

# BUILDING D

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±250,589

SF AVAILABLE

A DEVELOPMENT BY:

Trammell Crow Company



CLARION PARTNERS

**Colliers**  
INTERNATIONAL

## JEFFERSON MILL BUSINESS PARK

540 HOG MOUNTAIN ROAD | JEFFERSON, GA 30549



# Location

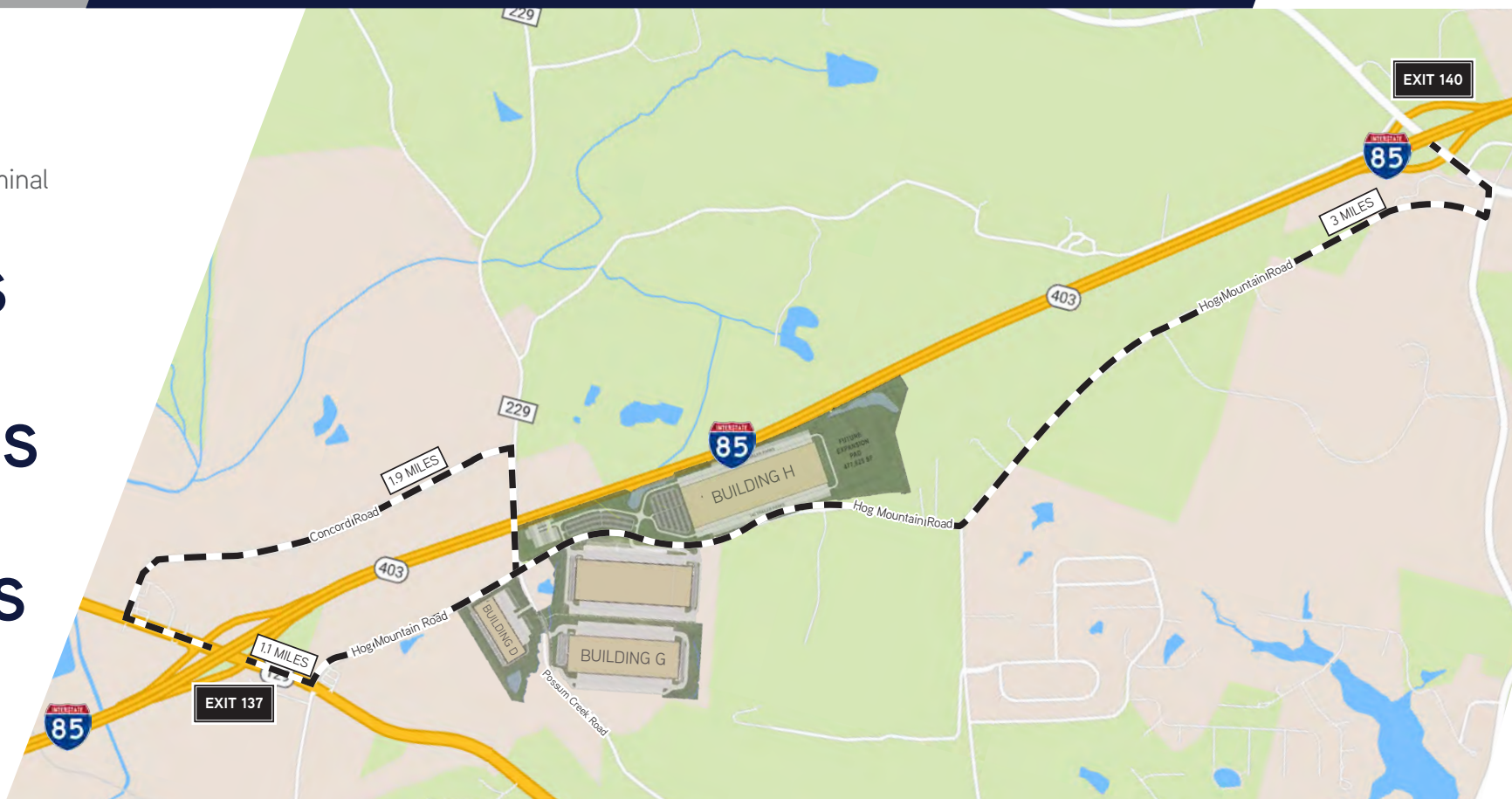
Jefferson Mill Business Park is strategically located 42 miles north of I-285, less than an hour away from Metro Atlanta's population of nearly 6 million, with 80% of the U.S. population reachable by two day truck delivery. Just 1.1 miles from the nearest interstate exit, Jefferson Mill Business Park offers quick, congestion free access in an established industrial corridor.

