

Ackerman & Co.

BRASELTON CROSSROADS

PRIME LOGISTICS LOCATION

- Now pre-leasing:
 - Building 200: 160,000± SF
 - Building 300: 150,000± SF
- Shallow bay
- Clear height
 - Building 200: 30' clear
 - Building 300: 32' clear
- 6" concrete floor
- Rear-load configuration
- High visibility
- Excellent highway/distribution access:
 - Direct access to I-85 & GA Highway 211 via exit 126
 - 12 miles from GA Highway I-985
 - 14 miles from GA Highway 316
 - 30 miles from I-285

NOW PRE-LEASING



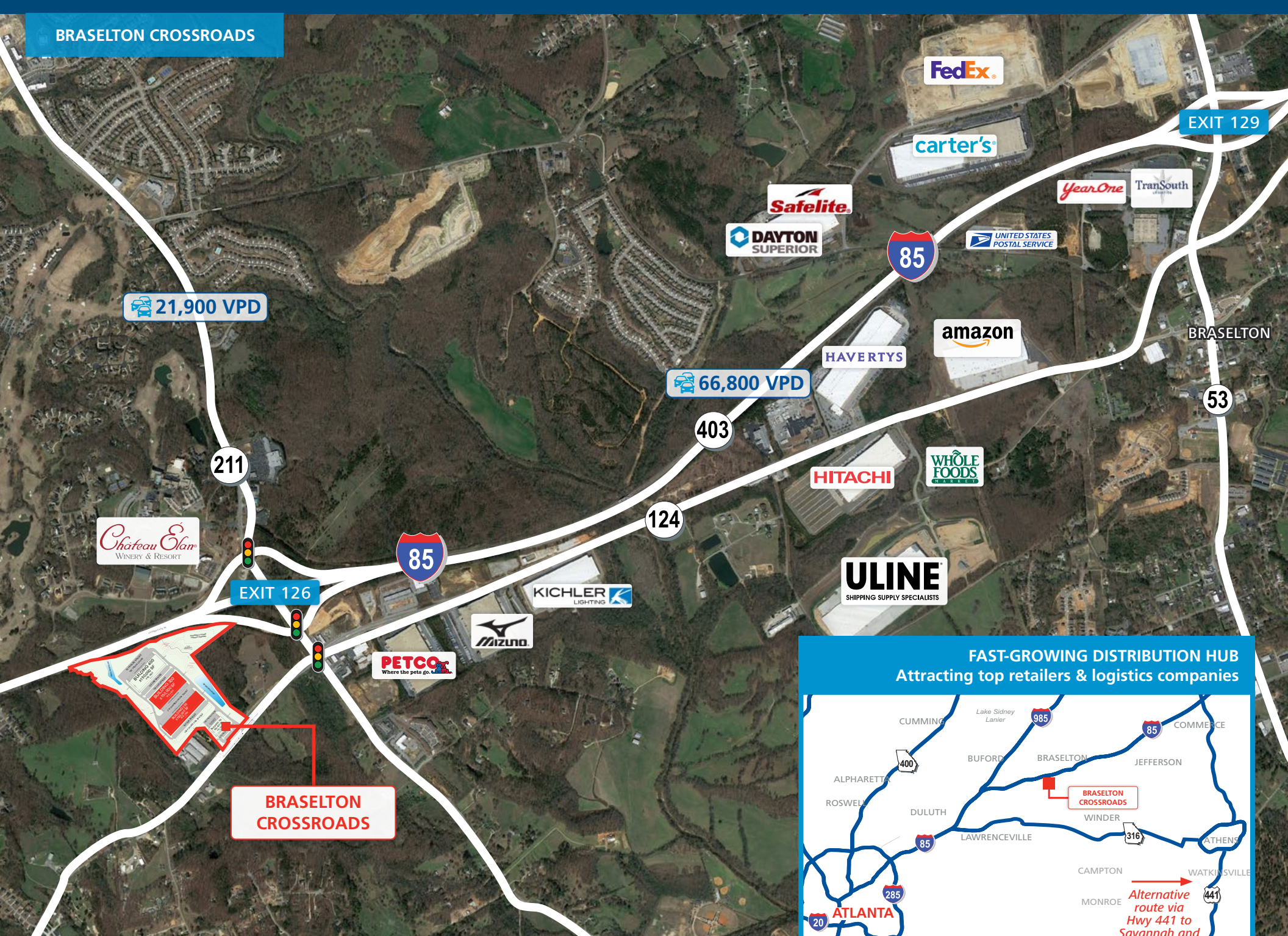
BUILDING 200

Building Location:	Braselton, GA 30548
Building Type:	Shallow-bay warehouse rear load
Building Size:	160,746 SF
Available Space:	160,746 SF
Office:	Build-to-suit
Clear Height:	30'
Column Spacing:	50' x 50' bays
Minimum Size:	10,000 SF
Dock(s):	54 - 9' x 10' dock high-doors 2 - 12' x 14' drive in doors with ramp
Building Depth:	200'
Building Length:	800'
Floor Slab:	6" concrete
Fire Sprinkler:	ESFR
Auto Parking:	155 spaces
Truck Court(s):	Shared 210' deep; 60' concrete apron
Roof:	R20; 45 mil white TPO, 15-year warranty
Exterior Construction:	Tilt-up exterior concrete wall construction
Architect:	Randall Paulson
Civil Engineer:	Eberly Associates
General Contractor:	TBD

BUILDING 300

Building Location:	Braselton, GA 30548
Building Type:	Shallow-bay warehouse rear load
Building Size:	150,388 SF
Available Space:	150,388 SFF
Office:	Build-to-suit
