



LOGISTICS[®]
PROPERTY
CO

GAINESVILLE 85 BUSINESS CENTER

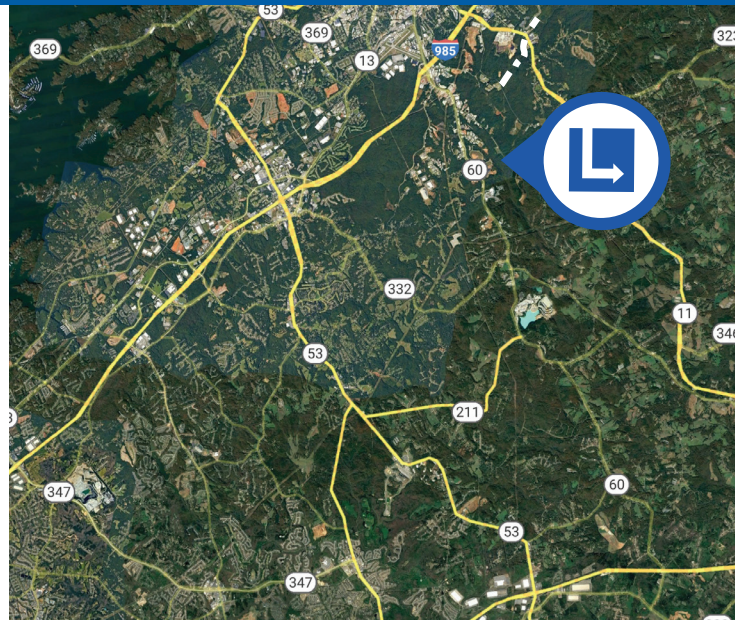
1900 Fulenwider Road, Gainesville, GA 30507

1950 Fulenwider Road, Gainesville, GA 30507



1900 Fulenwider - 334,670 SF | 1950 Fulenwider - 250,990 SF | Available Now

- 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
- 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

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



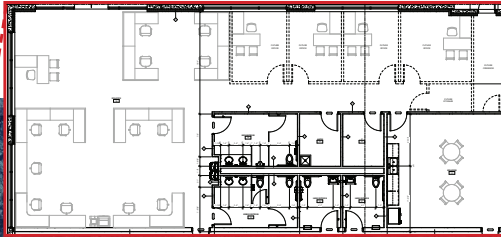
LOGISTICS[®]
PROPERTY
CO

GAINESVILLE 85 BUSINESS CENTER

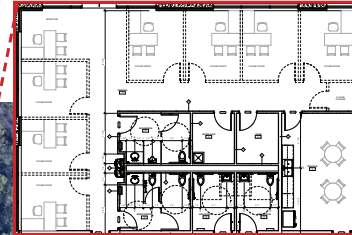
1900 Fulenwider Road, Gainesville, GA 30507

1950 Fulenwider Road, Gainesville, GA 30507

**Spec Office Space
3,580 SF**



**Spec Office Space
2,420 SF**



FULENWIDER RD

**1900 Fulenwider Road
334,670 SF**

**1950 Fulenwider Road
250,990 SF**

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



LOGISTICS[®]
PROPERTY
CO

GAINESVILLE 85 BUSINESS CENTER

1900 Fulenwider Road, Gainesville, GA 30507

1950 Fulenwider Road, Gainesville, GA 30507

PROPERTY HIGHLIGHTS

1900 FULENWIDER ROAD

Building Size	334,670 SF (divisible)
Spec Office	Approximately 3,580 SF
Dock Doors	63 (9' x 10') 14 (35,000 lb.) levelers and seals
Drive-In Doors	2 (14' x 16')
Slab	7"
Truck Court	185'
Trailer Parking Spaces	88
Auto Parking Spaces	239
Clear Height	36'
Lighting	LED lighting at 25 FC
Sprinkler	ESFR
Power	2000 amps base Heavy power available in park

1950 FULENWIDER ROAD

Building Size	250,990 SF (divisible)
Spec Office	Approximately 2,420 SF
Dock Doors	44 (9' x 10') 14 (35,000 lb.) levelers and seals
Drive-In Doors	2 (12' x 14')
Slab	6"
Truck Court	185'
Trailer Parking Spaces	60
Auto Parking Spaces	171
Clear Height	32'
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

