



355 Horace Head Road  
Jefferson, GA 30549

# 1,015,740 SF SPEC INDUSTRIAL DEVELOPMENT AVAILABLE FOR LEASE

[CLICK FOR VIDEO TOUR](#)

For leasing information, please contact:

**Jack Haden**

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**Mike Chambers**

404.812.4011 | [mchambers@naibg.com](mailto:mchambers@naibg.com)

# UNTAPPED POTENTIAL ALONG I-85N

## Potential building specifications:

**Building Type:** Industrial, Cross-Dock

**Square Footage:** 1,015,740 SF, Warehouse

**Building Dimensions:** 1,782' x 570'

**Bay Sizes:** 60' x 54' Dock Bays; 54' x 50' +/- Typical

**Building Description:** Tilt-Wall with Steel Girder and Joist Frame

**Dock Doors:** 188; 9' x 10'

**Drive-In Doors:** 4; 12' x 14'

**Clear Height:** 36'\*

**Building Depth:** 570'

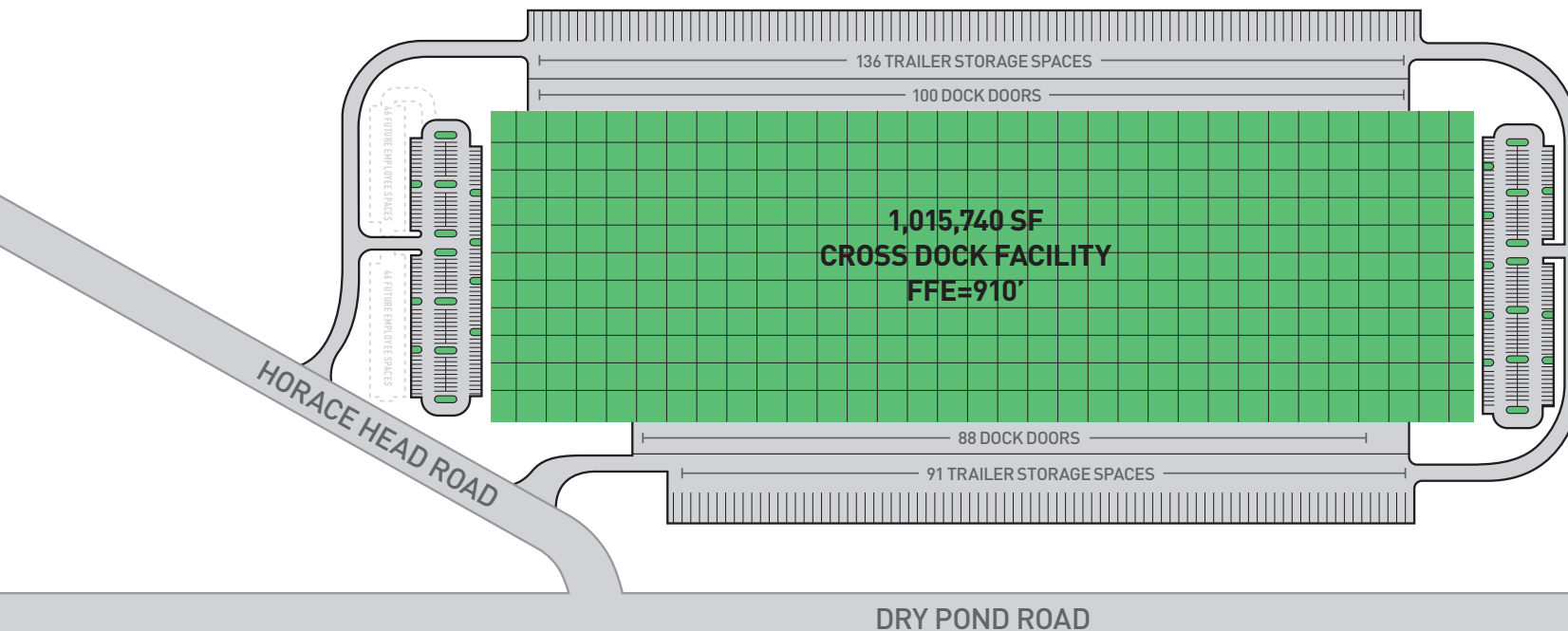
**Truck Court Depth:** 185'

**Auto Parking:** 400; 230 North, 197 South; Expandable by 88+

**Trailer Parking:** 227

**Warehouse Lighting:** 25 fc LED with motion sensors

**Fire Protection:** ESFR sprinkler



\*Clear height measured at the bottom chord of the first joist beyond the first column line.



