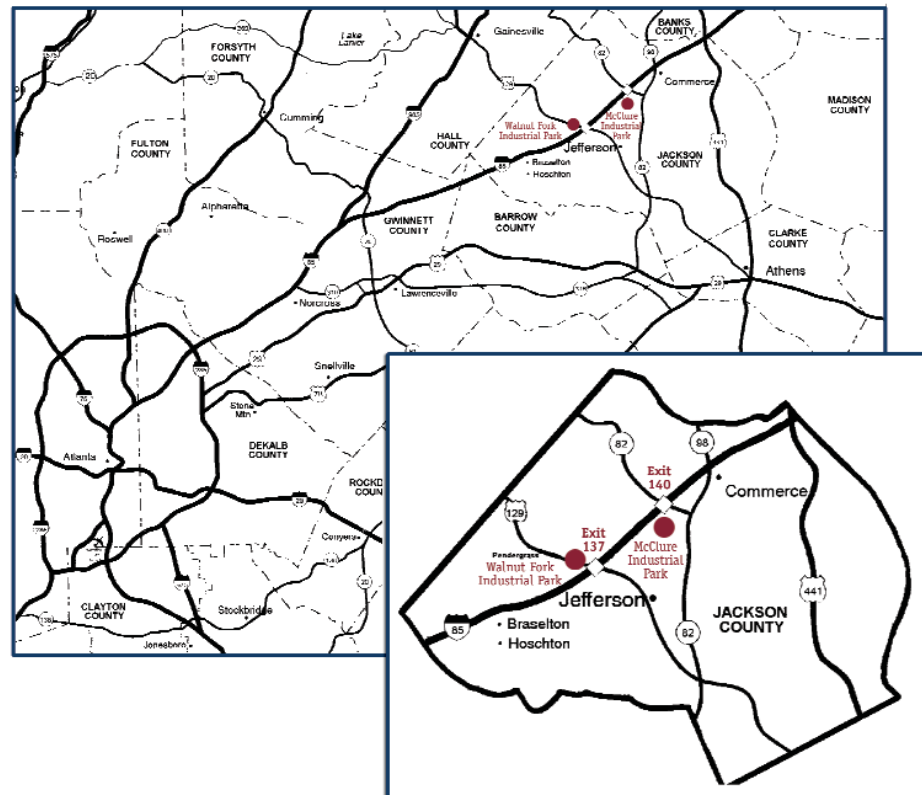


**AVAILABLE BUILDING
198,289 SQUARE FEET**

WALNUT FORK INDUSTRIAL PARK