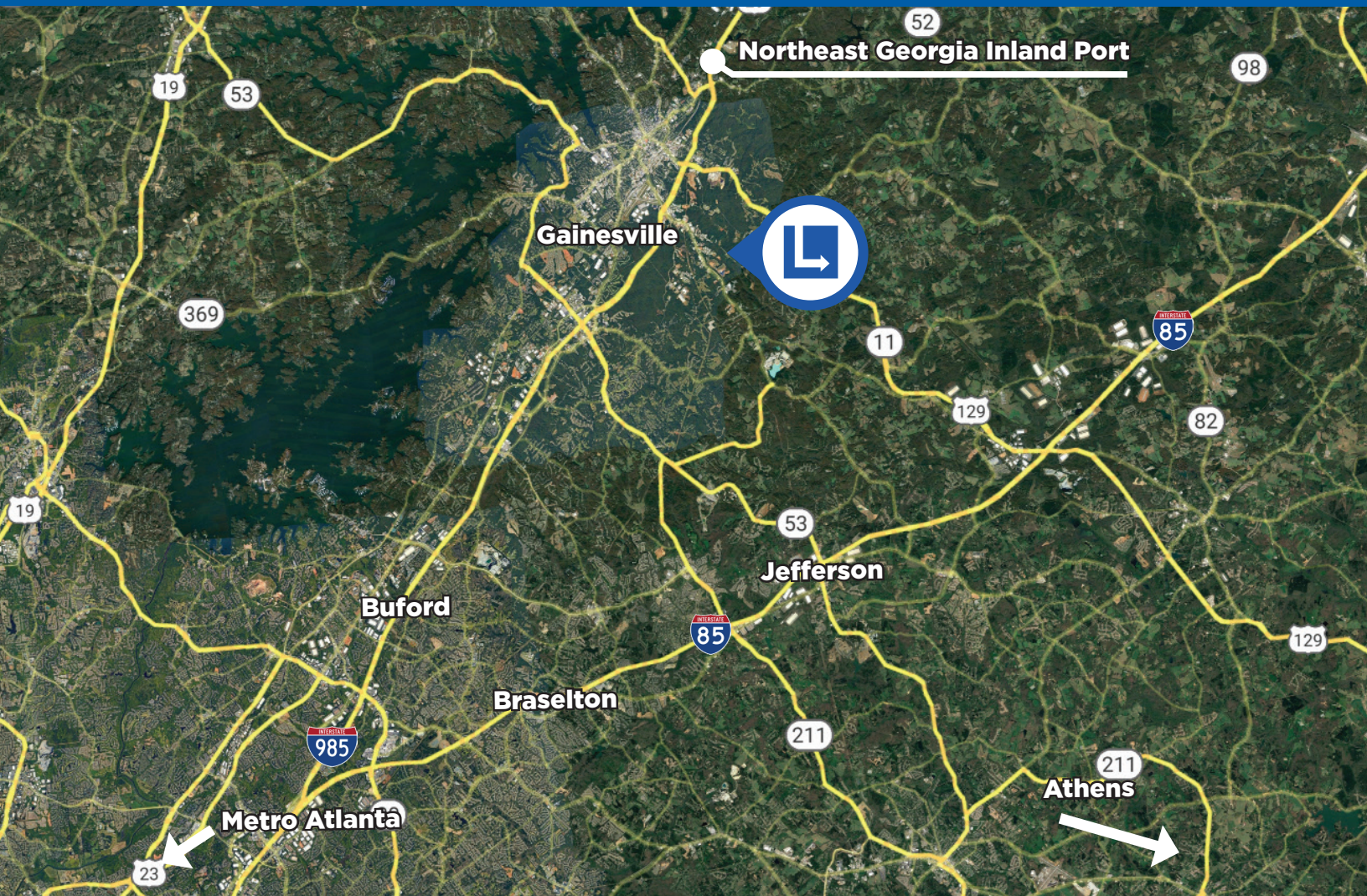


LOGISTICS[®]
PROPERTY
CO

GAINESVILLE 85 BUSINESS CENTER

1900 Fulenwider Road, Gainesville, GA 30507

1950 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

CBRE

©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.