



FOR MORE INFORMATION

**Jack Haden** / 404 812 4012 / [jhaden@naibg.com](mailto:jhaden@naibg.com)

**Mike Chambers** / 404 812 4011 / [mchambers@naibg.com](mailto:mchambers@naibg.com)

**PERFECT LOCATION FOR  
SK INNOVATION SUPPLIERS**

- ◆ FOR LEASE
- ◆ NEW SPEC BUILDING: 172,720 SF
- ◆ DELIVERING MID-JAN 2022

- ◆ 172,720 SF (Divisible)
- ◆ Located Directly Across I-85 from SK Innovation Plant
- ◆ Part of a 221 Acre Controlled Business Park Environment



- ◆ Surrounding Businesses Include GE, Restaurant Depot, Enchem, Toyota and Ollie's Bargain Outlet
- ◆ Pro-Business City/County/State
- ◆ Entrepreneurial "Get It Done" Ownership

# BUILDING SPECIFICATIONS

## BUILDING TYPE

Industrial; Rear Load; BTS Spec Warehouse

## SQUARE FOOTAGE

172,720 SF

## OFFICE

BTS

## BUILDING DIMENSIONS

210' x 810'

## COLUMN BAY SIZES

54' x 50' Column Spacing with 60' Loading Bay

## BUILDING DESCRIPTION

Tilt-Wall Construction

## DOCK DOORS

53 (9' x 10') hi-lift doors with KO's for Future Pit Levelers

## DRIVE-IN DOORS

2; 12' x 14'

## CLEAR HEIGHT

32'

## TRUCK COURT DEPTH

185'