Clear Height:	32'
Column Spacing:	52' x 45' + 60' speed bay
Minimum Size:	12,500 SF
Dock(s):	39 - 9' x 10' dock high-doors 2 - 12' x 14' drive in doors with ramp
Building Depth:	240'
Building Length:	624'
Floor Slab:	6" concrete
Fire Sprinkler:	ESFR
Auto Parking:	119 spaces
Truck Court(s):	Shared 210' deep; 60' concrete apron
Roof:	R20; 45 mil white TPO, 15-year warranty
Exterior Construction:	Tilt-up exterior concrete wall construction
Architect:	Randall Paulson
Civil Engineer:	Eberly Associates
General Contractor:	TBD

BRASELTON CROSSROADS



Chateau Elan
WINERY & RESORT

EXIT 126

**BRASELTON
CROSSROADS**

EXIT 129

21,900 VPD

66,800 VPD



403

124

53

211

FedEx

carter's

Safelite

DAYTON SUPERIOR

UNITED STATES POSTAL SERVICE

YearOne

TranSouth

amazon

HAVERTYS

BRASELTON

WHOLE FOODS MARKET

HITACHI

ULINE
SHIPPING SUPPLY SPECIALISTS

KICHLER LIGHTING

MIZUNO

PETCO
Where the pets go

FAST-GROWING DISTRIBUTION HUB

Attracting top retailers & logistics companies

Alternative route via Hwy 441 to Savannah and Charleston port

BRASELTON CROSSROADS



NEW DEVELOPMENT
Chateau Village
229-acre mixed use | 457 homes
193,341SF shopping center



EXIT 126

66,800 VPD



BROADWAY AVE



124

21,900 VPD

211

HIGH-VISIBILITY LOCATION
.2 miles to full-diamond I-85 Interchange

STRATEGIC MICRO/MACRO LOCATION
Truck Transit Time from Atlanta to to
Anywhere in U.S.



