



LOGISTICS[®]
PROPERTY
CO

GAINESVILLE 85 BUSINESS CENTER

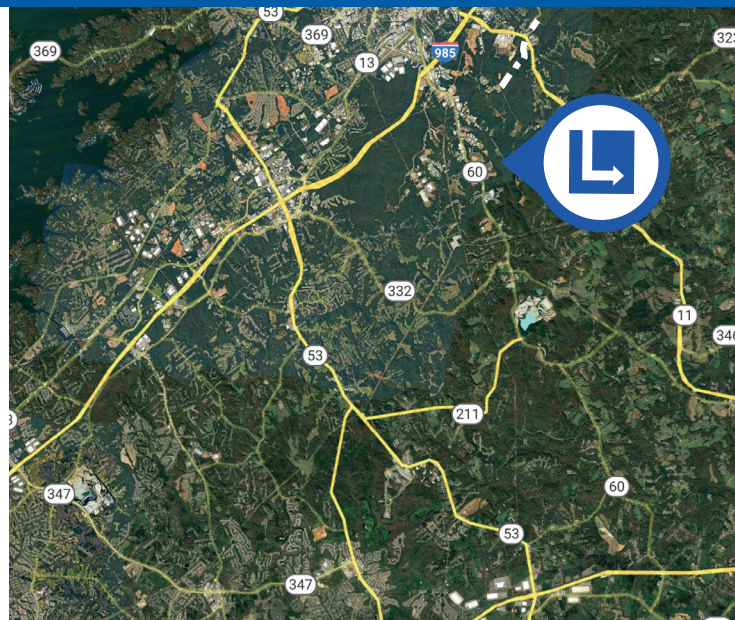
Building 300: 1800 Fulenwider Road, Gainesville, GA 30507

Building 400: 1850 Fulenwider Road, Gainesville, GA 30507



Building 300: 126,360 SF | **Building 400:** 199,680 SF | Available Q2 2026

- Two modern, Class A rear-load distribution facilities
- Registered for LEED Certification
- Strategic I-985 Northeast Atlanta Location
- Direct access to Hwy 60 and Hwy 129
- Spec office space available at building delivery
- Strong manufacturing workforce in area
- 10.8 miles south of the 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
+1 404 504 7900
cbre.com/atlanta