85 South Holland Drive / Jefferson, GA / Jackson County

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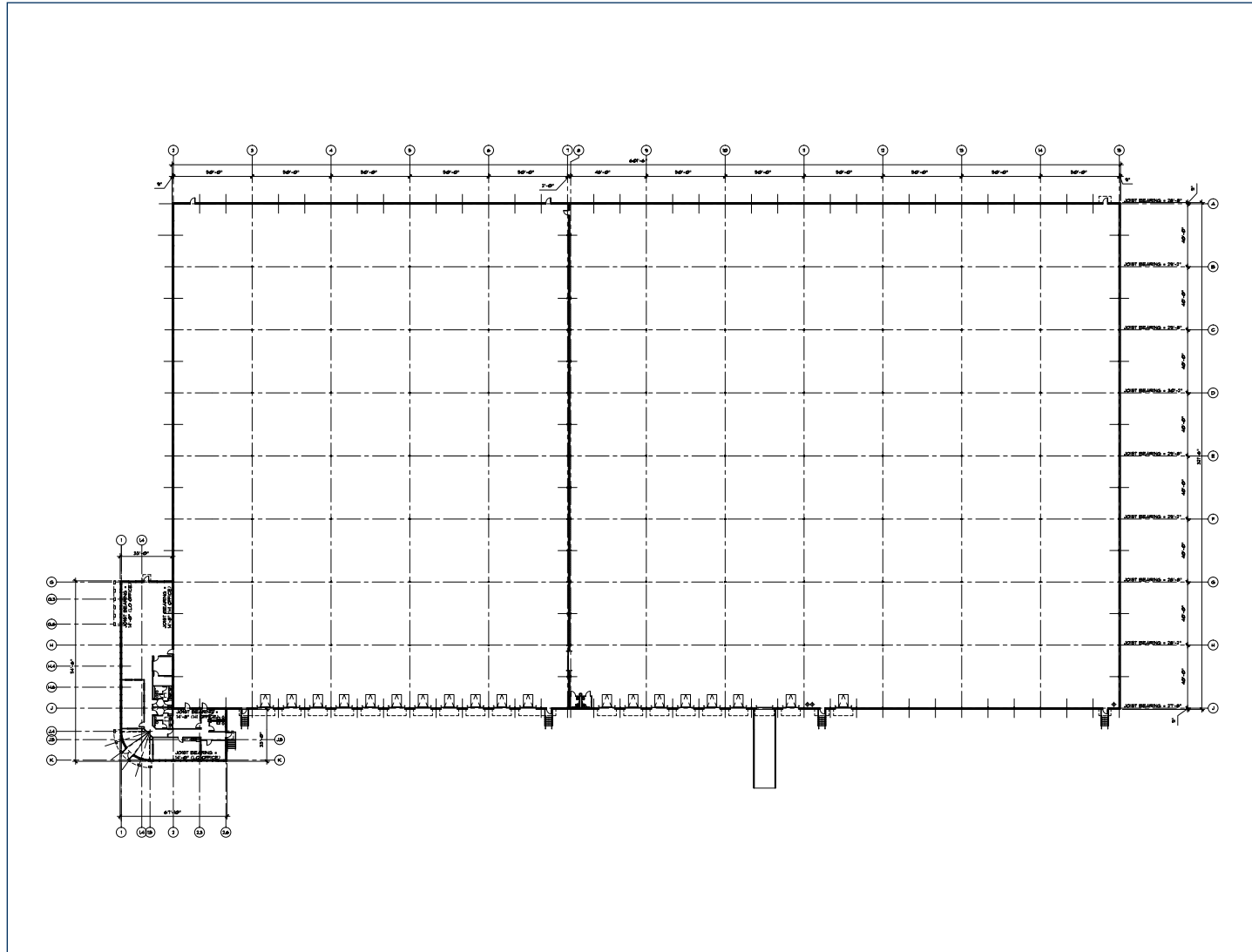