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A DEVELOPMENT OF:



# 20 MILLION CARS PER YEAR, 3,000' OF VISIBILITY ALONG I-85



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# STATE OF THE ART INDUSTRIAL FACILITY

Jefferson Logistics Center is a 1,015,740 SF spec industrial development suited for a company seeking an unmatched location in Northeast Atlanta's I-85 corridor on Dry Pond Road in Jefferson, Georgia.



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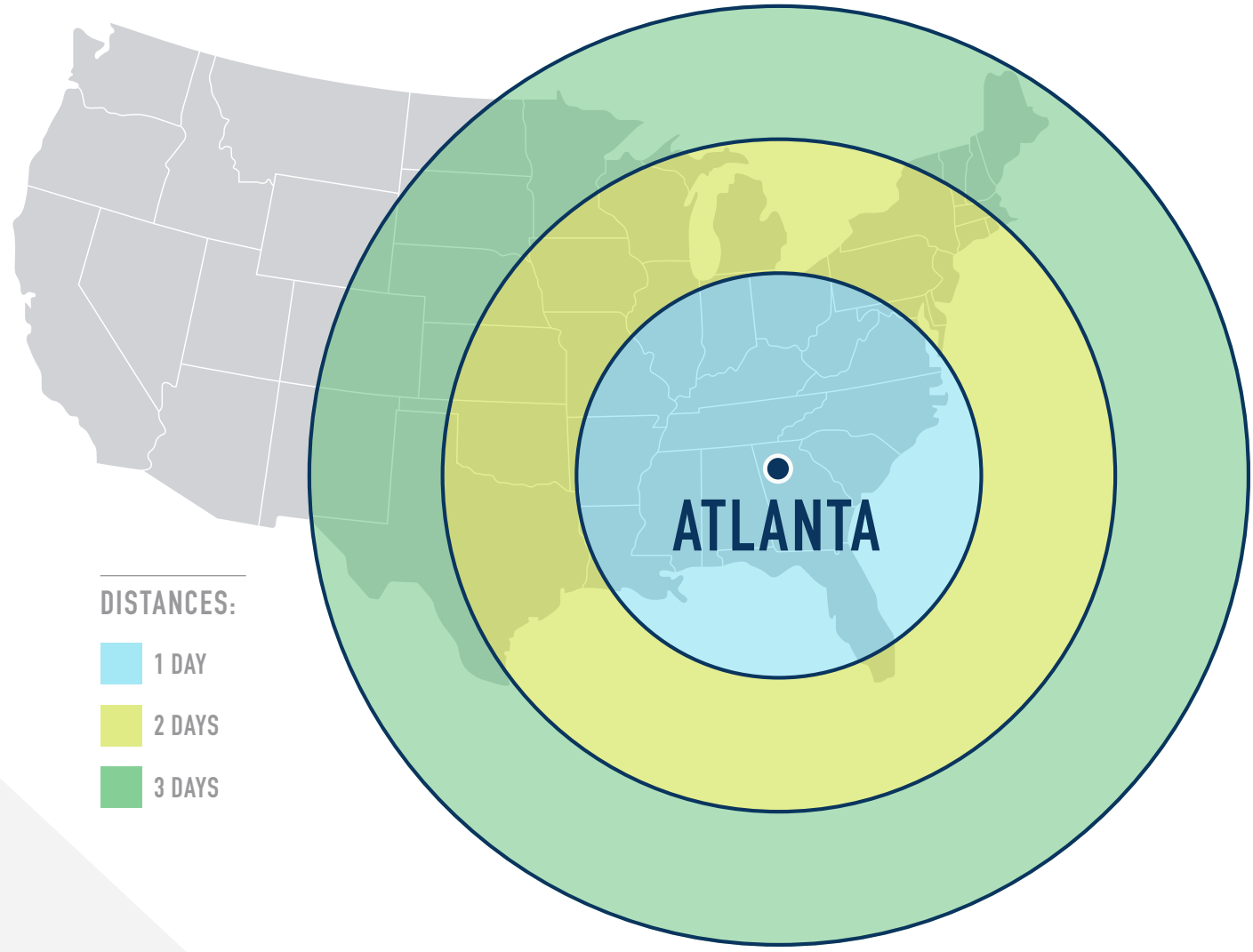


# IDEALLY LOCATED FOR MAXIMUM REACH

Favorably located in Jefferson, Georgia just 40 minutes from the Atlanta perimeter, Jefferson Logistics Center boasts convenient truck commutes across the Southeast and beyond.