## TRAILER PARKING

61 Spaces

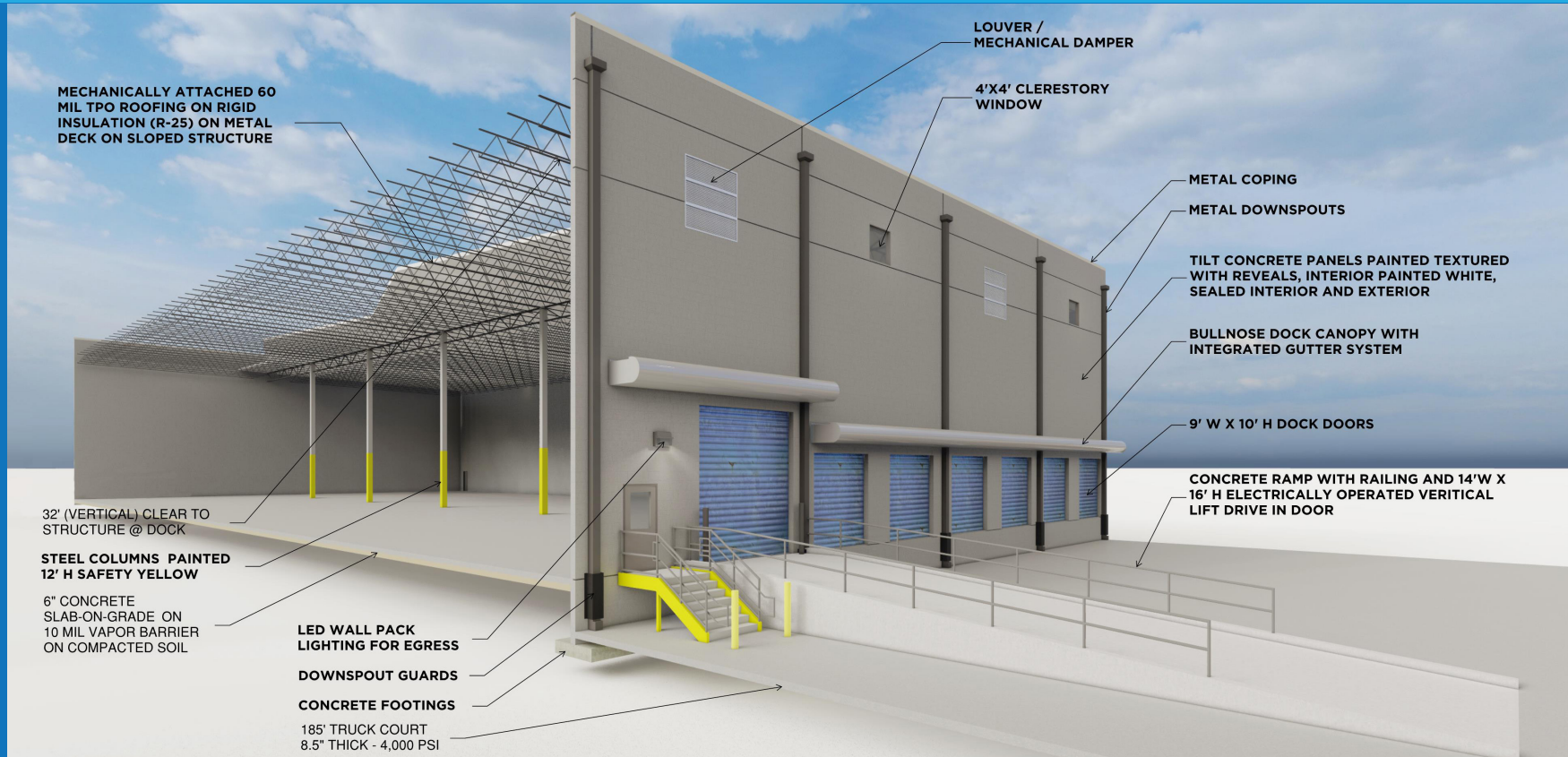
## WAREHOUSE LIGHTING

LED Fixtures

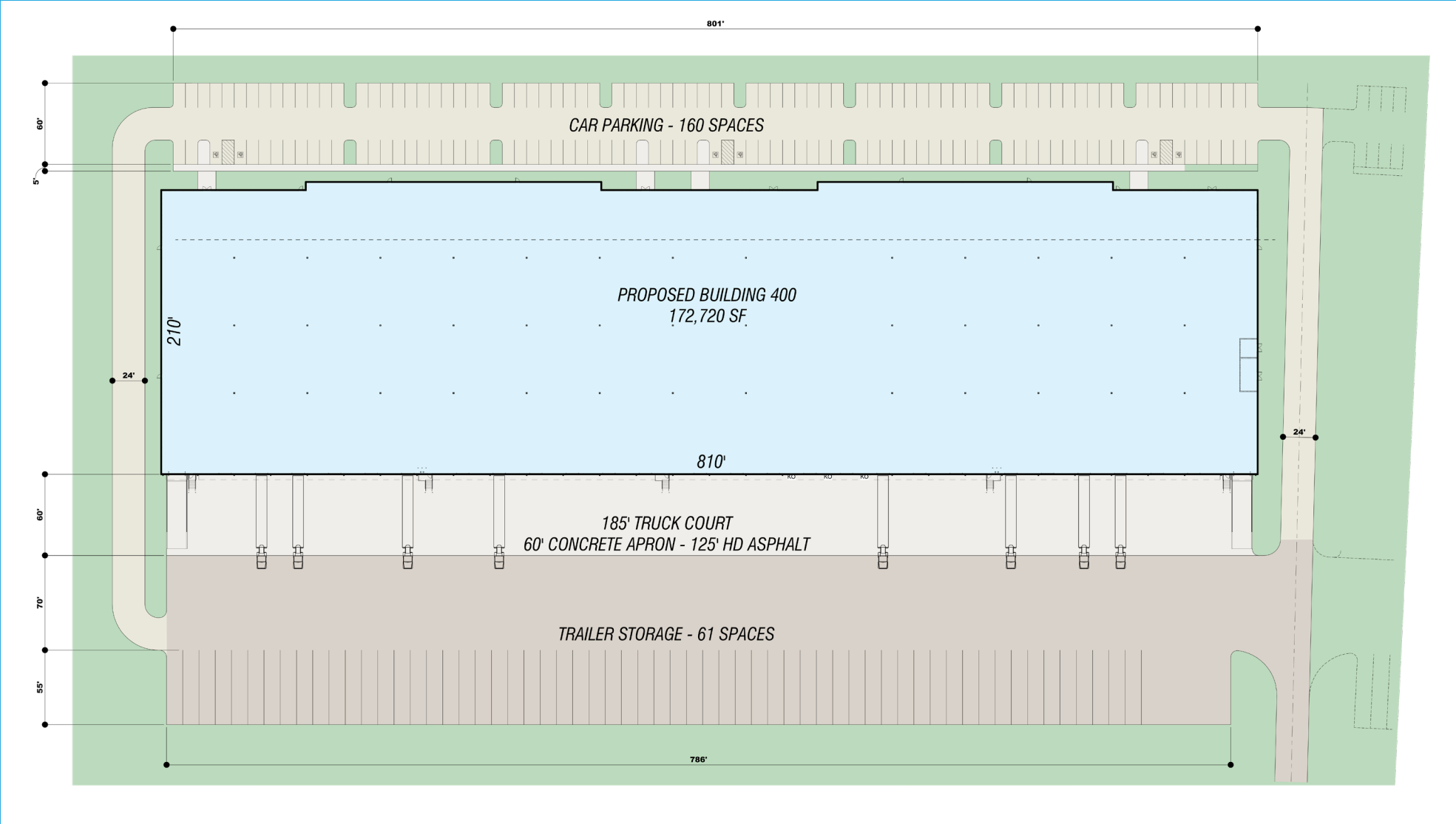
## FIRE PROTECTION

ESFR Sprinkler

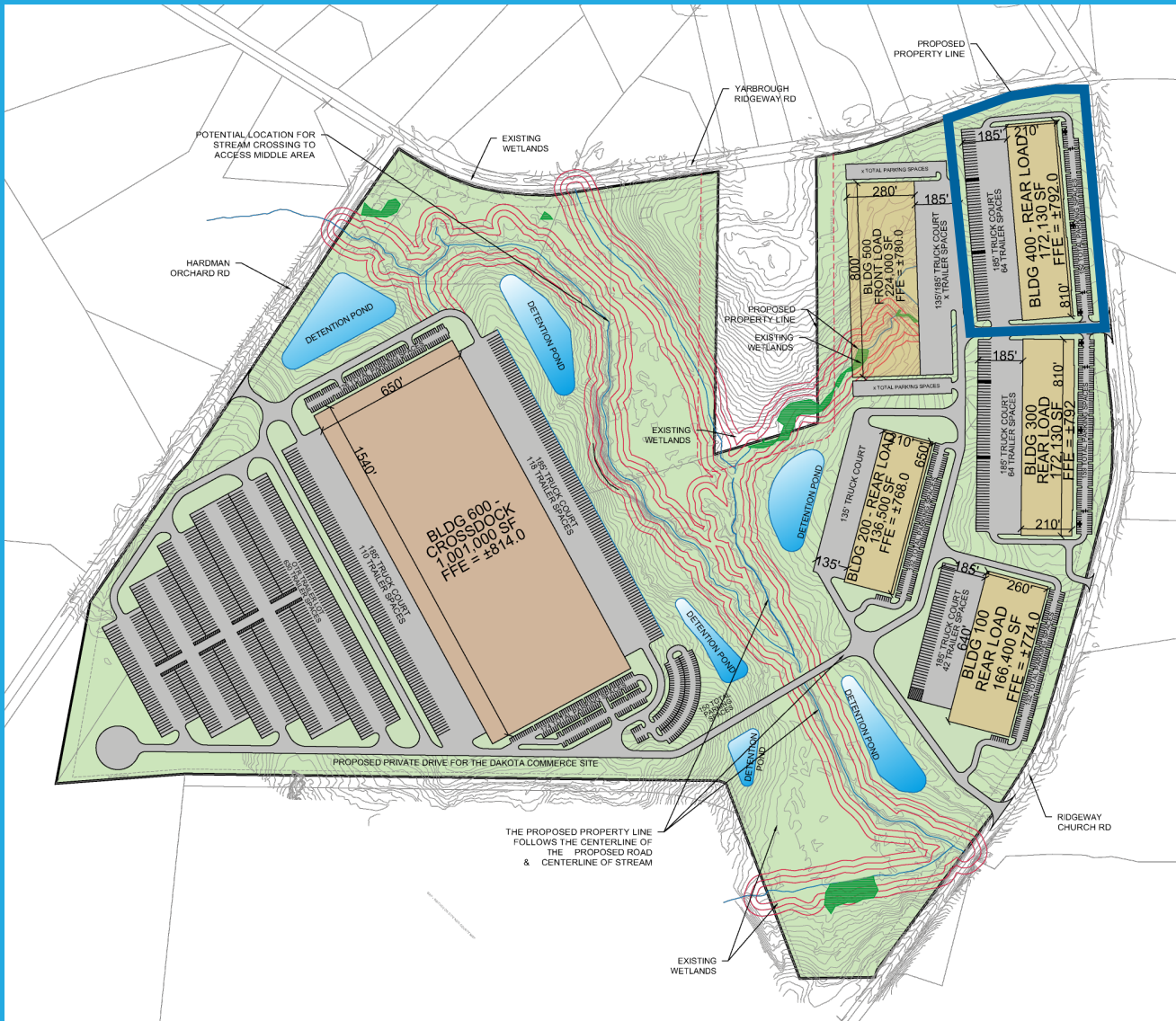
Mid-January 2022 Delivery



# BUILDING 400



# PAD SITES



## PAD SITES

- » TOTAL SITE AREA: 78 ACRES
- » FOR SALE OR BTS
- » ALL SITES ARE DIVISIBLE

## BUILDING 400

- » BUILDING SF: 172,130 SF
