



LOGISTICS[®]
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GAINESVILLE 85 BUSINESS CENTER

1800,1850,1900,1950 Fulenwider Road, Gainesville, GA 30507

LEED
CERTIFIED[®]

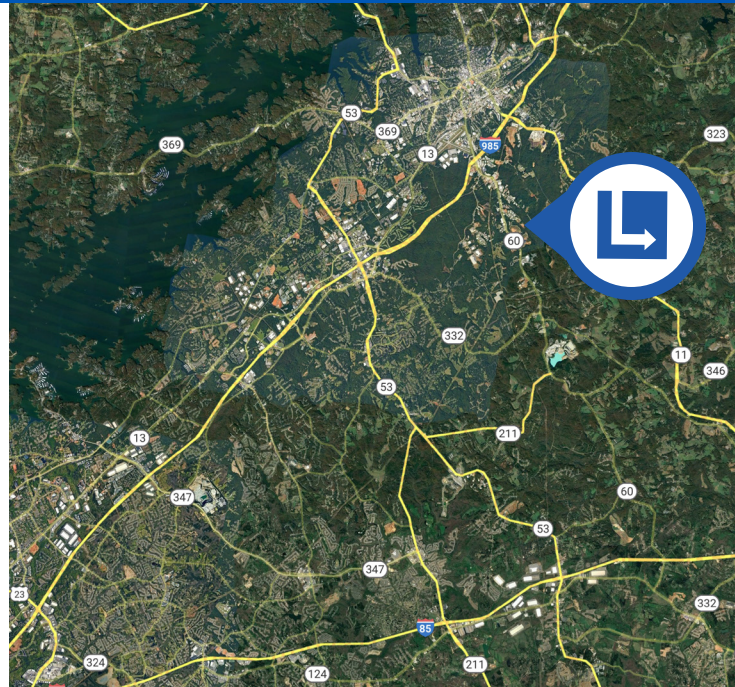


**PROPERTY
VIDEO**



STRATEGIC I-985 NORTHEAST ATLANTA LOCATION | 4 BUILDINGS | 911,700 SF

- 510,070 SF remaining at Buildings 1800, 1850, and 1950
- Modern Class A rear-load distribution facilities
- LEED Certified
- Access to I-85, Hwy 60 and Hwy 129
- Spec office space available
- Heavy power available in the park
- 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)



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PARK OVERVIEW



	BLDG. 1950	BLDG. 1900	BLDG. 1850	BLDG. 1800
Building Size	250,990 SF	334,670 SF	199,680 SF	126,360 SF
Available SF	184,030 SF (divisible)	0 SF	199,680 SF (divisible)	126,360 SF (divisible)
Spec Office	± 3,622 SF	± 2,450 SF	± 3,027 SF	± 3,027 SF
Dock Doors	44 (33 available) 9' x 10'	66 9' x 10'	43 9' x 10'	39 9' x 10'
Dock Levelers & Seals	20 (35,000 lb.)	14 (35,000 lb.)	12 (35,000 lb.)	12 (35,000 lb.)
Drive-In Doors	2 (1 available) 12' x 14'	2 14' x 16'	2 14' x 16'	2 12' x 14'
Slab	6"	7"	7"	6"
Truck Court	185'	185'	185'	130' / 185'
Trailer Parking Spaces	59 (38 available)	88	61	26
Auto Parking Spaces	171 (125 available)	239	145	178
Clear Height	32'	36'	36'	32'
Lighting	LED lighting at 25 FC	LED lighting at 25 FC	LED lighting at 25 FC	LED lighting at 25 FC
Sprinkler	ESFR	ESFR	ESFR	ESFR
Base Power (amps)	4,000 (2,000 available)	4,000	2,000	2,000

