

SAWNEE 400 COMMERCE CENTER

4987 Piney Grove Road, Cumming, GA 30040

24,000 - 400,093 SF

DELIVERING Q4 27



CLASS-A INDUSTRIAL PARK

±1.3 miles from GA-400 via GA-141

Premier access to rooftops, amenities, and infrastructure

Multi-tenant & Stand-alone optionality

Ample Automobile Parking

LEASED BY:



www.seefriedproperties.com

A DEVELOPMENT BY:



www.hickoryrep.com

SAWNEE 400 COMMERCE CENTER

Cumming, GA

SITE INFORMATION

Location:	4987 Piney Grove Road
County:	Forsyth
City:	Cumming
Building Size:	Building A: 167,440 SF - Rear Load Building B: 152,051 SF - Rear Load Building C: 80,602 SF - Rear Load
Construction:	Pre-Cast, Concrete Tilt Wall



LEASED BY:



BUILDINGS SPECS

BUILDING A:

Available:	24,000 - 167,440 SF
Office:	BTS
Clear Height:	32'
Building Depth:	230'
Truck Court Depth:	135'
Dock Doors:	43
Drive-in Doors:	2 (14' W x 16' H)
Column Spacing:	52' W x 56'-6" D
Speed Bay:	60'
Power:	BTS
Lighting:	30 FC @ 36" AFF
Fire Protection:	ESFR
Roof:	45-mil TPO
Slab:	6" Thick - 10-mil Vapor Barrier
Auto Parking:	177 spaces

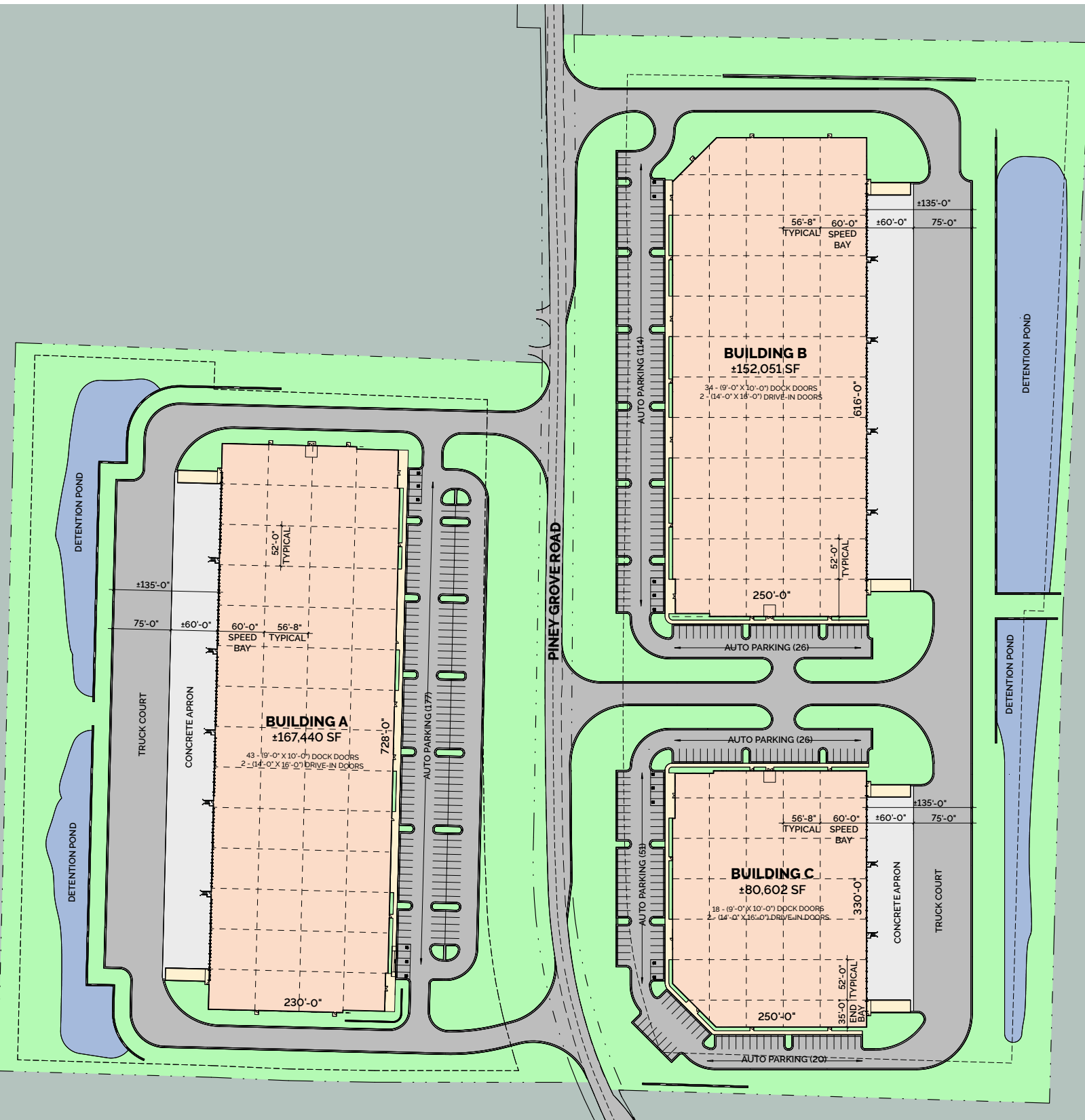
BUILDING B:

Available:	38,000 - 152,051 SF
Office:	BTS
Clear Height:	32'
Building Depth:	250'
Truck Court Depth:	135'
Dock Doors:	34
Drive-in Doors:	2 (14' W x 16' H)
Column Spacing:	52' W x 47'-6" D
Speed Bay:	60'
Power:	BTS
Lighting:	30 FC @ 36" AFF
Fire Protection:	ESFR
Roof:	45-mil TPO
Slab:	6" Thick - 10-mil Vapor Barrier
Auto Parking:	140 spaces

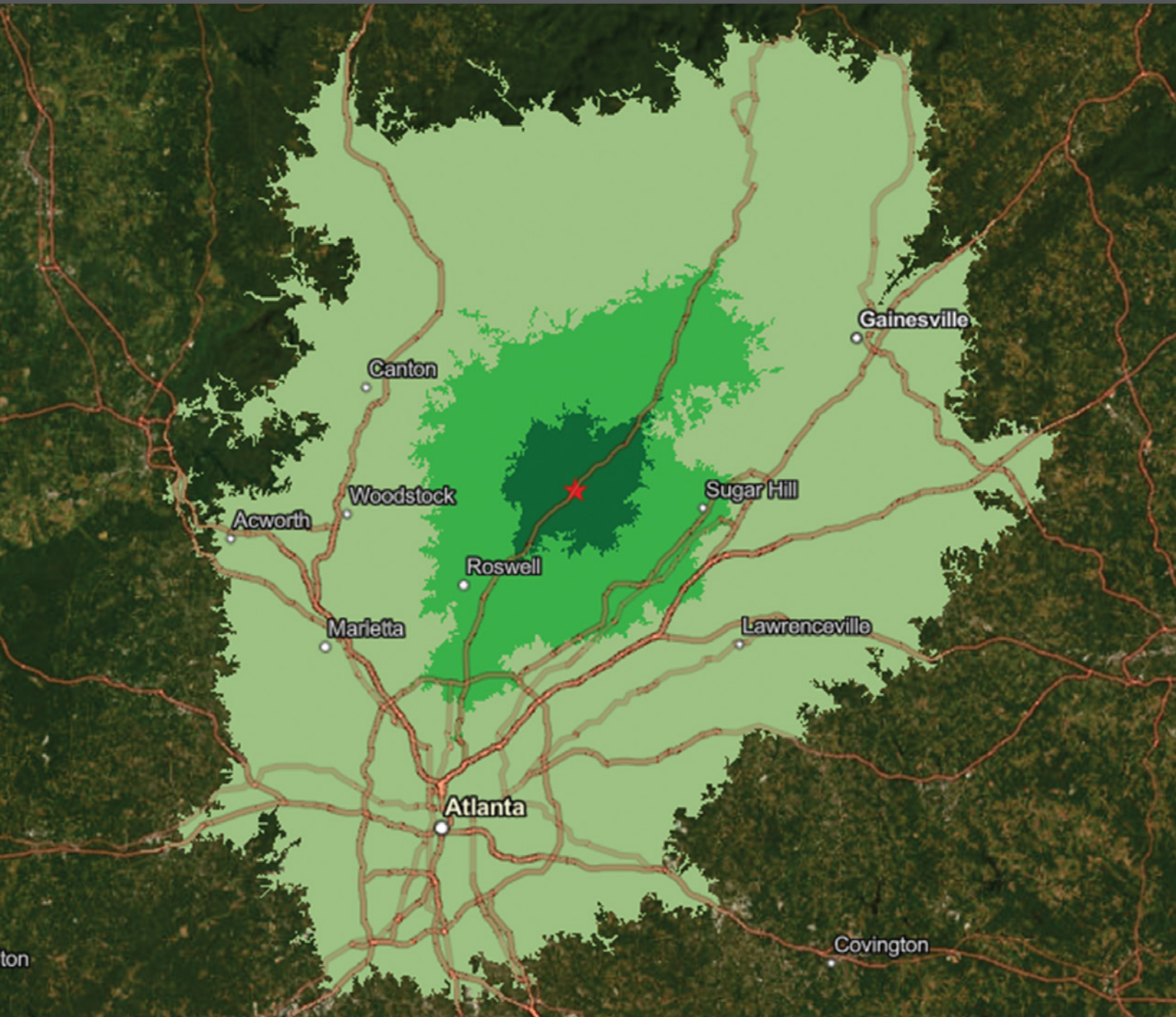
BUILDING C:

Available:	35,000 - 80,602 SF
Office:	BTS
Clear Height:	32'
Building Depth:	250'
Truck Court Depth:	135'
Dock Doors:	18
Drive-in Doors:	2 (14' W x 16' H)
Column Spacing:	52' W x 47'-6" D
Speed Bay:	60'
Power:	BTS
Lighting:	30 FC @ 36" AFF
Fire Protection:	ESFR
Roof:	45-mil TPO
Slab:	6" Thick - 10-mil Vapor Barrier
Auto Parking:	114 spaces

SITE PLAN



DEMOGRAPHICS



DISTANCE FROM SUBJECT	15 MIN	30 MIN	60 MIN
2025 Population	181,426	921,701	4,654,429
2025-2030 Population Growth	1.2%	0.9%	0.8%
2025 Population in Labor Force	96,784	505,887	2,530,158
Unemployment Rate	3.2%	3.2%	4.0%
2025 Households	63,021	342,749	1,774,778
2025 Median Household Income	\$152,222	\$131,067	\$94,898
<i>National Average</i>	<i>\$80,610</i>	<i>\$80,610</i>	<i>\$80,610</i>
2025 Median Home Value	\$613,547	\$581,505	\$439,513
<i>National Average</i>	<i>\$410,800</i>	<i>\$410,800</i>	<i>\$410,800</i>
2025 Bachelor's Degree and Higher	70.9%	64.6%	48.7%



**Sawnee 400
Commerce
Center**

**1.3 miles to GA-400
Exit 13**

EXIT 13



Tripp Ausband
770.825.3391 Direct
tausband@seefriedproperties.com

Joseph Kriss
678.362.4641 Direct
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DRIVE TIMES

GA-400	3 minutes
Interstate 285:	24 minutes
Hartsfield-Jackson Int'l Airport:	60 minutes

LEASED BY:



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A DEVELOPMENT BY:

