



LOGISTICS[®]
PROPERTY
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GAINESVILLE 85 BUSINESS CENTER

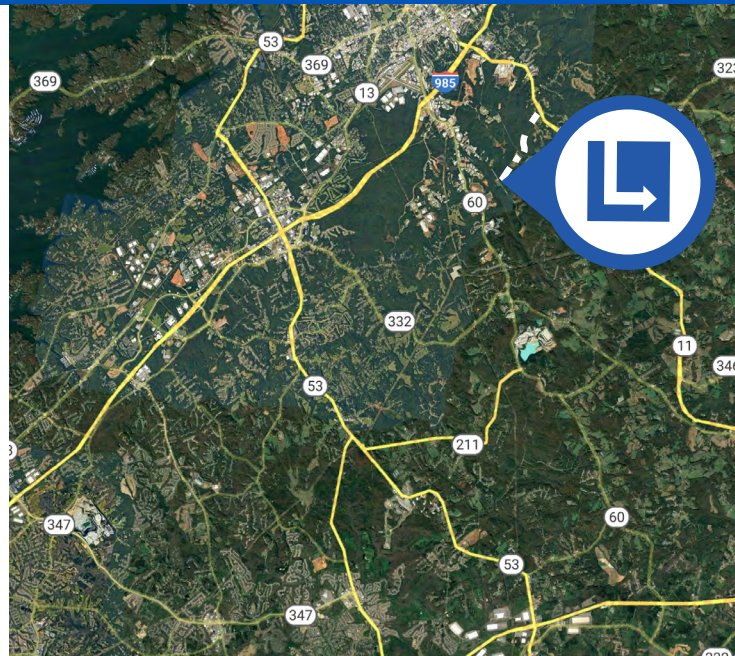
1900 Fulenwider Road, Gainesville, GA 30507 - Building 100

1950 Fulenwider Road, Gainesville, GA 30507 - Building 200



BUILDING 100 - 334,670 SF | BUILDING 200 - 250,990 SF | Delivering Q1 2024

- Two modern, Class A rear-load distribution facilities
- LEED Certified
- Strategic I-985 Northeast Atlanta Location
- Direct access to Hwy 60 and Hwy 129
- Spec office space available at building delivery
- 10.8 miles south of planned Northeast Georgia Inland Port
- ~2,250,000 population within a 35 miles radius
- Available Job Tax Credits
 - Eligible businesses can receive a \$3,500/job/year tax credit for qualified job creation through the Georgia Job Tax Credit Program Less Developed Census Tract (LDCT)



CBRE

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PROPERTY HIGHLIGHTS

BUILDING 100

Building Size	334,670 SF (divisible)
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Dock Doors	63 (9'x10')
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Drive-In Doors	2 (14'x16')
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Truck Court	185'
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Trailer Parking Spaces	88
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Auto Parking Spaces	239
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Clear Height	36'
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Sprinkler	ESFR
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BUILDING 200

Building Size	250,990 SF (divisible)
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Dock Doors	44 (9'x10')
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Drive-In Doors	2 (12'x14')
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Truck Court	185'
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Trailer Parking Spaces	60
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Auto Parking Spaces	171
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Clear Height	32'
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Sprinkler	ESFR
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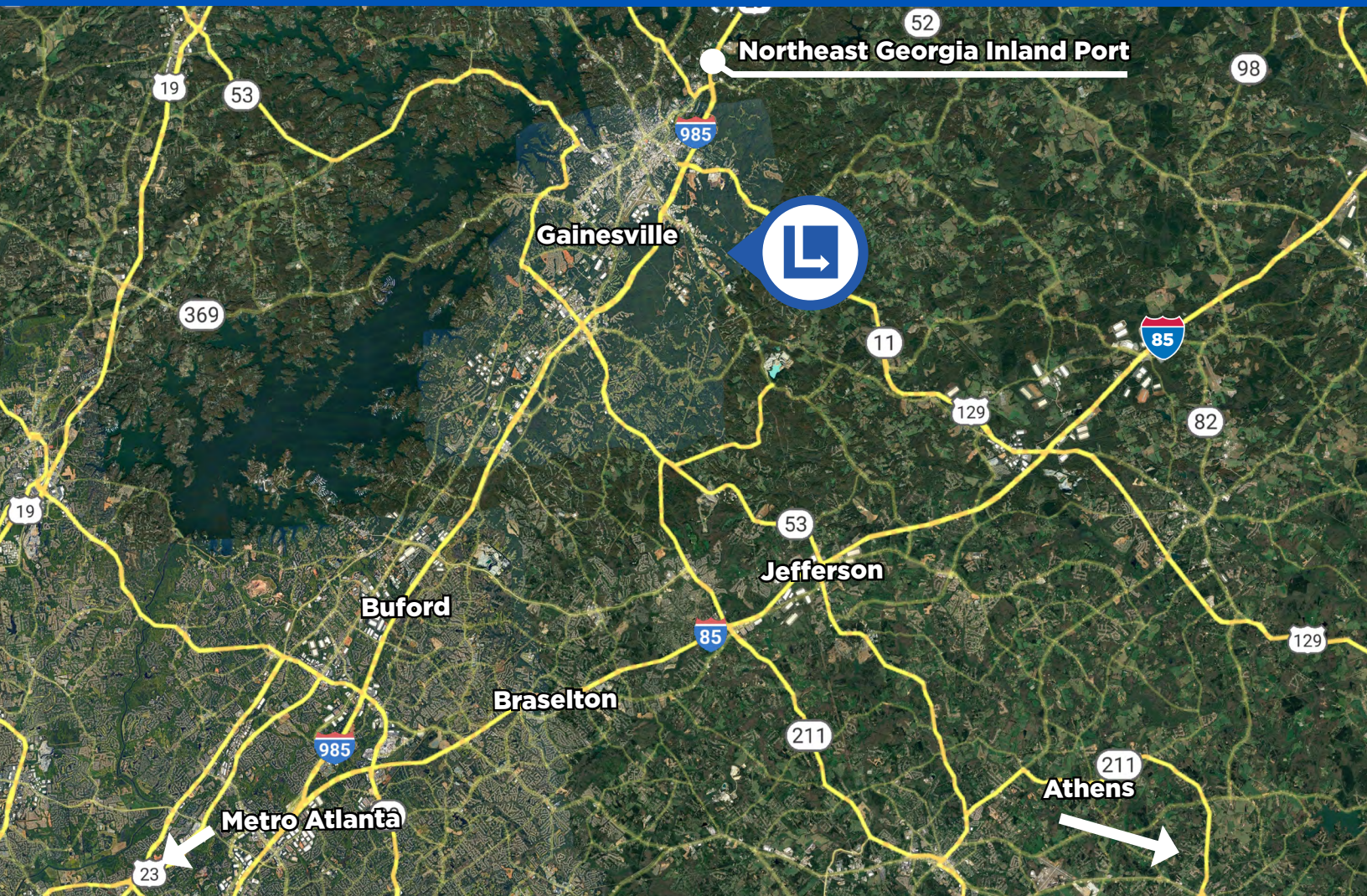


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LOCATION	DISTANCE
Gainesville 85 Business Park	
I-985	2 Miles
Northeast Georgia Inland Port (<i>planned</i>)	10.8 Miles
I-85	14 Miles
Downtown Atlanta	50 Miles
Hartsfield Jackson International Airport	63 Miles

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