

Ackerman & Co.

BRASELTON CROSSROADS

PRIME LOGISTICS LOCATION

- Now pre-leasing:
 - Building 100: 60,000± SF
- Shallow bay
- Clear height
 - Building 100: 30' clear
- 7" concrete floor
- Rear-load configuration
- 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 100

Building Location: Braselton, GA 30548

Building Type: Shallow-bay warehouse | rear load

Building Size: 60,000 SF

Available Space: 60,000 SF

Office: Build-to-suit

Clear Height: 30'

Column Spacing: 50' x 50' bays

Minimum Size: 20,000 SF

Dock(s): 17 - 9' x 10' dock high-doors
2 - 12' x 14' drive in doors with ramp

Building Depth: 200'

Building Length: 300'

Floor Slab: 7" concrete

Fire Sprinkler: ESFR

Parking: 62 spaces; can hold more
Trailer parking: 22 spaces

Truck Court(s): Rear 185' deep; 60' concrete apron

Roof: R20; 45 mil white TPO, 15-year warranty

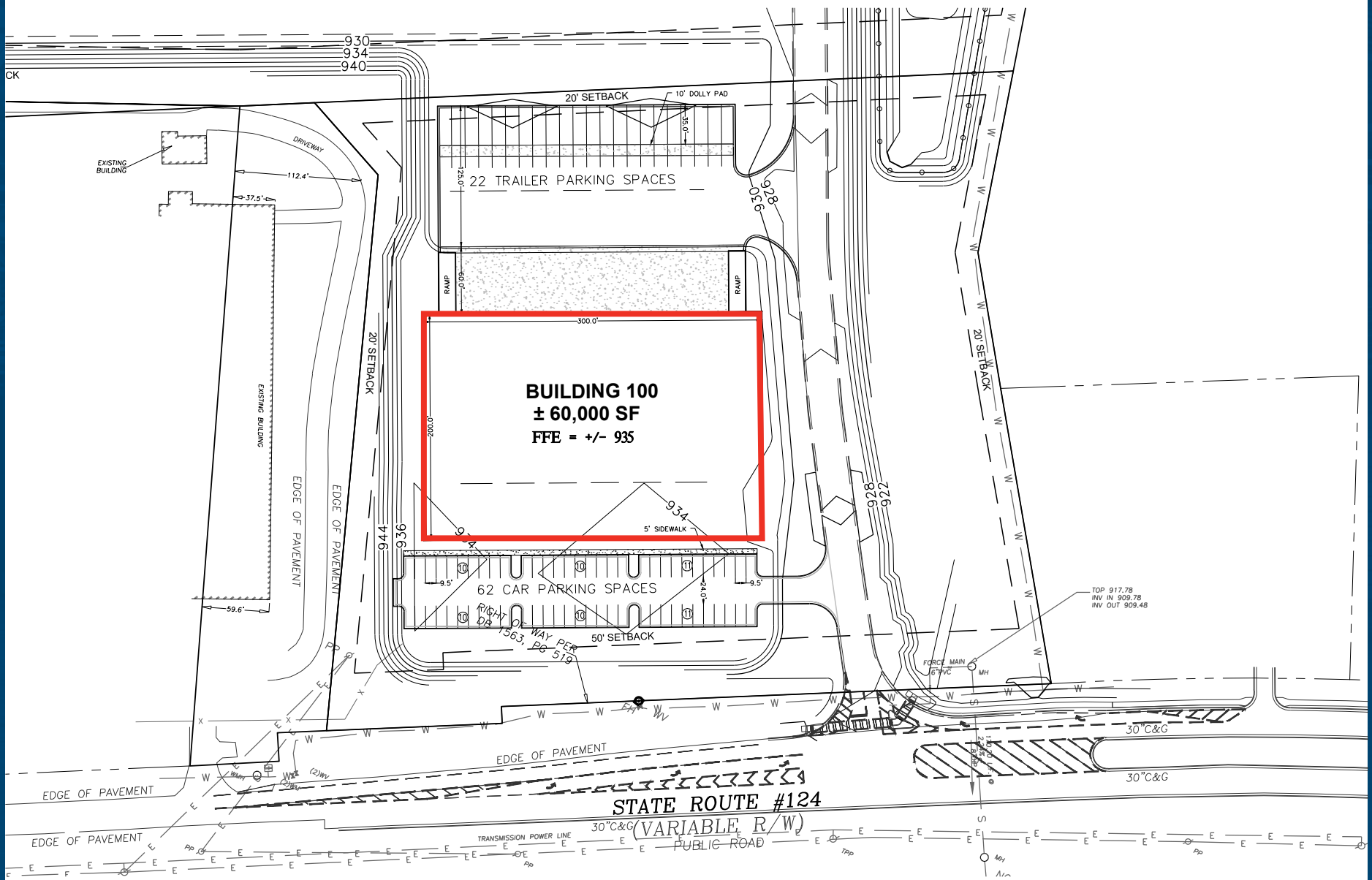
Exterior Construction: Tilt-up exterior concrete wall construction

