

BRASELTON LOGISTICS CENTER

I-85 NORTHEAST ATLANTA SUBMARKET
BRASELTON, GA (JACKSON COUNTY)

AVAILABLE 1Q 2017



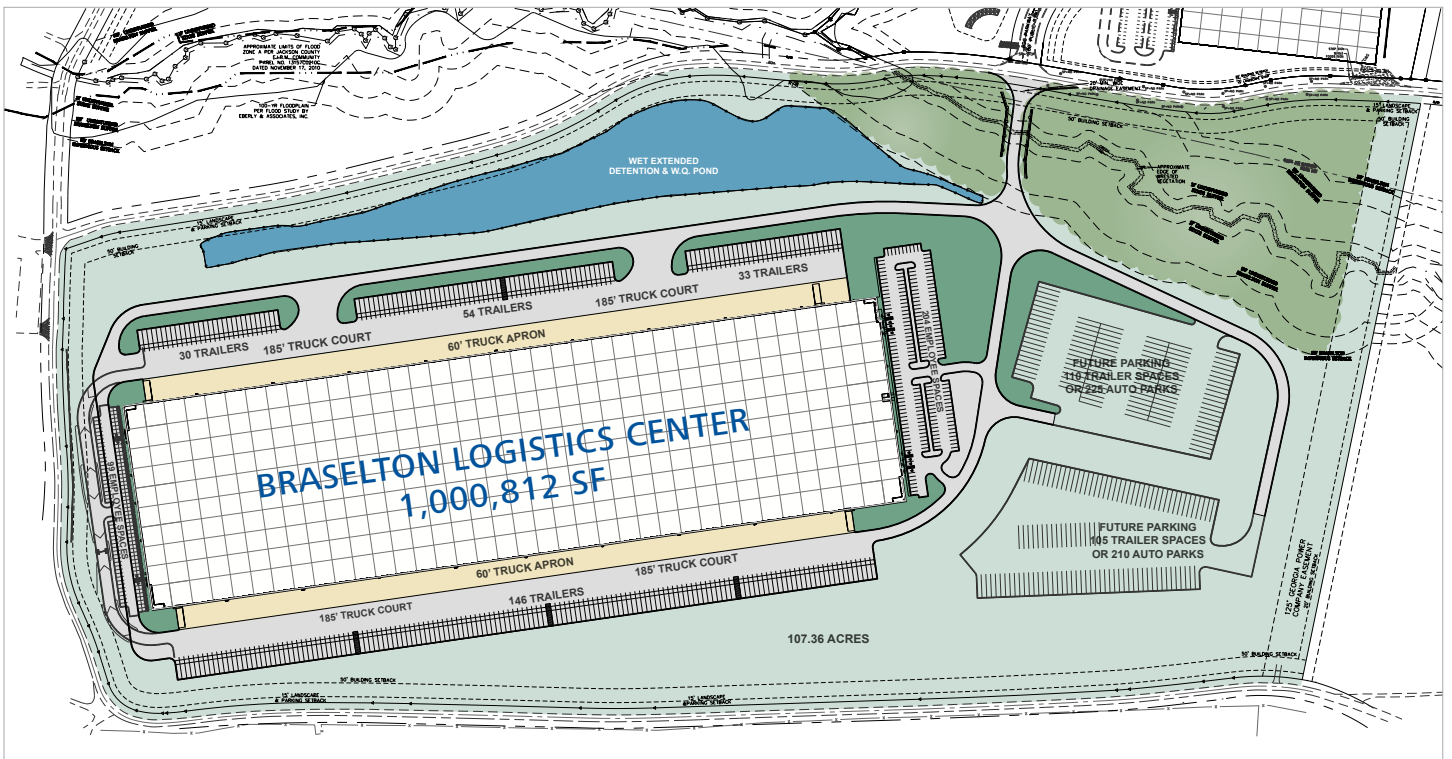
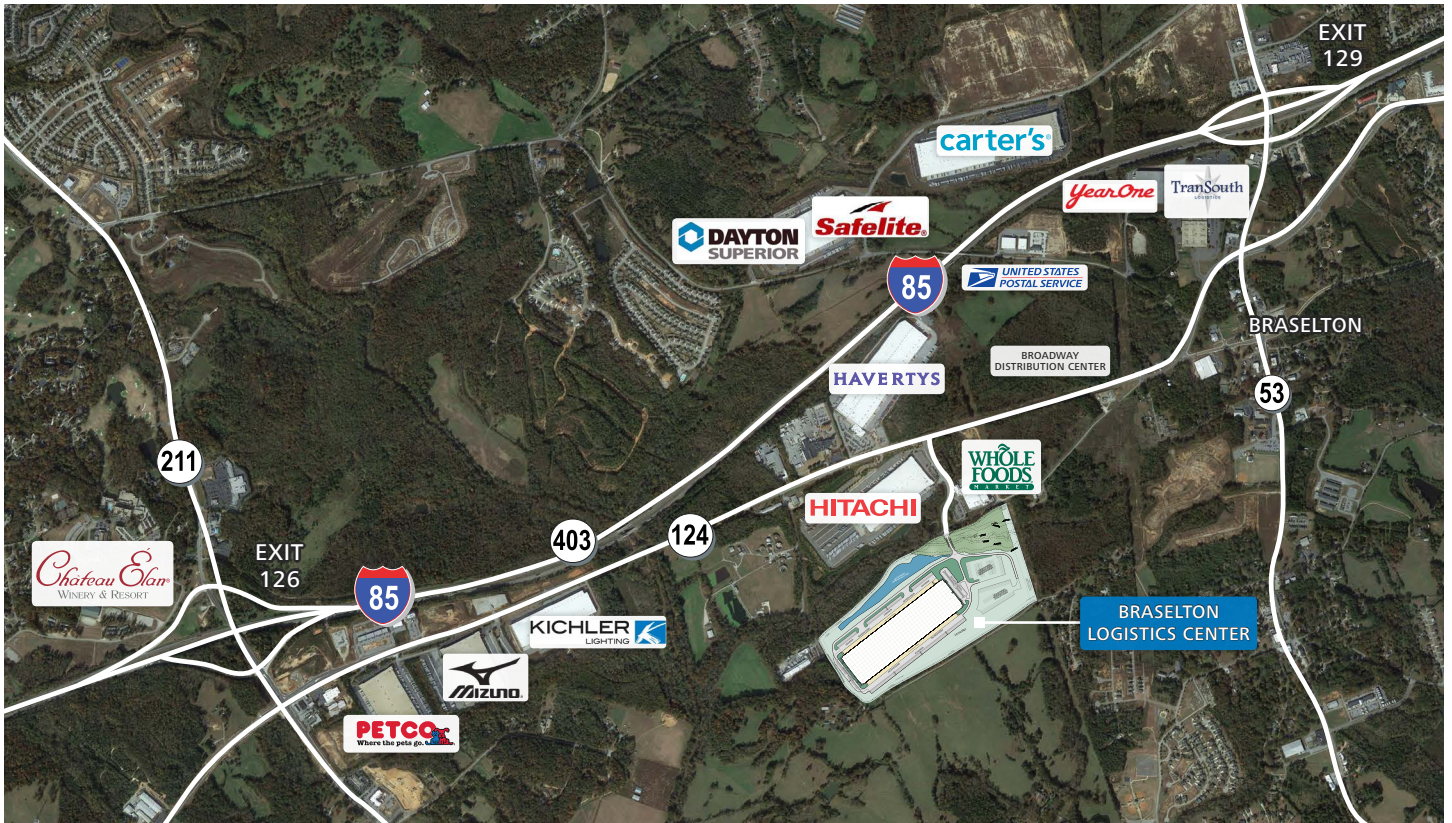
PRIME LOGISTICS LOCATION