Todd Barton, SIOR
+1 404 923 1435
todd.barton@cbre.com

Mark Hawks, SIOR
+1 404 504 5978
mark.hawks@cbre.com

Joanna Blaesing, SIOR
+1 404 812 5021
joanna.blaesing@cbre.com

Matt Higgins
+1 404 895 0483
matt.higgins@cbre.com

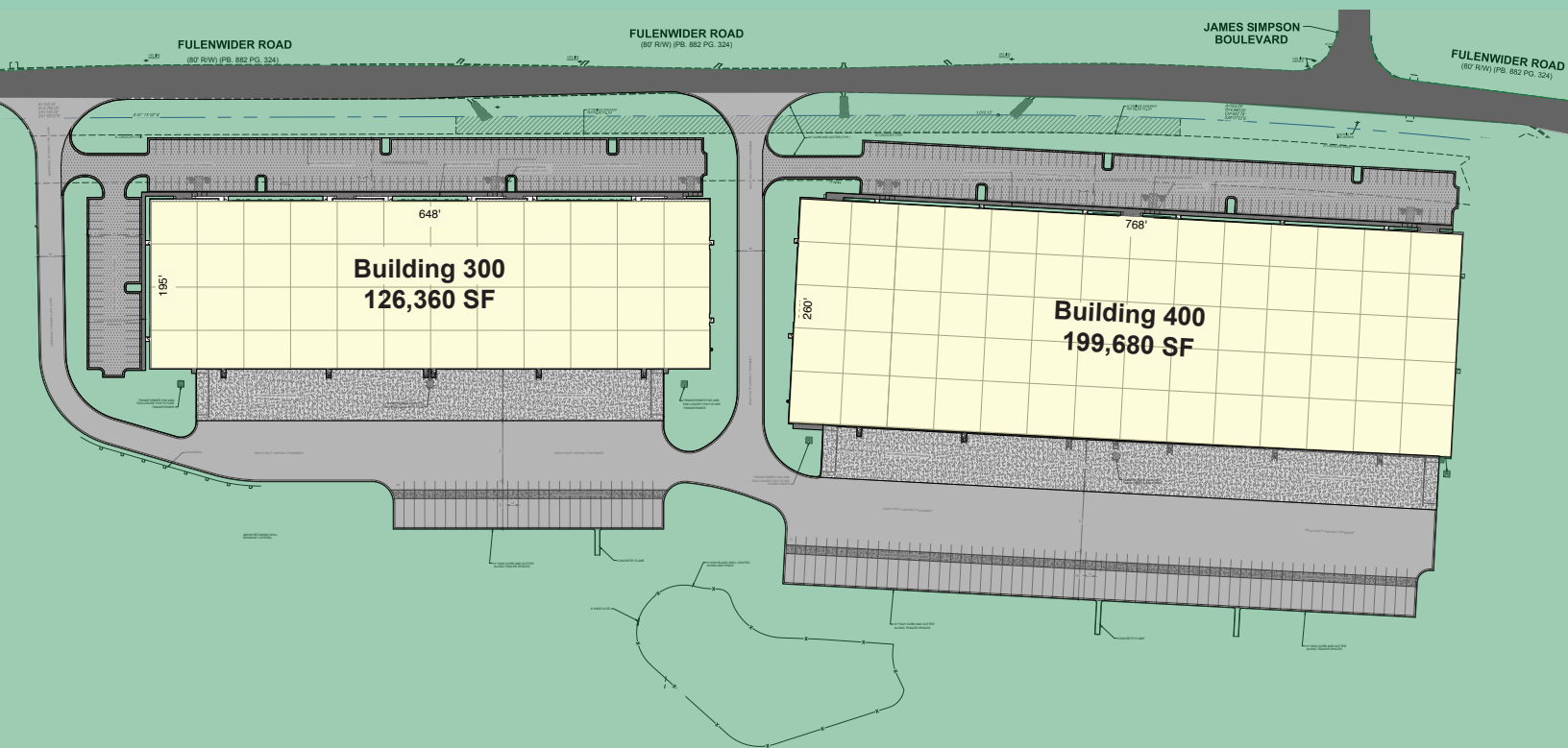


LOGISTICS[®]
PROPERTY
CO

GAINESVILLE 85 BUSINESS CENTER

Building 300: 1800 Fulenwider Road, Gainesville, GA 30507

Building 400: 1850 Fulenwider Road, Gainesville, GA 30507



CBRE

CBRE
+1 404 504 7900
cbre.com/atlanta

Todd Barton, SIOR
+1 404 923 1435
todd.barton@cbre.com

Mark Hawks, SIOR
+1 404 504 5978
mark.hawks@cbre.com

Joanna Blaesing, SIOR
+1 404 812 5021
joanna.blaesing@cbre.com

Matt Higgins
+1 404 895 0483
matt.higgins@cbre.com



GAINESVILLE 85 BUSINESS CENTER

Building 300: 1800 Fulenwider Road, Gainesville, GA 30507

Building 400: 1850 Fulenwider Road, Gainesville, GA 30507

PROPERTY HIGHLIGHTS

Building 300: 1800 FULENWIDER ROAD

Building Size	126,360 SF (divisible)
Spec Office	Approximately 2,400 SF
Dock Doors	38 (9' x 10') 12 (35,000 lb.) mechanical dock levelers
Drive-In Doors	2 (12' x 14')
Slab	6"
Truck Court	130' / 185'
Trailer Parking Spaces	26
Auto Parking Spaces	178
Clear Height	32'
Lighting	LED lighting at 25 FC
Sprinkler	ESFR
Power	2000 amps base Heavy power available in park

Building 400: 1850 FULENWIDER ROAD

Building Size	199,680 SF (divisible)
Spec Office	Approximately 2,400 SF
Dock Doors	43 (9' x 10') 12 (35,000 lb.) mechanical dock levelers
Drive-In Doors	2 (14' x 16')
Slab	7"
Truck Court	185'
Trailer Parking Spaces	61
Auto Parking Spaces	145
Clear Height	36'
Lighting	LED lighting at 25 FC
Sprinkler	ESFR
Power	2000 amps base Heavy power available in park