- » TRAILER SPACES: 64
- » PARKING SPACES PROVIDED: 152

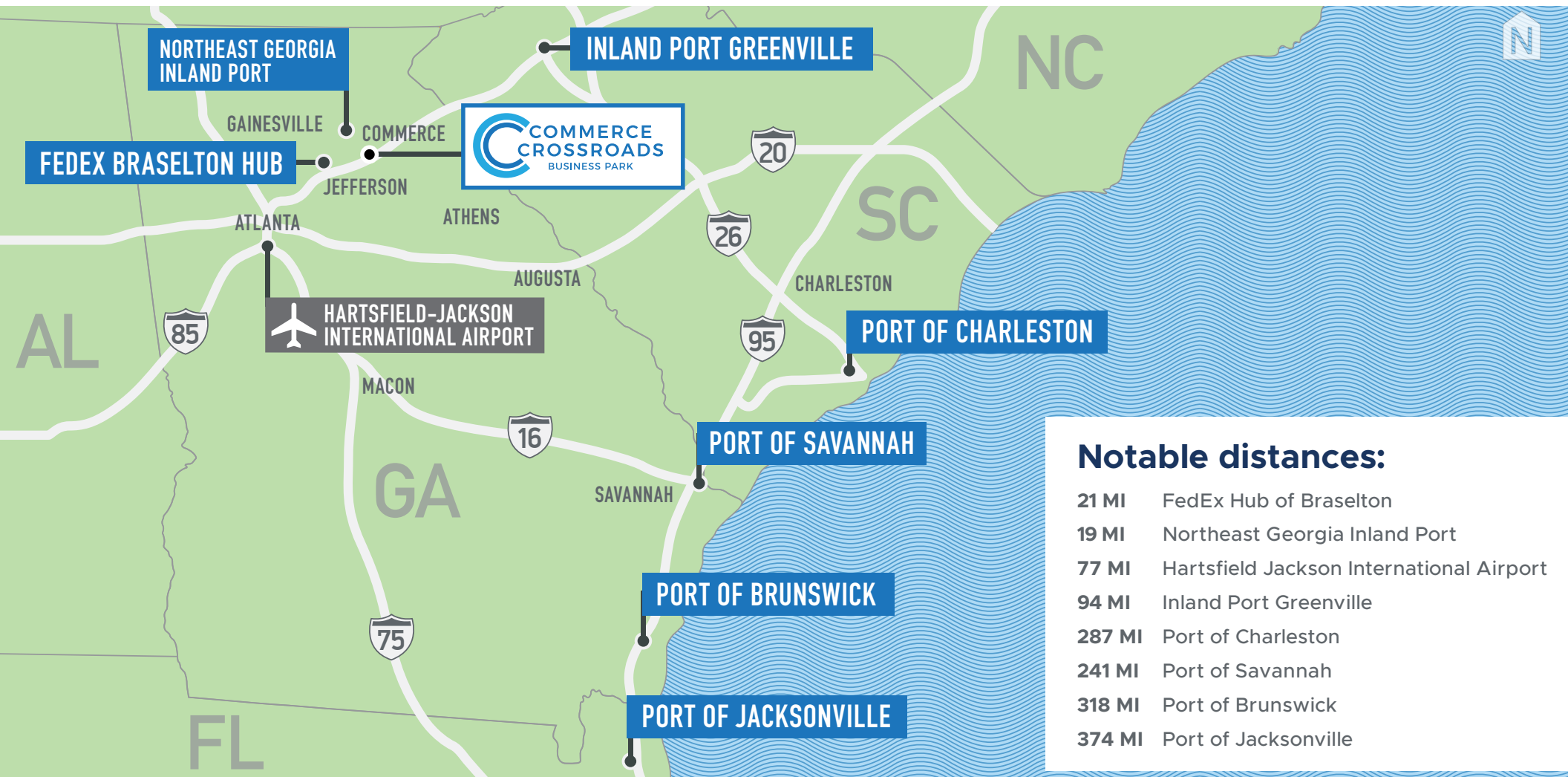
# Favorably located in Commerce, GA just 50 minutes from the Atlanta perimeter

## Truck drive distance to/from Atlanta:

Commerce, GA.....	62 MI
Columbus, GA .....	77 MI
Savannah, GA.....	254 MI
Brunswick, GA .....	318 MI
Birmingham, AL .....	216 MI
Montgomery, AL .....	230 MI
Nashville, TN.....	304 MI
Memphis, TN .....	450 MI
Charlotte, NC .....	77 MI
Greenville, SC.....	80 MI
Charleston, SC .....	297 MI
Jacksonville, FL .....	374 MI
Orlando, FL.....	502 MI
Tampa, FL.....	507 MI
Richmond, VA.....	453 MI
Washington, DC.....	556 MI



# Take your place on Interstate 85 at Exit 147



## Notable distances:

- 21 MI FedEx Hub of Braselton
- 19 MI Northeast Georgia Inland Port
- 77 MI Hartsfield Jackson International Airport
- 94 MI Inland Port Greenville
- 287 MI Port of Charleston
- 241 MI Port of Savannah
- 318 MI Port of Brunswick
- 374 MI Port of Jacksonville



318-Acre Redevelopment to Industrial/Retail

**TangerOutlets**  
380,000 SF Retail Center



EXIT 149



Ridgeway Church Rd



400

221 ACRES

Yarbrough Ridgeway Rd

Hardman Orchard Rd



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# INGRESS/EGRESS ROUTES

