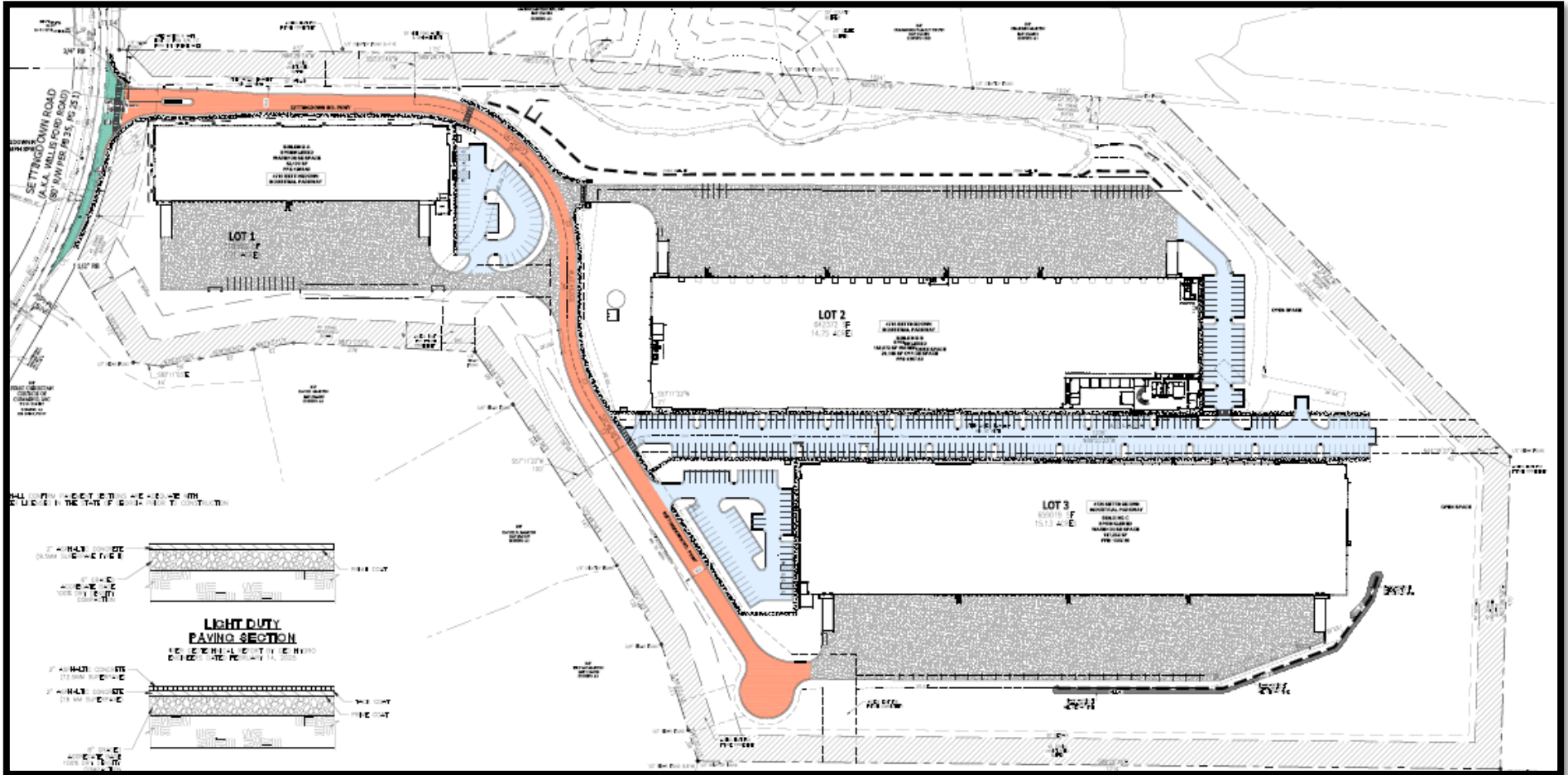
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