

BUILDING G

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±749,730

SF AVAILABLE

A DEVELOPMENT BY:

Trammell Crow Company



CLARION PARTNERS

Colliers
INTERNATIONAL

JEFFERSON MILL BUSINESS PARK

940 POSSUM CREEK ROAD | JEFFERSON, GA 30549

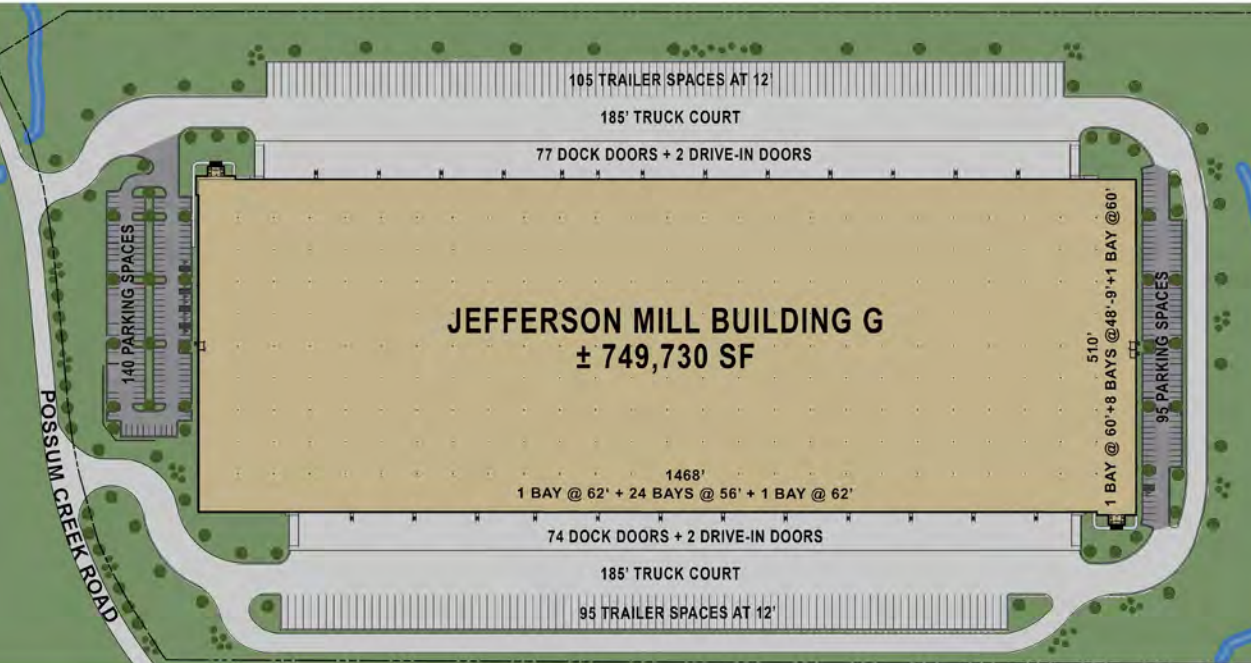
Highlights

- » 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



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PROPERTY DETAILS



TOTAL SIZE (SF)	±749,730
CLEAR HEIGHT	36'
TRUCK COURT	Concrete Pavement 8" 4,000 psi concrete on 4" of stone
TRAILER PARKS	200
AUTO PARKS	235
DRIVE-IN RAMPS	4
DOCK HIGH DOORS	151 with vision panels & dock bumpers
SPRINKLER	ESFR
SLAB	7.25" 4,000 psi with #3 rebar at 18" o.c. each way, on 6" stone with 10 mil vapor barrier throughout
ROOF	TPO - mechanically fastened 45 mil, I-60 design, skylights
LIGHTING	T-5 with motion and daylight sensors included in TI allowance
WINDOWS	Clerestory

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