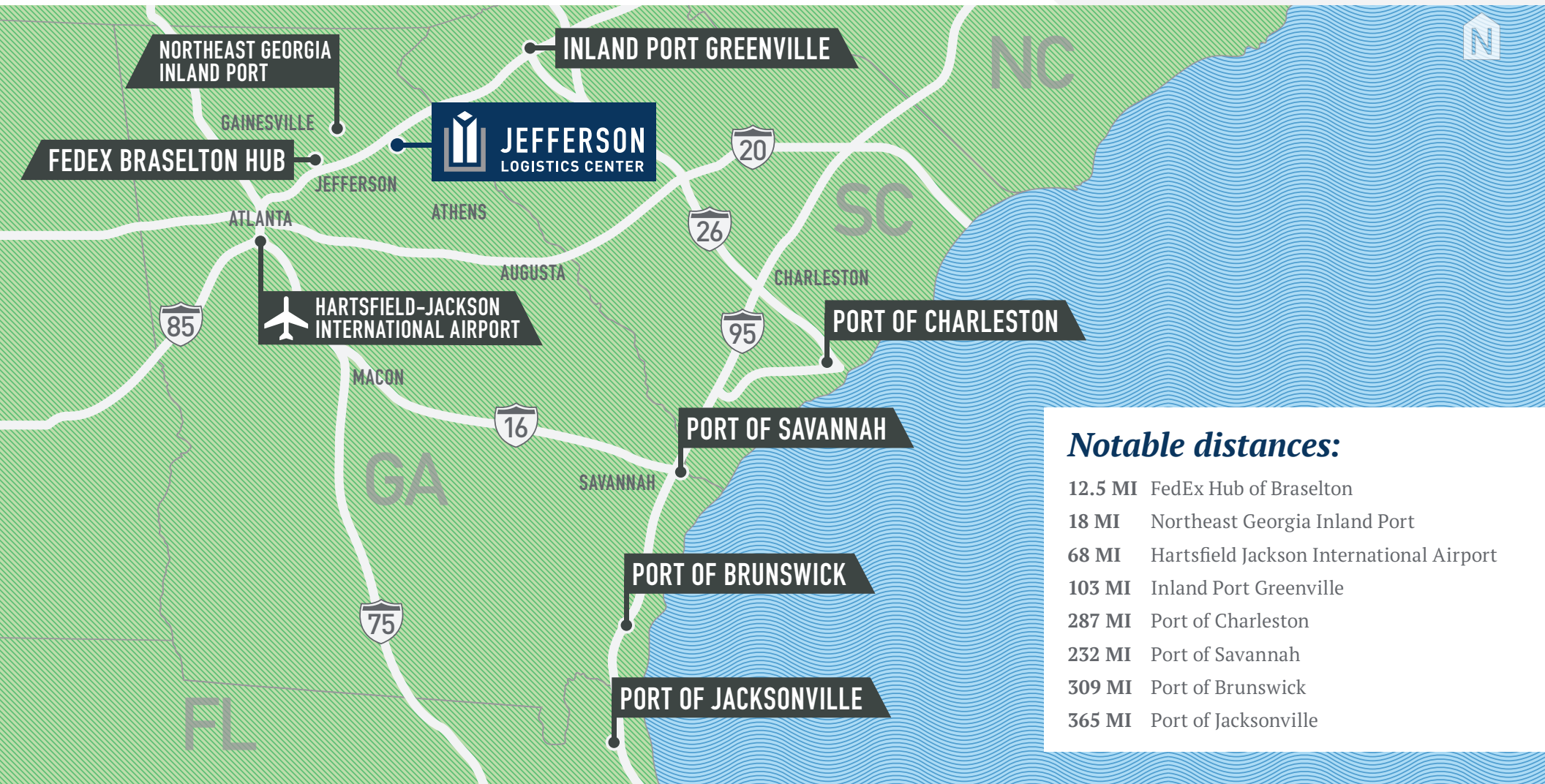
## Truck drive distance to/from Atlanta:

Jefferson, GA	53 MI
Columbus, GA	68 MI
Savannah, GA	245 MI
Brunswick, GA	304 MI
Birmingham, AL	207 MI
Montgomery, AL	221 MI
Nashville, TN	295 MI
Memphis, TN	441 MI
Charlotte, NC	86 MI
Greenville, SC	87 MI
Charleston, SC	297 MI
Jacksonville, FL	365 MI
Orlando, FL	493 MI
Tampa, FL	498 MI
Richmond, VA	462 MI
Washington, DC	565 MI



# TAKE YOUR PLACE ON EXIT 140

With prominent visibility from I-85 at Exit 140, multiple channels of access to southeastern ports and proximity to northeast Atlanta's strong labor pool — Jefferson Logistics Center is likely one of the last industrial opportunities of its size and stature in this location.



