

BRASELTON BUSINESS CENTER

Northeast Atlanta Submarket | Braselton, Georgia



± 432,000 SF

CROSS-DOCK FACILITY

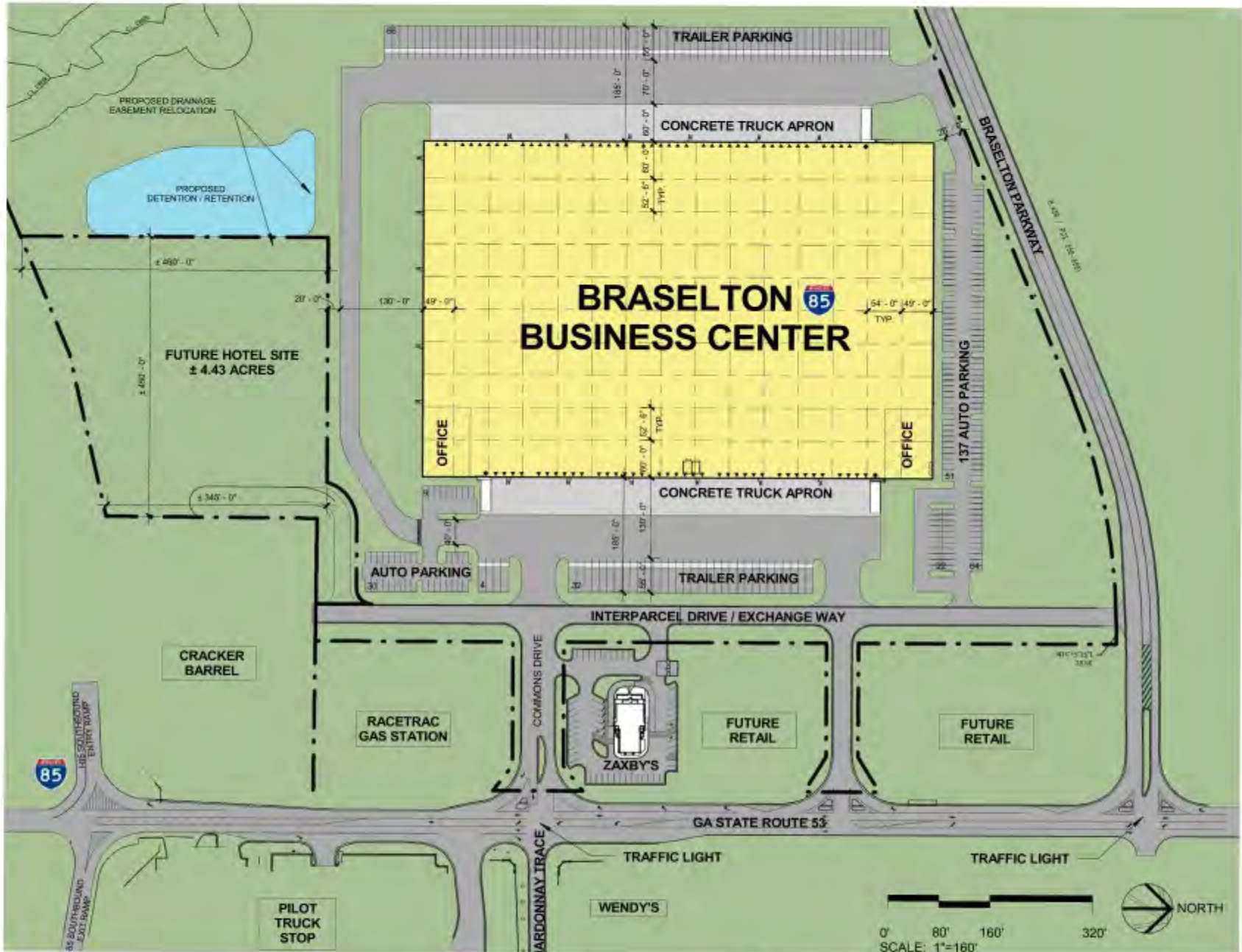
IMMEDIATE ACCESS TO I-85