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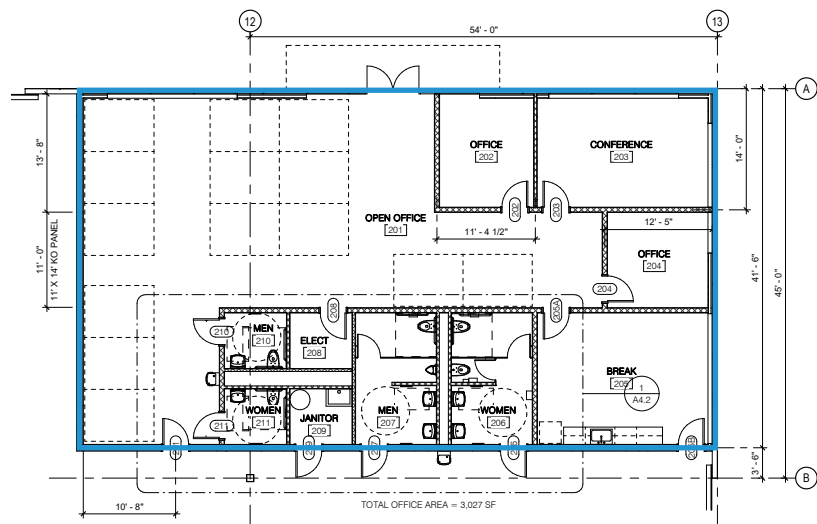
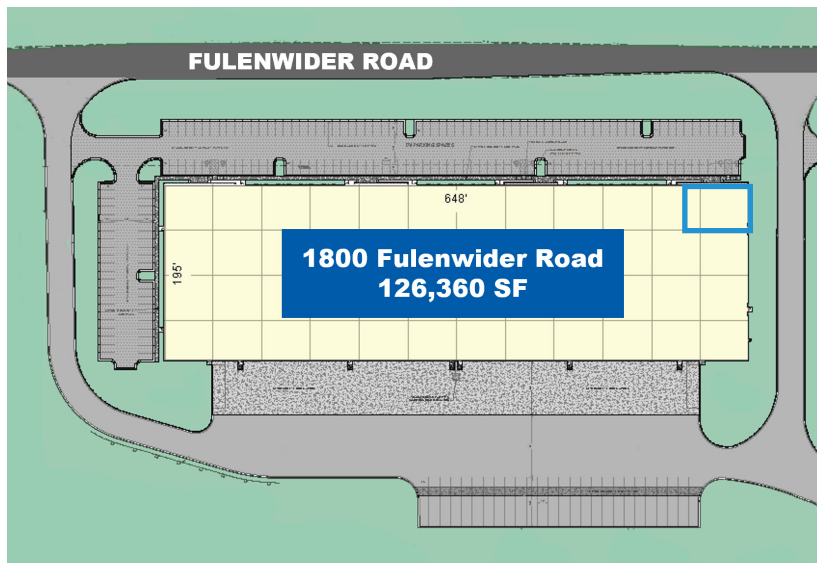
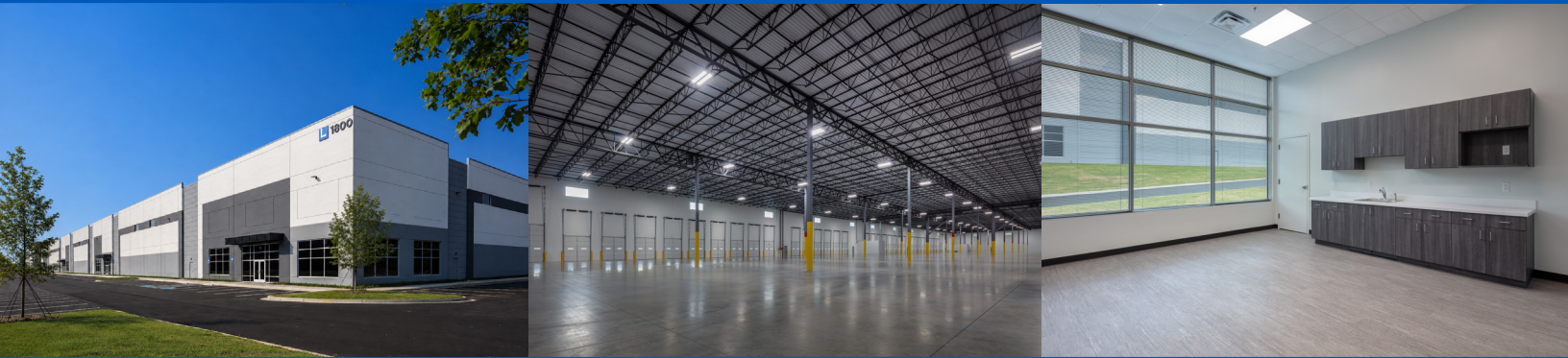
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Building Size	126,360 SF
Available SF	126,360 SF (divisible)
Spec Office	± 3,027 SF
Dock Doors	39 9' x 10
Dock Levelers & Seals	12 (35,000 lb.)
Drive-In Doors	2 12' x 14'
Slab	6"
Truck Court	130' / 185'
Trailer Parking Spaces	26
Auto Parking Spaces	178
Clear Height	32'
Lighting	LED lighting at 25 FC
Sprinkler	ESFR
Base Power (amps)	2,000