## *Notable distances:*

- 12.5 MI FedEx Hub of Braselton
- 18 MI Northeast Georgia Inland Port
- 68 MI Hartsfield Jackson International Airport
- 103 MI Inland Port Greenville
- 287 MI Port of Charleston
- 232 MI Port of Savannah
- 309 MI Port of Brunswick
- 365 MI Port of Jacksonville



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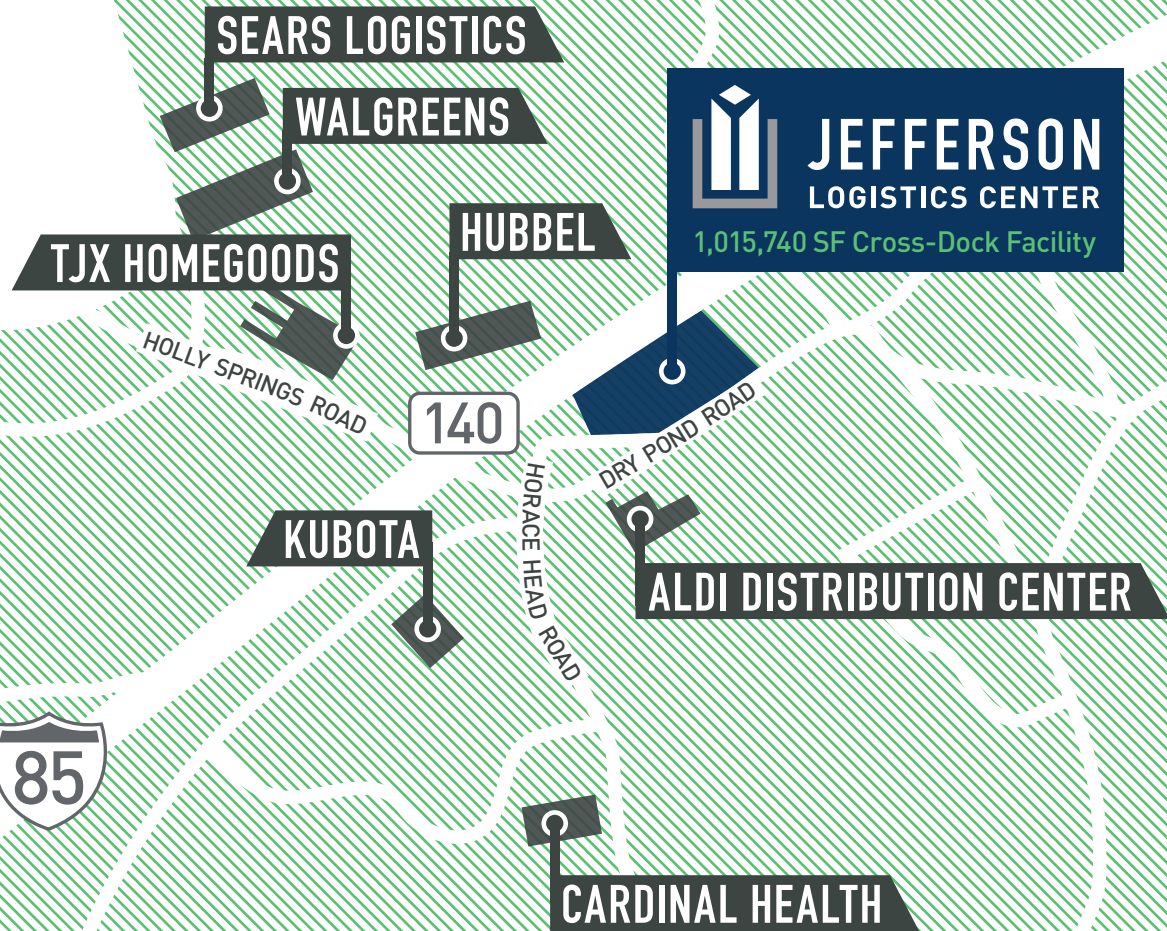
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# COVETED LOCATION IN GOOD COMPANY



Situated at the prominent Exit 140 location on I-85, Jefferson Logistics Center is proximate to a widening pool of area talent in the good company of large, market-leading distribution facilities.



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A DEVELOPMENT OF:



# PANATTONI DEVELOPMENT SNAPSHOT

## *Privately held with proven performance*

Jefferson Logistics Center is a development of Panattoni, a privately held development company with a trusted team of experts and more than 33 years of proven experience and strong partnerships that produce the best results for clients in each region.

Panattoni specializes in first class industrial, office and built-to-suite development across 24 offices in the US, Canada and Europe with the ability to provide the right solutions for each of our clients — whether the development is local, national or international.

33+ YEARS PROVEN EXPERIENCE

340 MILLION SF DEVELOPED

24 OFFICES INTERNATIONALLY

278 CITIES IMPACTED

2500 CLIENTS SERVED



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# JEFFERSON LOGISTICS CENTER

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