CBRE

HUNTINGTON
INDUSTRIAL PARTNERS

BRASELTON BUSINESS CENTER

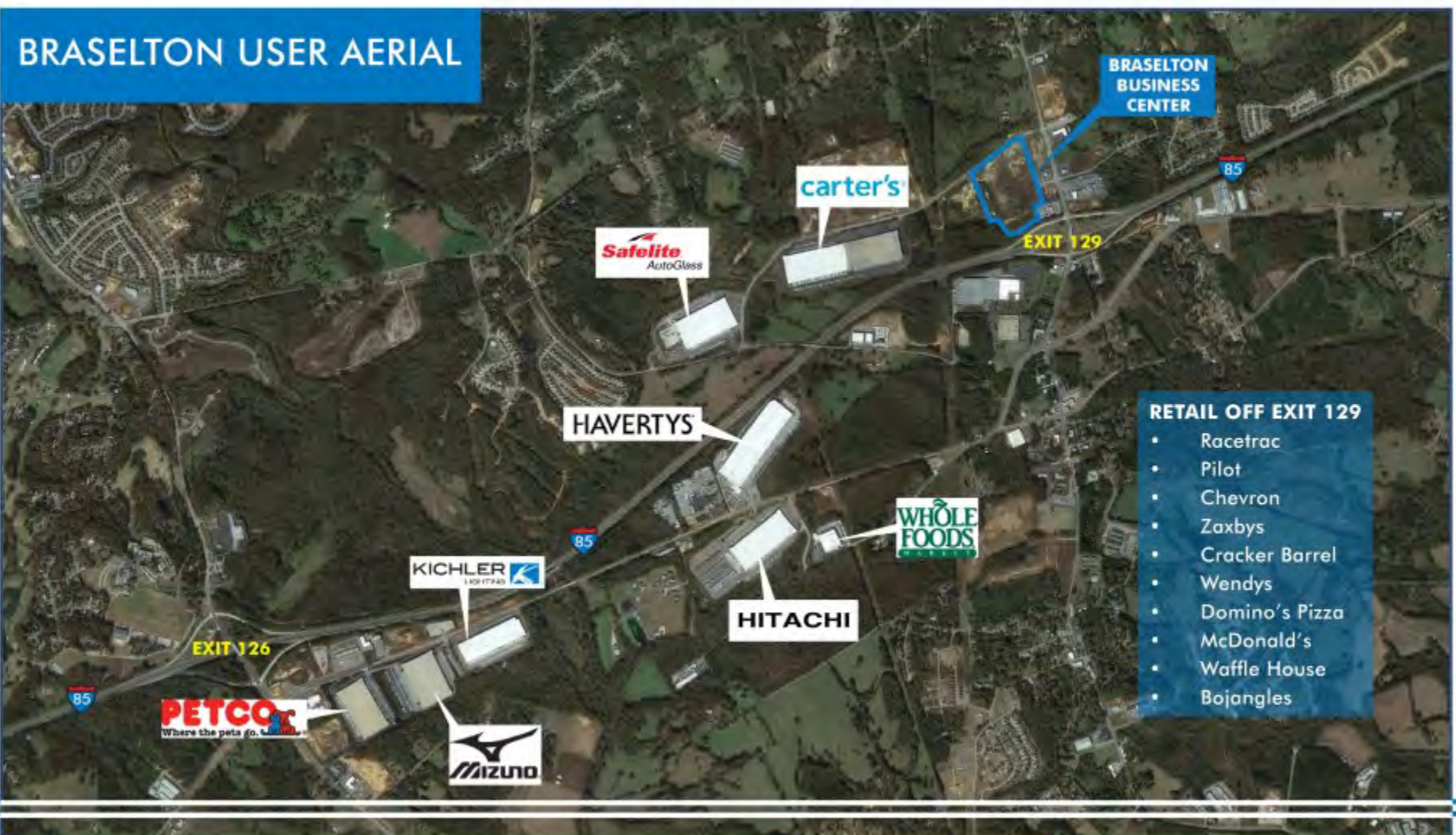
Northeast Atlanta Submarket | Braselton, Georgia