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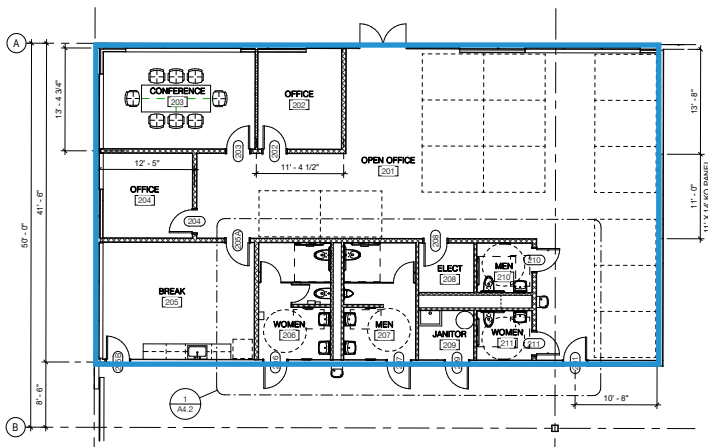
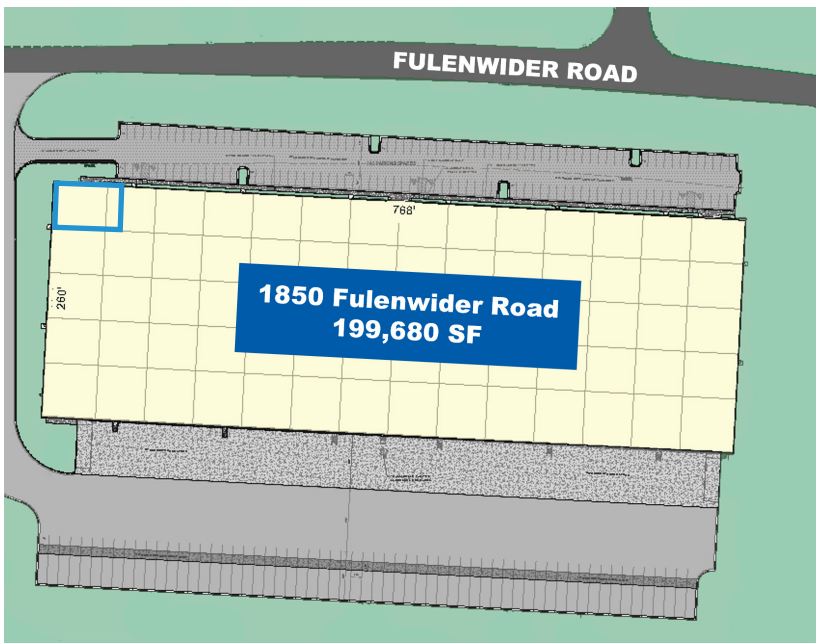
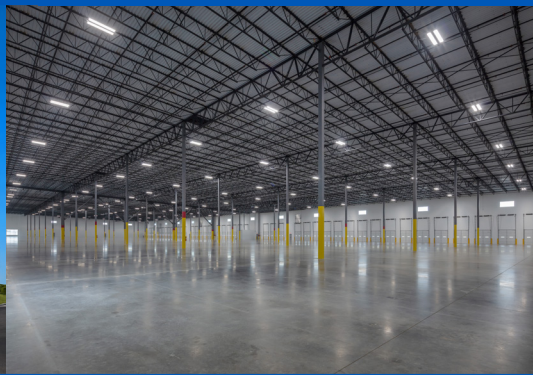
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1850 Fulenwider Road, Gainesville, GA 30507



Building Size	199,680 SF
Available SF	199,680 SF (divisible)
Spec Office	± 3,027 SF
Dock Doors	43 9' x 10'
Dock Levelers & Seals	12 (35,000 lb.)
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
Base Power (amps)	2,000

