

# BRASELTON BUSINESS CENTER

Northeast Atlanta Submarket | Braselton, Georgia



± 432,000 SF

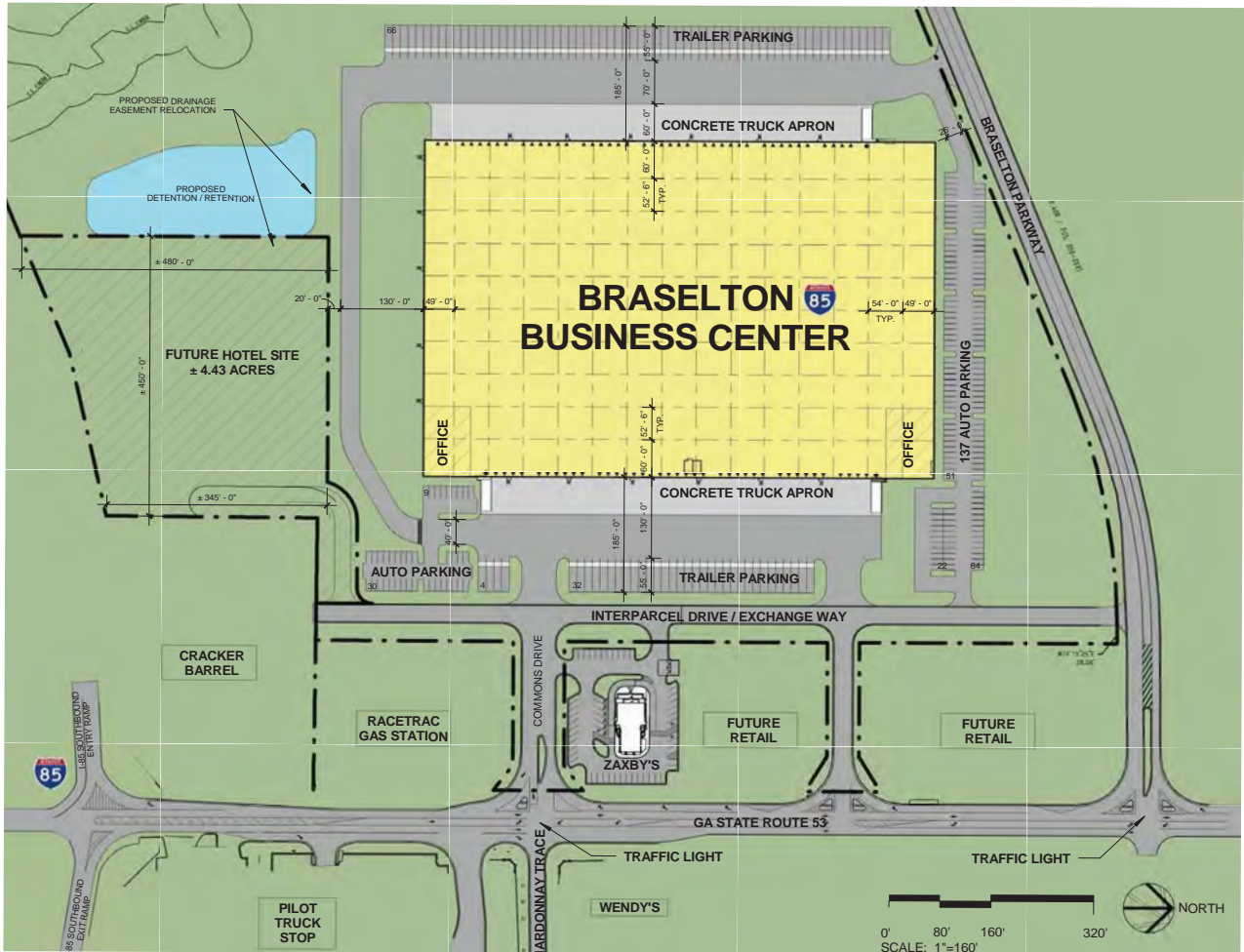
CROSS-DOCK FACILITY  
IMMEDIATE ACCESS TO I-85


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# BRASELTON BUSINESS CENTER

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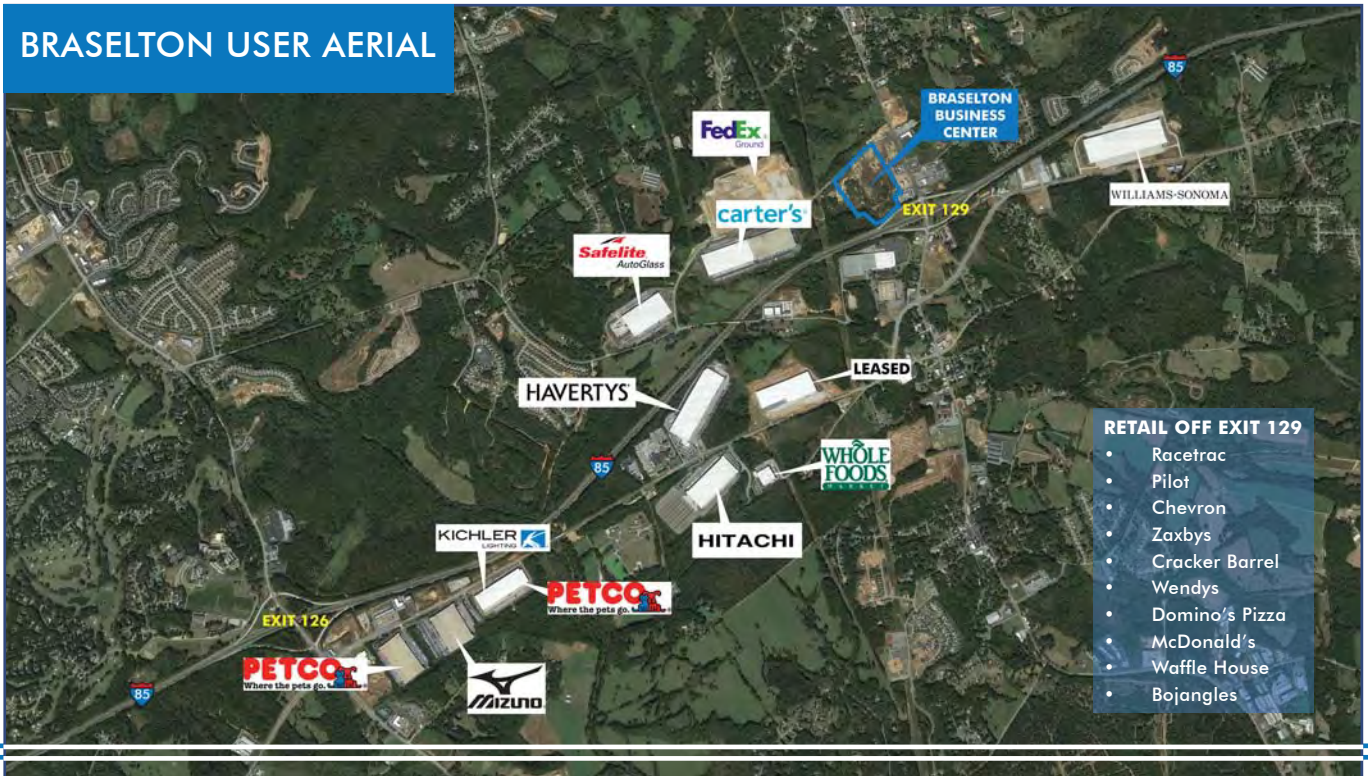
<b>PROPERTY:</b>	<b>BRASELTON  BUSINESS CENTER</b>
<b>AVAILABLE:</b>	± 432,000 SF cross-dock building (divisible)
<b>SITE INFORMATION:</b>	± 32.61 acres
<b>OFFICE SPACE:</b>	Build-to-suit
<b>CLEAR HEIGHT:</b>	32'
<b>BUILDING DIMENSIONS:</b>	540' deep X 800' wide
<b>COLUMN SPACING:</b>	52'6" deep X 54'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