Architect: Randall Paulson

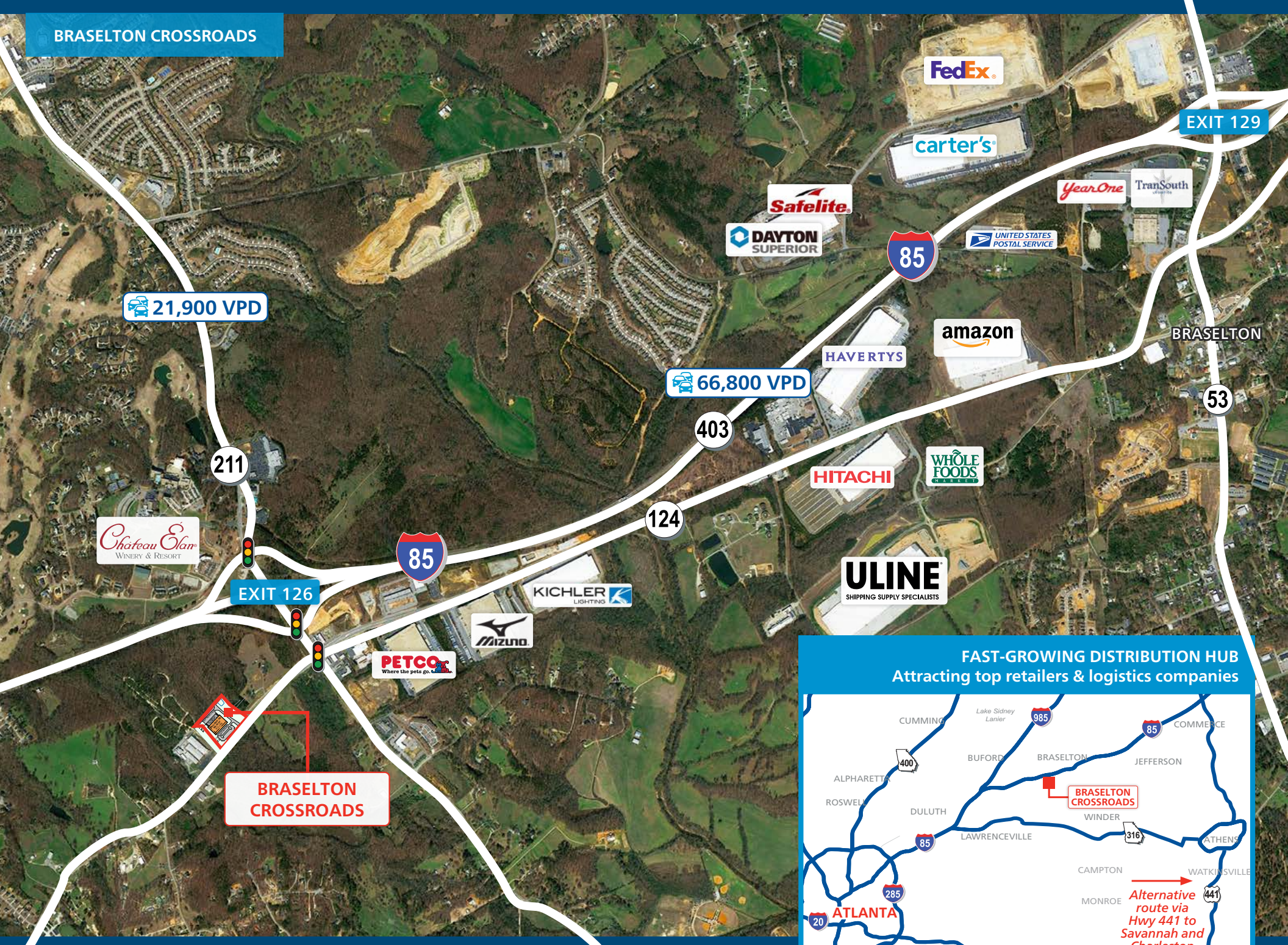
Civil Engineer: Eberly Associates

General Contractor: TBD

BUILDING 100



BRASELTON CROSSROADS



**BRASELTON
CROSSROADS**

FAST-GROWING DISTRIBUTION HUB

Attracting top retailers & logistics companies

The regional map shows the state of Georgia with major interstate highways (I-20, I-85, I-985, I-75, I-85, I-95) and state routes (GA-400, GA-316, GA-441) highlighted. Major cities are labeled, including Atlanta, Cumming, Roswell, Duluth, Lawrenceville, Winder, Athens, and others. A red box and arrow point to the Braselton Crossroads location, which is situated at the intersection of I-85 and I-985. A red arrow points to an alternative route via Highway 441 to Savannah and Charleston port.