PROPERTY:	BRASELTON  BUSINESS CENTER
AVAILABLE:	± 432,000 SF cross-dock building (divisible)
SITE INFORMATION:	± 32.61 acres
OFFICE SPACE:	Build-to-suit
CLEAR HEIGHT:	32'
BUILDING DIMENSIONS:	540' deep X 800' wide
COLUMN SPACING:	52'6" deep X 54' wide (60' at speed bays)
WAREHOUSE FLOOR:	Full building vapor barrier
DOCK DOORS:	±80 dock high doors; 3 drive-in doors
TRUCK COURT:	185' with 60' concrete apron
PARKING:	102 trailer spaces, 176 auto spaces

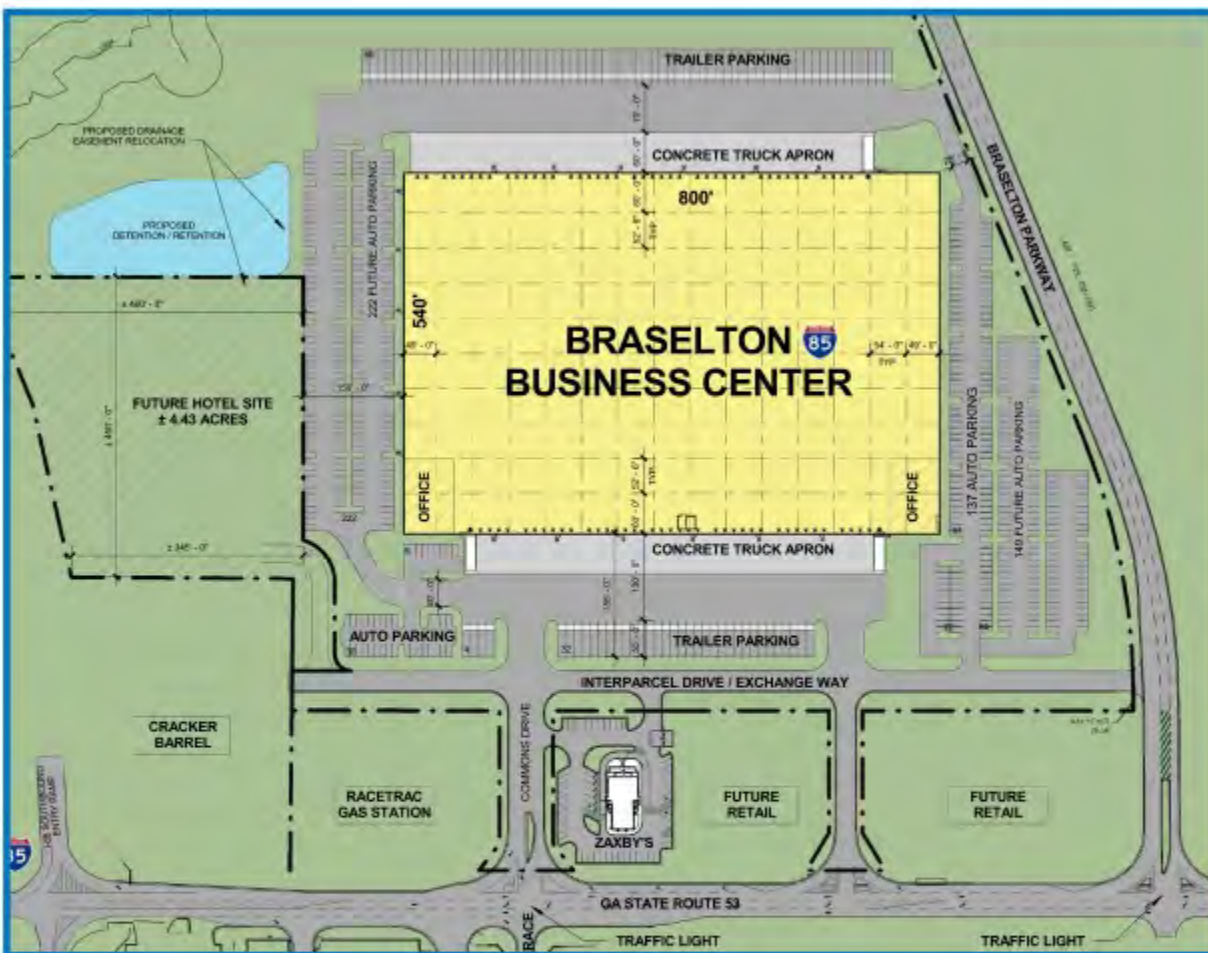


- Four points of ingress and egress to site tying into two traffic signals
- 0.15 miles to diamond interchange at Exit 129 on I-85 located in pro-business Jackson County
- Site flexibility with three alternative site plans for enhanced trailer parking, auto parking, or additional dock access
- Excellent amenity base in place and growing