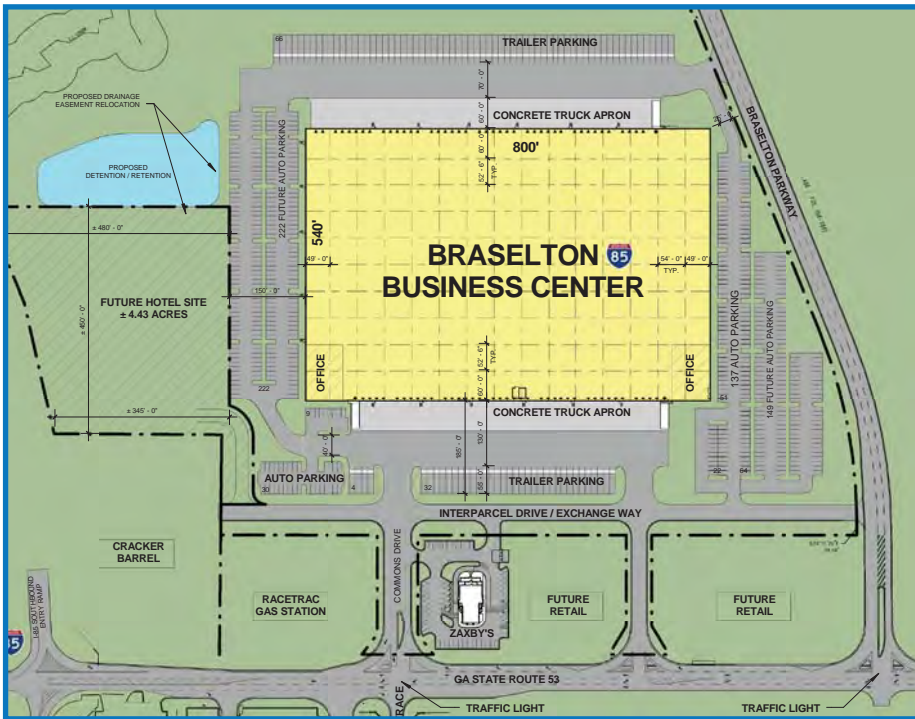
### RETAIL OFF EXIT 129

- Racetrac
- Pilot
- Chevron
- Zaxbys
- Cracker Barrel
- Wendys
- Domino's Pizza
- McDonald's
- Waffle House
- Bojangles



# 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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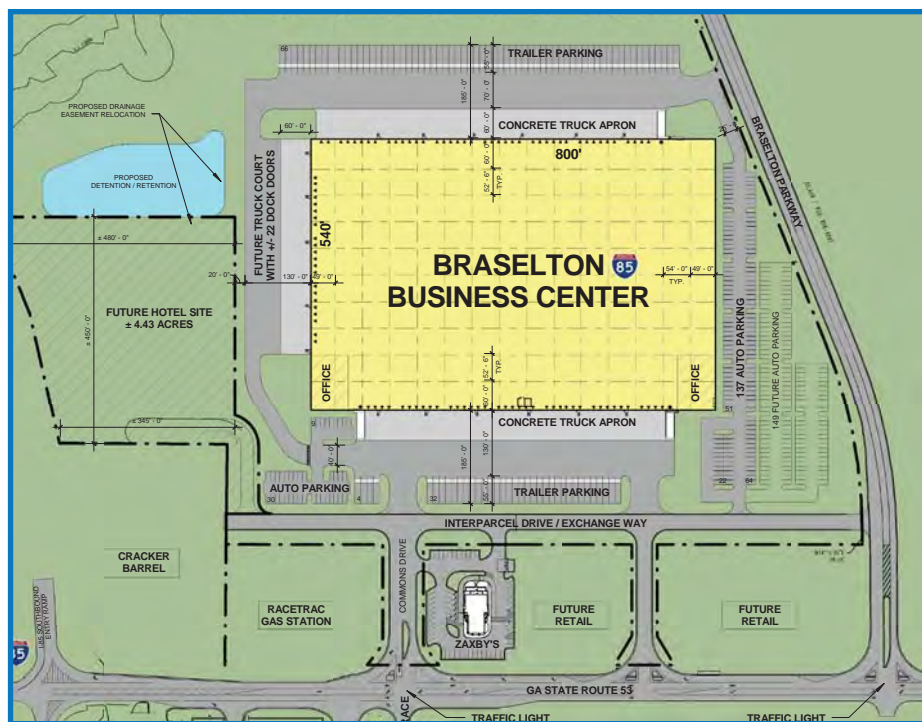
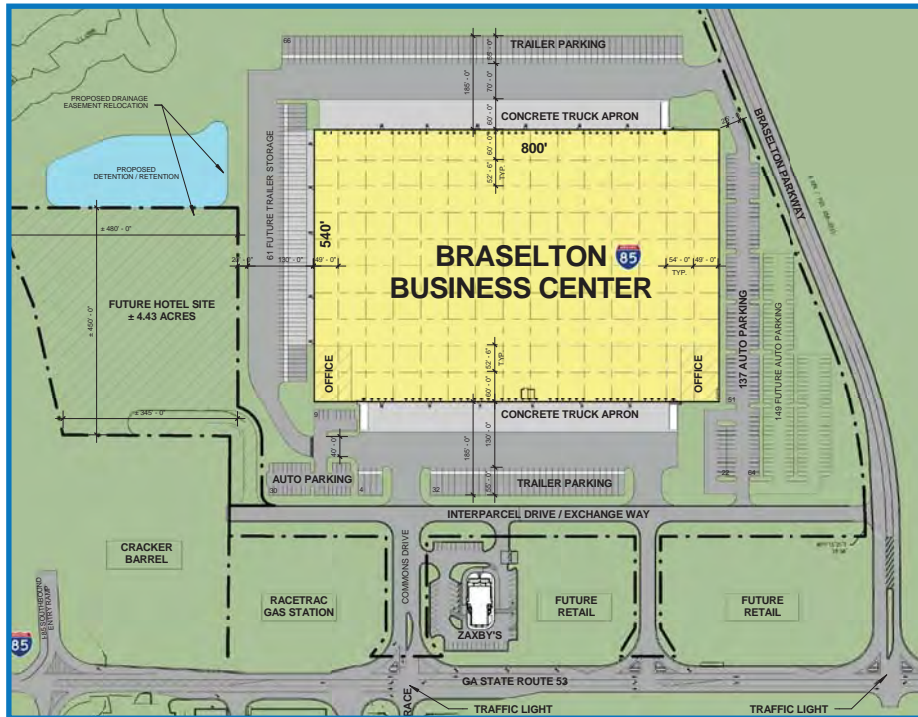
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Alternate Site Plans