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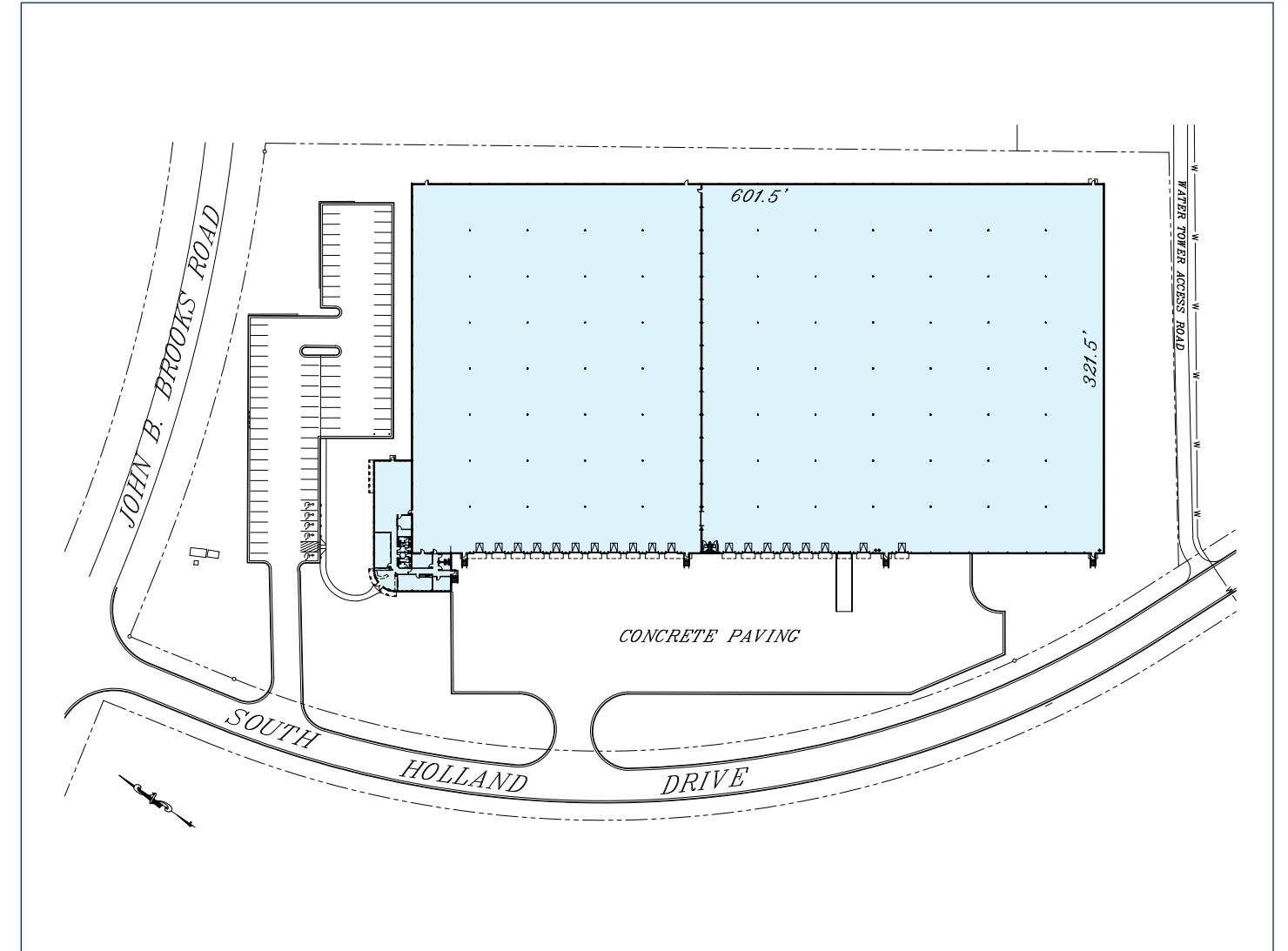
5830 East Ponce de Leon Avenue | Stone Mountain, GA 30083
 Mailing Address: P.O. Box 67 | Tucker, GA 30085-0067
 Phone: (770) 938-6366 | Fax: (770) 939-4627

JOHN DRAKE (770) 200-3626
jdrake@PattilloRE.com

Building Plan



Site Plan



BUILDING SPECIFICATIONS

- **Site:** 10.2± Acres
- **Square Feet:** 198,289 SF
- **Column Spacing:** 50' x 40'
- **Office:** 4,752 SF
- **Ceiling Height:** 26' Clear Minimum
- **Exterior Walls:** 4" Utility Brick backed up with 8" Concrete Block; Truck Court Wall - Concrete Tilt-up Panels
- **Roof System:** 22 Gauge Metal Roof Deck with 2" Rigid Insulation and a White Reinforced TPO Roof System
- **Sprinkler:** .3 G.P.M. over the most remote 3,000 S.F.
- **Electrical:** 800 Amps @ 277/480 Volts, 3-Phase
- **Mechanical:** Gas Unit Heater and Rooftop Ventilation Fan
- **Truck Doors:** 19 - 10' x 10' Dock High Truck Doors with Levelers and 1 - 12' x 14' Ramped Door
- **Truck Court:** 120' (50' Concrete Apron w/ 70' Heavy Duty Asphalt)

TRANSPORTATION

- | | | |
|-------------------------|--|----------|
| ■ Highways: | Interstate Highway 85 | 1 Mile |
| | U.S. Highway 129 Access | |
| | Interstate Highway 285 (via I-85) | 41 Miles |
| ■ City: | Downtown Atlanta (via I-85) | 51 Miles |
| | Jackson County Airport | 6 Miles |
| ■ Local Airport: | Hartsfield-Jackson Atlanta International Airport | 60 Miles |
| | Athens Municipal Airport | 35 Miles |

UTILITIES

- | | |
|------------------------------|--|
| ■ Water: | City of Jefferson - 12" Main (300,000 Gallon Water Tank on Site) |
| ■ Sewer: | City of Jefferson - 8" Main |
| ■ Electricity: | Jackson EMC |
| ■ Gas: | Georgia Natural Gas Company - 8" Line |
| ■ Telecommunications: | Windstream |
| ■ Fire & Police: | City of Jefferson - Fire Rating Class 4 |