BRASELTON BUSINESS CENTER

Alternate Site Plans



ENHANCED AUTO PLAN

AVAILABLE:	± 432,000 SF
SITE INFORMATION:	± 32.61 acres
CLEAR HEIGHT:	32'
TRAILER PARKING:	102
AUTO PARKING:	547
DOCK DOORS:	± 80 dock high doors; 3 drive-in doors

FOR MORE
INFORMATION
PLEASE CONTACT:

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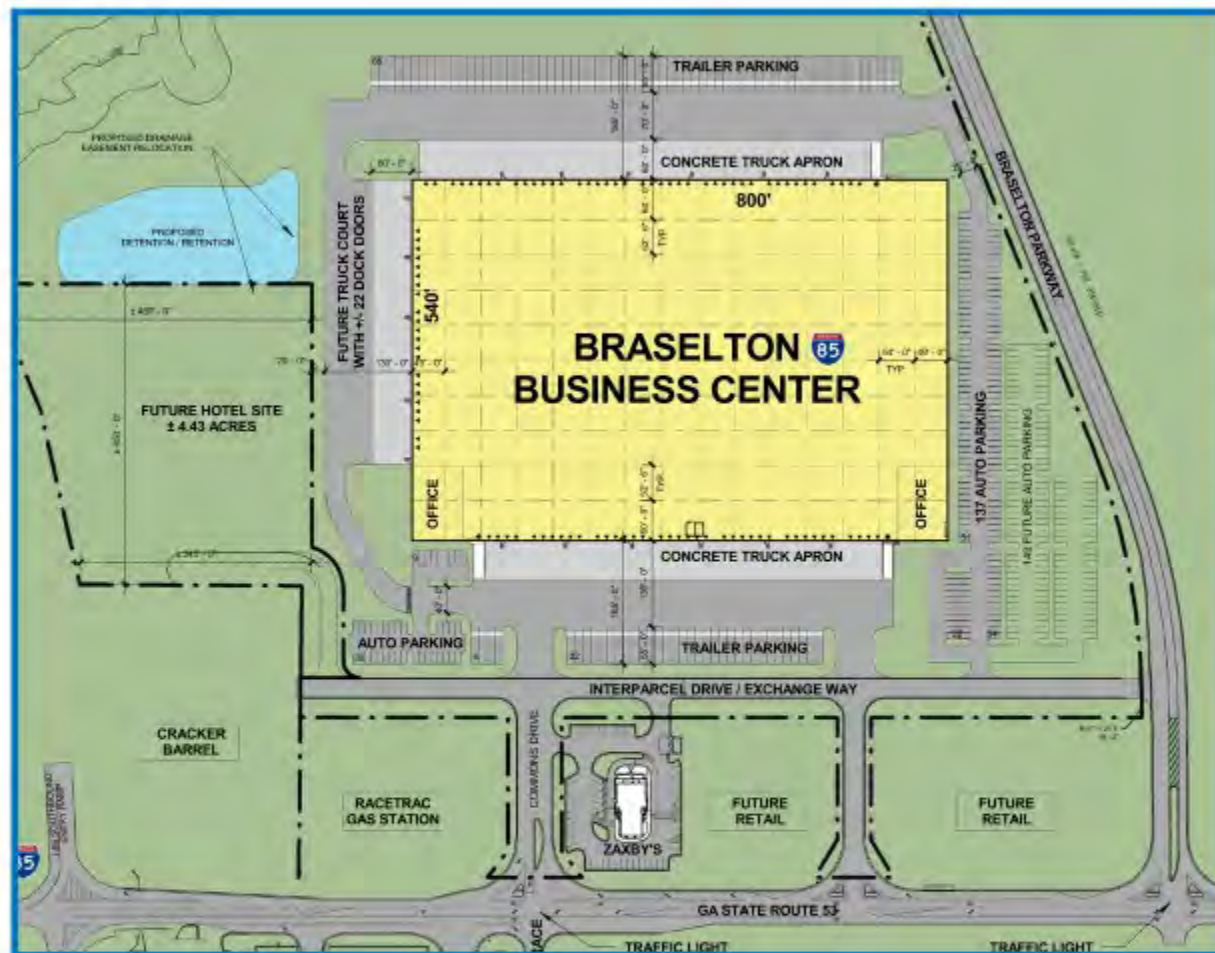
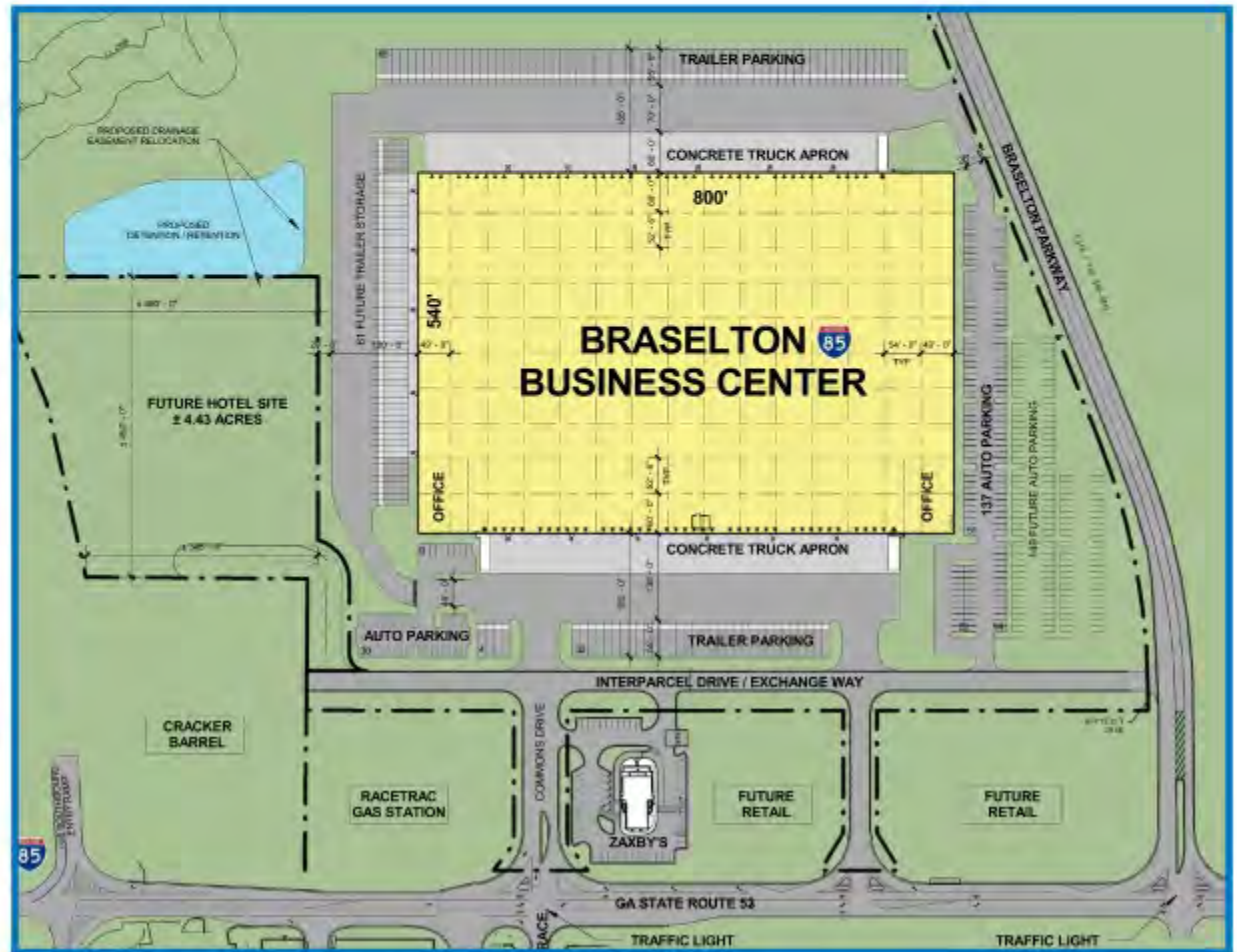
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Alternate Site Plans