- » 1,000,812 SF Bulk Distribution Center
- » 40' Clear Ceilings
- » 6" Ductilcrete®
- » Excellent Highway/Distribution Access:
 - Within 1.5 miles of I-85/GA Highway 211 interchange
 - 13 miles from GA Highway I-985
 - 15 miles from GA Highway 316
 - 35 miles from I-285

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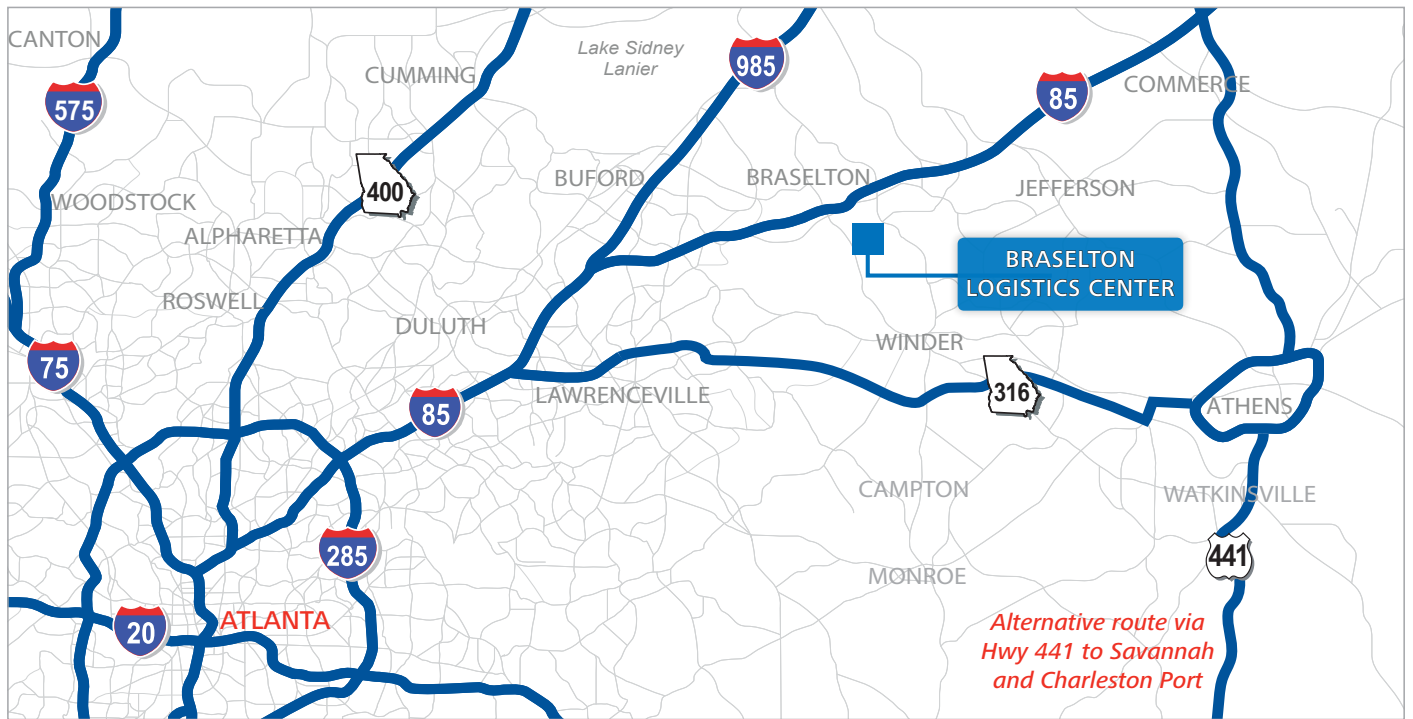
Building Location:	705 Braselton Industrial Boulevard Braselton, GA 30517
Building Type:	Cross-dock distribution warehouse
Building Size:	1,000,812 SF
Available Space:	1,000,812 SF
Office:	Build-to-suit
Clear Height:	40'
Column Spacing:	52' x 50' bays
Dock(s):	258 dock high doors, including 4 oversized ramped
Building Depth:	520'
Building Length:	1924'
Floor Slab:	6" Ductilcrete®
Fire Sprinkler:	ESFR; K-25 heads
Lighting System:	T5 high efficiency
Auto Parking:	204 spaces; 99 future
Trailer Parking:	263 spaces; 215 future
Truck Court(s):	185' deep; 60' concrete apron
Roof:	R20; 45 mil white TPO, 15-year warranty; 98 skylights
Exterior Construction:	Tilt-up exterior concrete wall construction
Architect:	Randall Paulson
Civil Engineer:	Eberly Associates
General Contractor:	Conlan Company



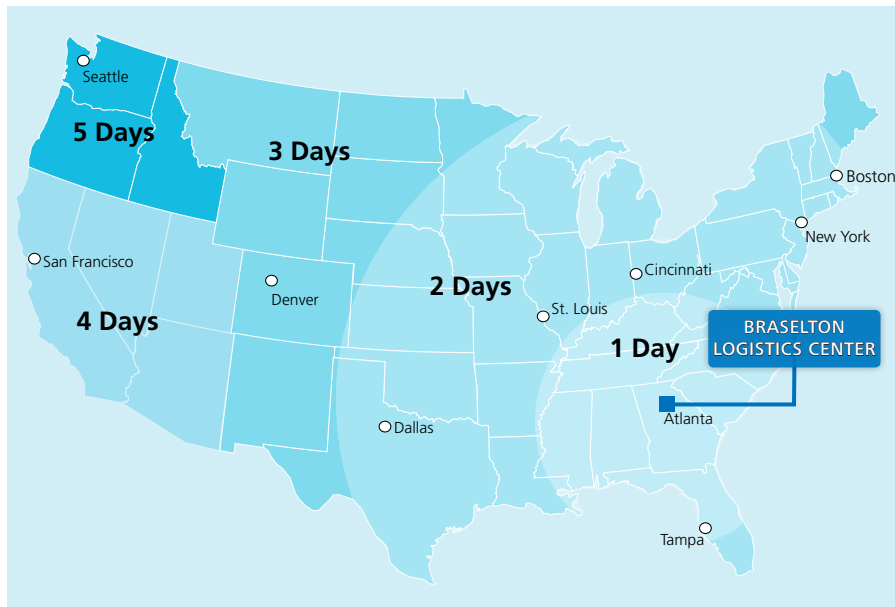


JULIAN BROWN
 404.842.6544
 julian.brown@transwestern.com

M. BRETT BUCKNER, CCIM, SIOR
 770.913.3923
 bbuckner@ackermanco.net



TRUCK TRANSIT TIME FROM ATLANTA TO ANYWHERE IN U.S.



POPULATION REACH



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

KEY DISTANCES



MAJOR PORT CITIES

Savannah.....	235 MILES
Brunswick.....	311 MILES
Charleston.....	293 MILES
Jacksonville.....	367 MILES
Norfolk.....	523 MILES
Newark.....	829 MILES



MAJOR AIRPORTS

Hartsfield-Jackson International.....55 MILES



MAJOR RAIL YARDS

CSX Hulsey.....	50 MILES
CSX Fairburn.....	69 MILES
Norfolk Southern Inman.....	48 MILES
Norfolk Southern Austell.....	62 MILES



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