## 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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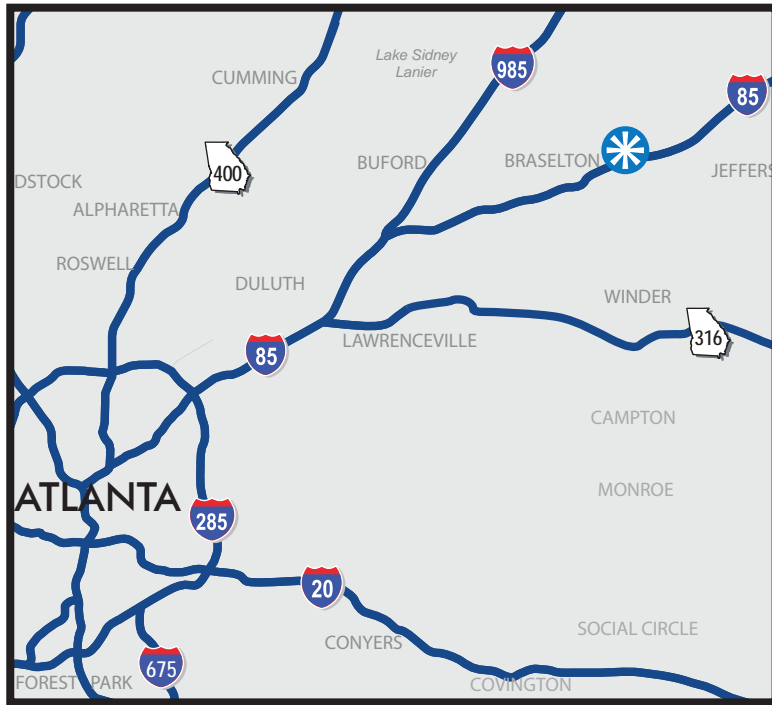
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## TRANSPORTATION

<b>AIR:</b>	Atlanta Hartsfield-Jackson International Airport - 60 miles
	Excellent access to Interstate 85
<b>PORT CITIES:</b>	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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