CBRE
+1 404 504 7900
cbre.com/atlanta

Todd Barton, SIOR
+1 404 923 1435
todd.barton@cbre.com

Mark Hawks, SIOR
+1 404 504 5978
mark.hawks@cbre.com

Joanna Blaesing, SIOR
+1 404 812 5021
joanna.blaesing@cbre.com

Matt Higgins
+1 404 895 0483
matt.higgins@cbre.com

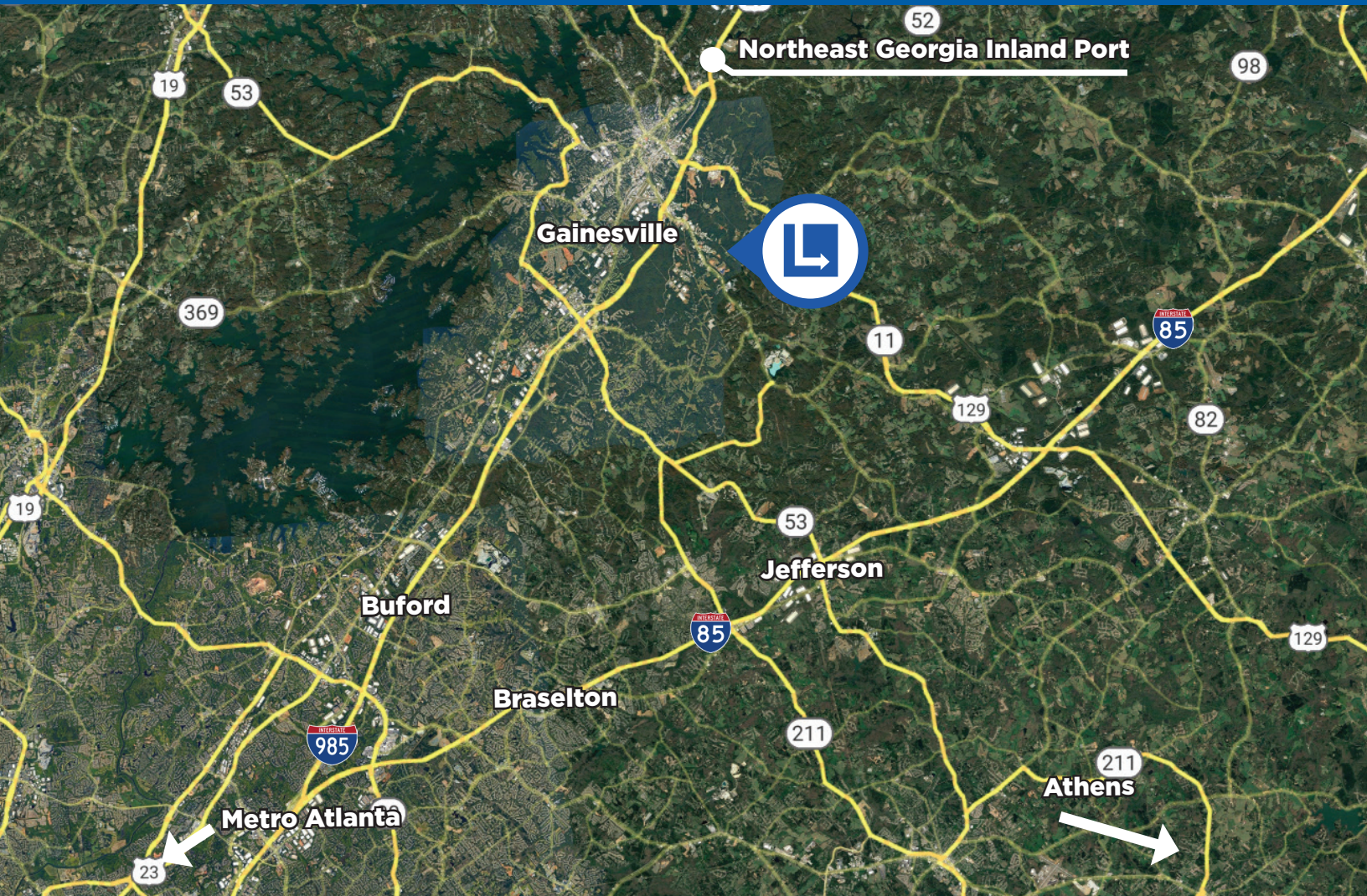


LOGISTICS[®]
PROPERTY
CO

GAINESVILLE 85 BUSINESS CENTER

Building 300: 1800 Fulenwider Road, Gainesville, GA 30507 1850

Building 400: Fulenwider Road, Gainesville, GA 30507



LOCATION	DISTANCE
Gainesville 85 Business Center	
I-985	2 Miles
Northeast Georgia Inland Port	10.8 Miles
I-85	14 Miles
Downtown Atlanta	50 Miles
Hartsfield Jackson International Airport	63 Miles



©2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.