MAJOR PORT CITIES

NE GA Inland Port.....	17 MILES
Inland Port Greer.....	115 MILES
Savannah.....	246 MILES
Brunswick.....	305 MILES
Charleston.....	308 MILES
Jacksonville.....	364 MILES



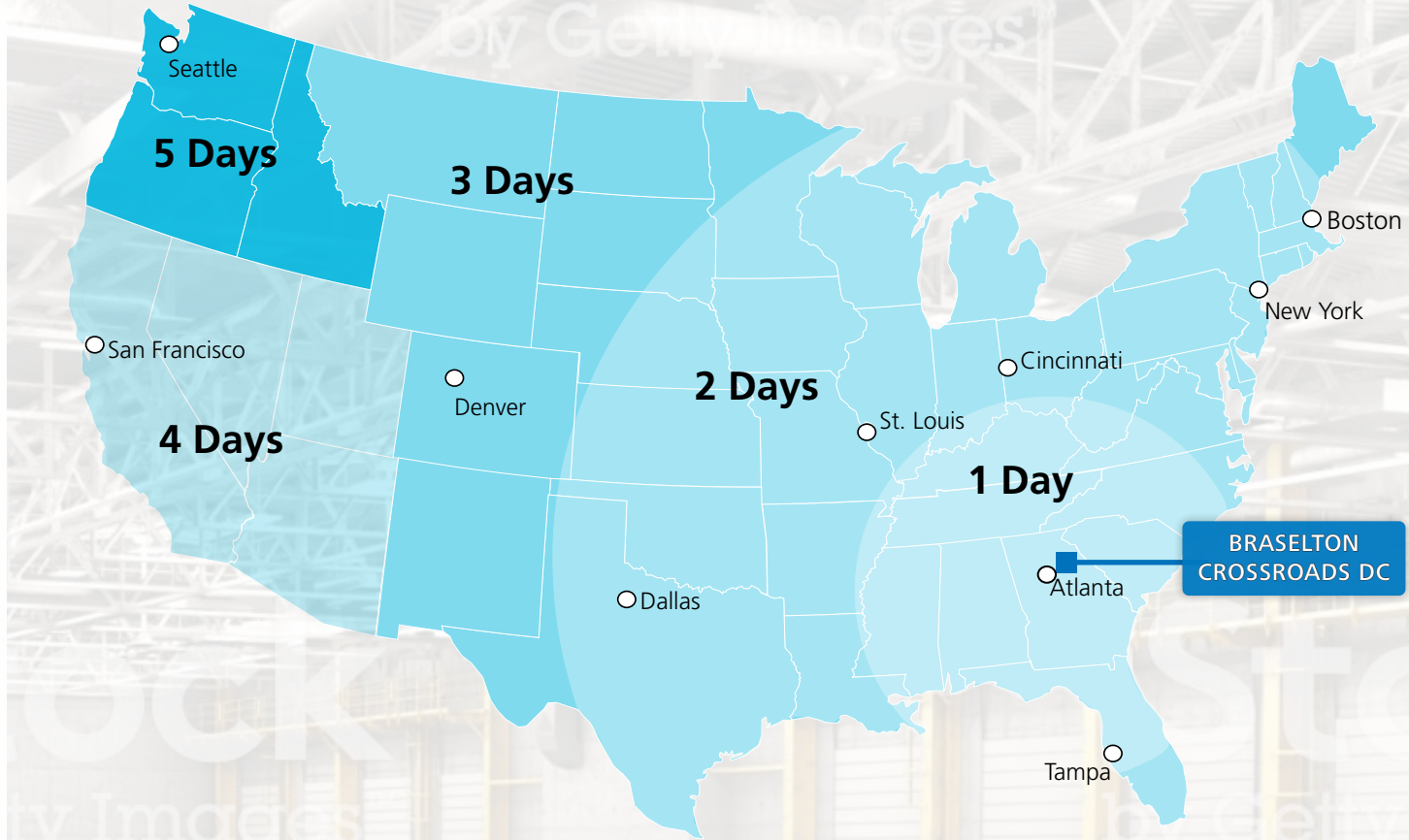
MAJOR RAIL YARDS

CSX Hulsey.....	46 MILES
CSX Fairburn.....	70 MILES
Norfolk Southern Inman.....	46 MILES
Norfolk Southern Austell.....	64 MILES



MAJOR AIRPORTS

Hartsfield-Jackson International.....	55 MILES
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POPULATION REACH

Population Reachable Within an 8-Hour Drive.....	35.6 MILLION
Population Reachable Within a 16-Hour Drive.....	228.6 MILLION

FOR MORE INFORMATION, PLEASE CONTACT

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