ENHANCED TRAILER PLAN

AVAILABLE:	± 432,000 SF
SITE INFORMATION:	± 32.61 acres
CLEAR HEIGHT:	32'
TRAILER PARKING:	163
AUTO PARKING:	325
DOCK DOORS:	±80 dock high doors; 3 drive-in doors



ENHANCED DOCK PLAN

AVAILABLE:	± 432,000 SF
SITE INFORMATION:	± 32.61 acres
CLEAR HEIGHT:	32'
TRAILER PARKING:	102
AUTO PARKING:	325
DOCK DOORS:	±102 dock high doors; 3 drive-in doors

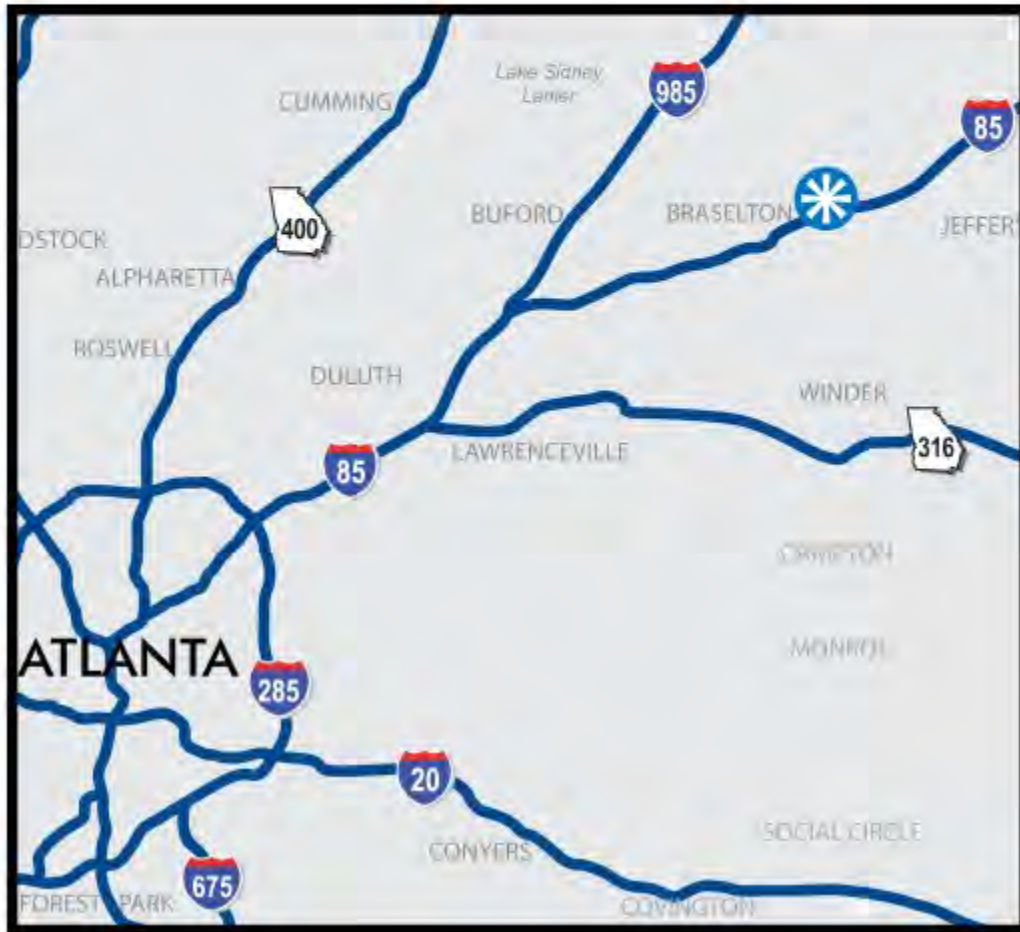
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TRANSPORTATION

AIR:	Atlanta Hartsfield-Jackson International Airport - 60 miles
INTERSTATE:	Excellent access to Interstate 85
PORT CITIES:	Savannah: 235 miles
	Brunswick: 310 miles
	Charleston: 305 miles
	Jacksonville: 395 miles
	Norfolk: 520 miles
	NY/NJ: 825 miles

TO SET UP A TOUR, PLEASE CONTACT:

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