➤ **1 MILE**  
to UPS Freight Terminal

➤ **11 MILES**  
to UPS Hub

➤ **9.2 MILES**  
to FedEx Hub

➤ **42 MILES**  
to I-285





# Highlights

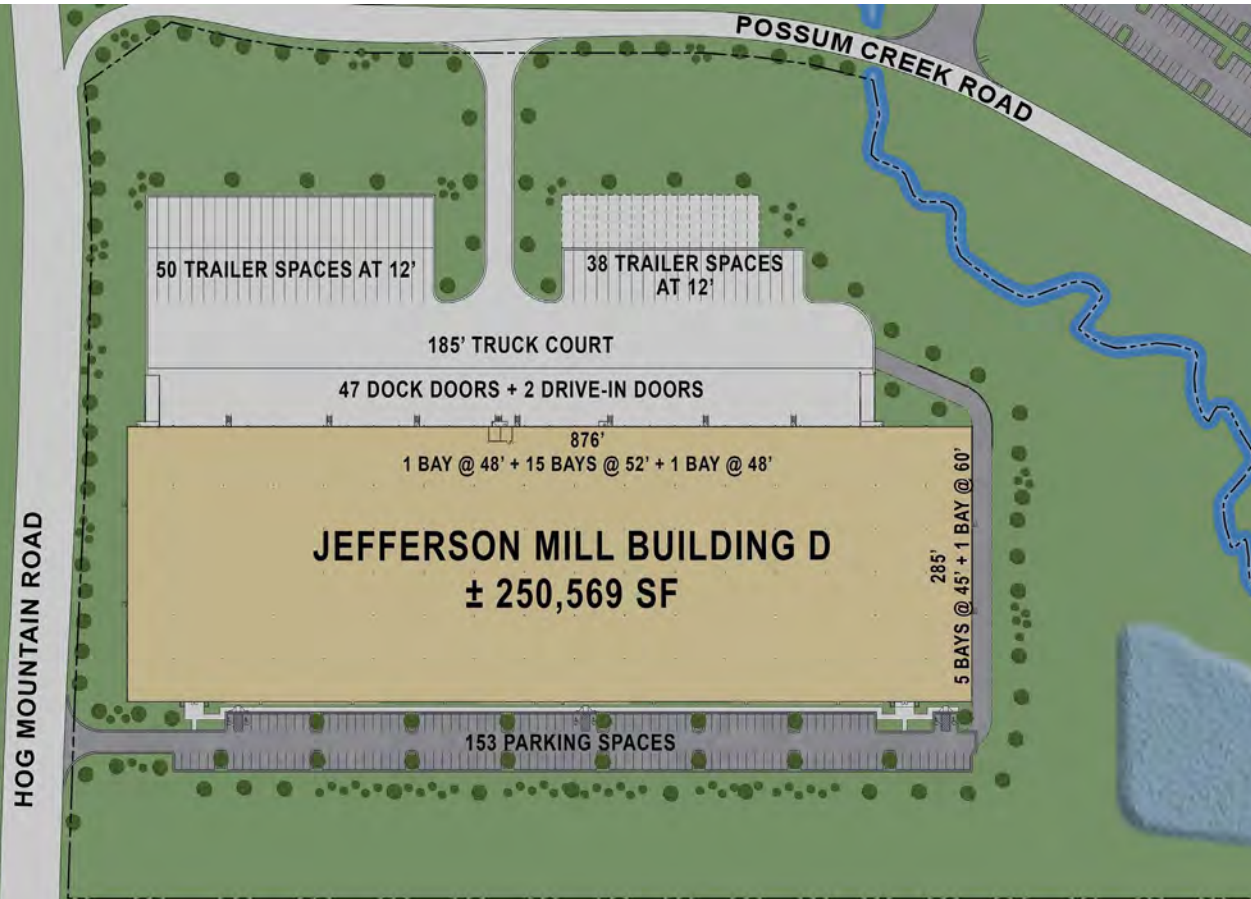
- » Master Planned Industrial Park: 233 Acres, up to 3.4 Million SF
- » Four building, Class-A Industrial Park
- » Labor: Border counties offer pool of 700,000 employees
- » Immediate access to I-85 via Exit 137 full-diamond interchange on US HWY 129 and S.R. 11
- » Excellent Corporate Campus Setting
- » 80% of US Consumer market reachable by two-day Truck Delivery
- » Can accommodate users needing from 100,000 to 1.5 Million SF
- » Each building offers modern, Class A fixtures for today's distribution operations





# BUILDING D

## PROPERTY DETAILS



TOTAL SIZE (SF)	±250,569
CLEAR HEIGHT	32'
TRUCK COURT	100% Concrete 8" 4,000 psi base on 4" stone
TRAILER PARKS	46 expandable to 88
AUTO PARKS	153
DRIVE-IN RAMPS	2
DOCK HIGH DOORS	47 with vision panels & dock bumpers
SPRINKLER	ESFR
SLAB	7.25" 4,000 psi on 6" of stone with 10 mil vapor barrier throughout
ROOF	TPO mechanically fastened 45 mil, I-60 design, skylights
WINDOWS	Clerestory