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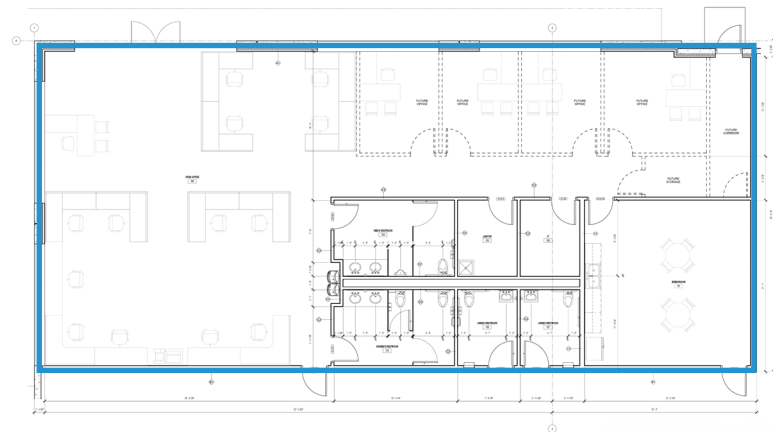
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Building Size	334,670 SF
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Available SF	0 SF
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Spec Office	± 2,450 SF
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Dock Doors	66 9' x 10'
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Dock Levelers & Seals	14 (35,000 lb.)
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Drive-In Doors	2 14' x 16'
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Slab	7"
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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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Lighting	LED lighting at 25 FC
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Sprinkler	ESFR
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Base Power (amps)	4,000
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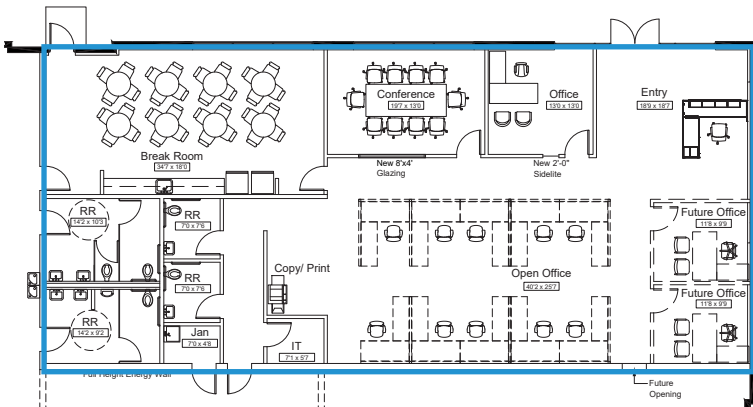
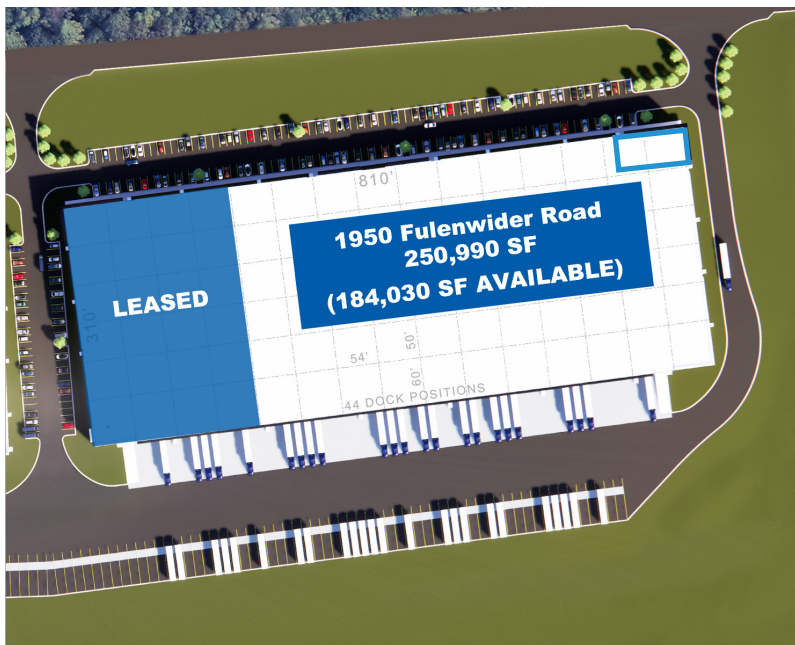
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