BRASELTON CROSSROADS



EXIT 126

66,800 VPD



BROADWAY AVE



124

211

21,900 VPD

DETENTION POND

53 TRAILER SPACES
100' TRUCK COURT
±150,000 SF
FFE ±920

128 CAR SPACES
BUILDING 300
±150,000 SF
FFE ±928

210' SHARED TRUCK COURT
BUILDING 200
±160,000 SF
FFE ±928

135' TRUCK COURT
BUILDING 100
±80,000 SF
FFE ±935
62 CAR SPACES

POSSIBLE FUTURE TRAILER PARKING

DETENTION POND

164 FUTURE CAR SPACES

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

STRATEGIC MICRO/MACRO LOCATION

Truck Transit Time from Atlanta 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



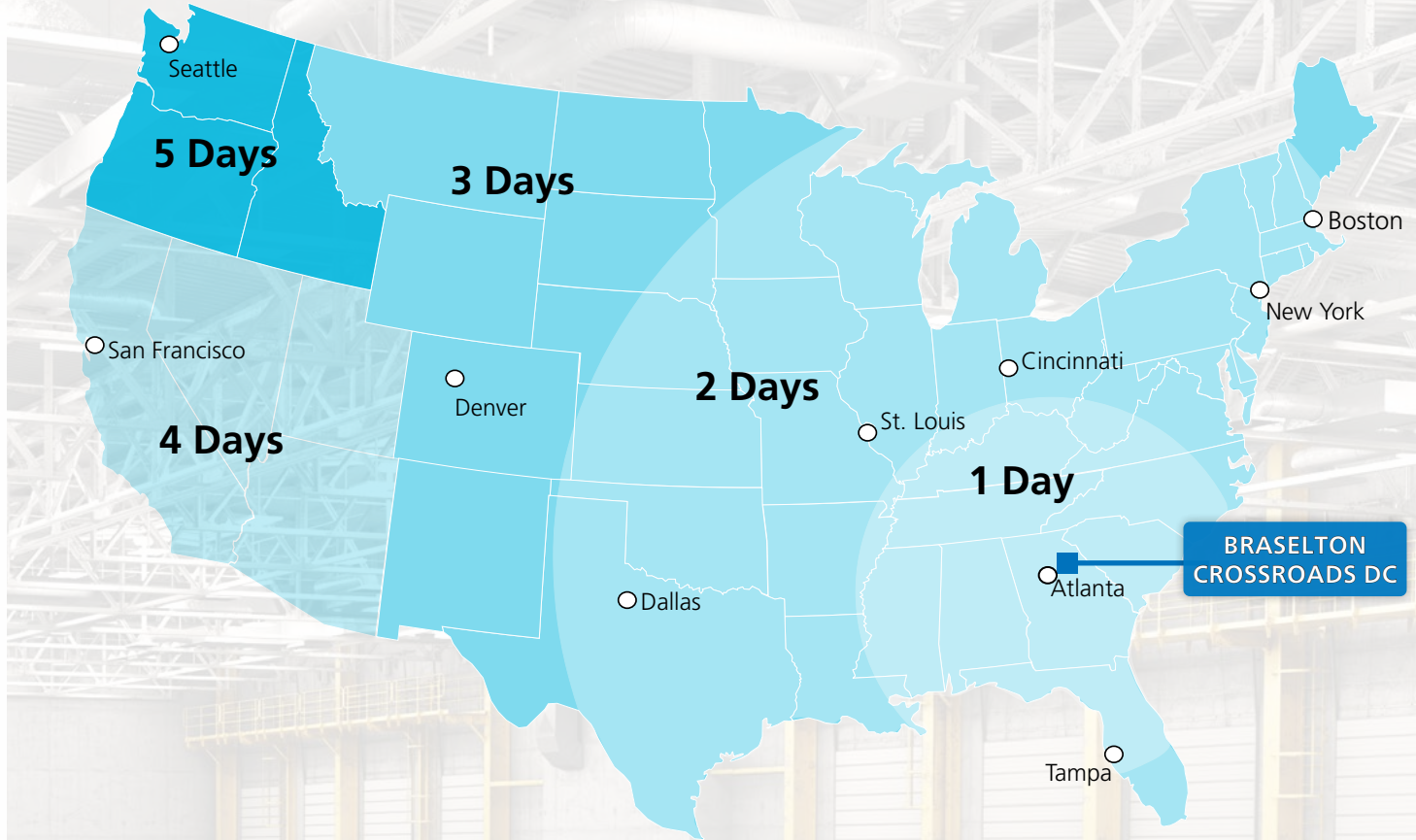
MAJOR RAIL YARDS

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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