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A DEVELOPMENT BY:

Trammell Crow Company



BUILDING H
±1,577,825 SF AVAILABLE

**JEFFERSON MILL
BUSINESS PARK**

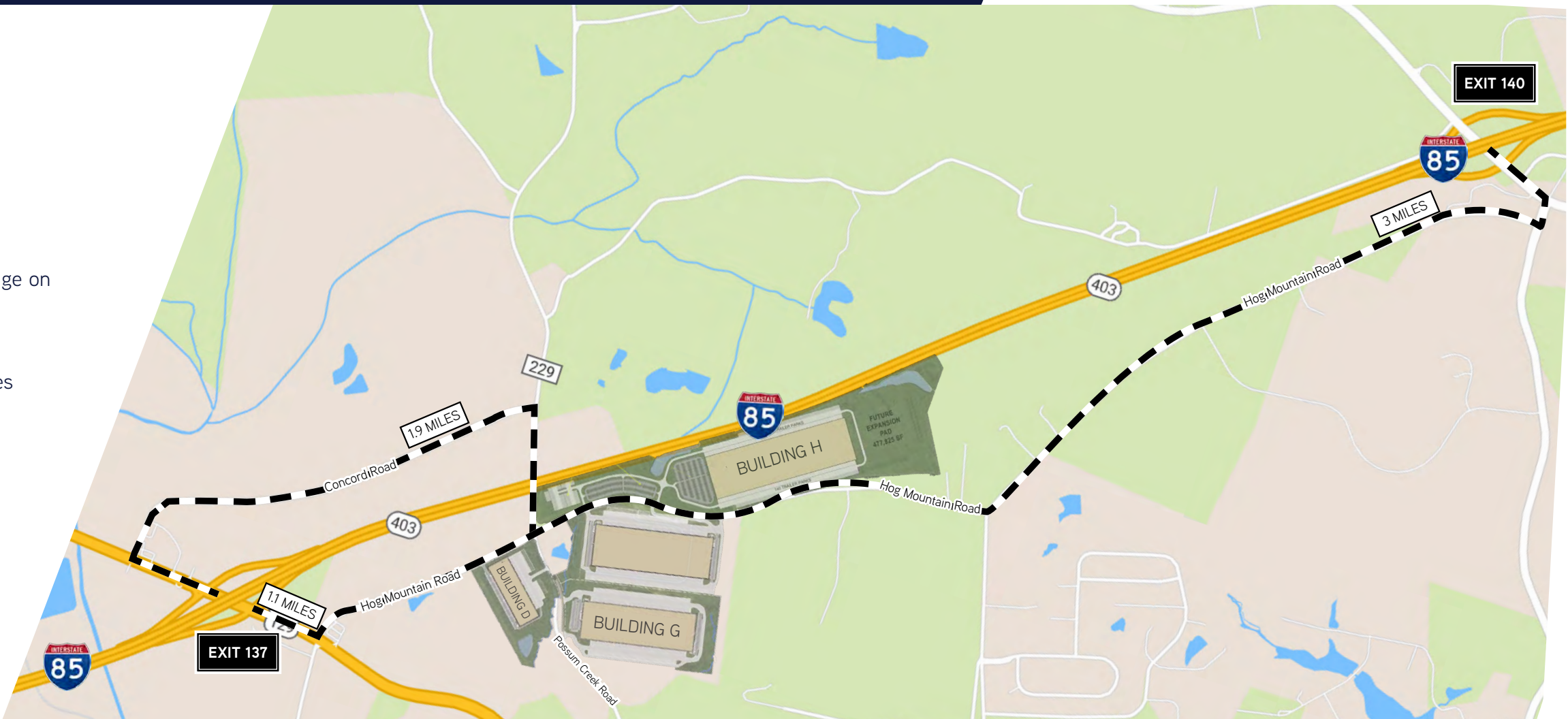
Location

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
- > **9.2 MILES**
to FedEx Hub
- > **11 MILES**
to UPS Hub
- > **42 MILES**
to I-285
- > **68 MILES**
to Atlanta Airport
- > **90 MILES**
to Greenville
- > **250 MILES**
to Port of Savannah
- > **290 MILES**
to Port of Charleston

Highlights

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



BUILDING H

PROPOSED SITE PLAN



TOTAL SIZE (SF)

Up to 1,577,825

CLEAR HEIGHT

TBD

COLUMN SPACING

TBD

TRAILER PARKS

912 Possible

AUTO PARKS

597

DRIVE-IN RAMPS

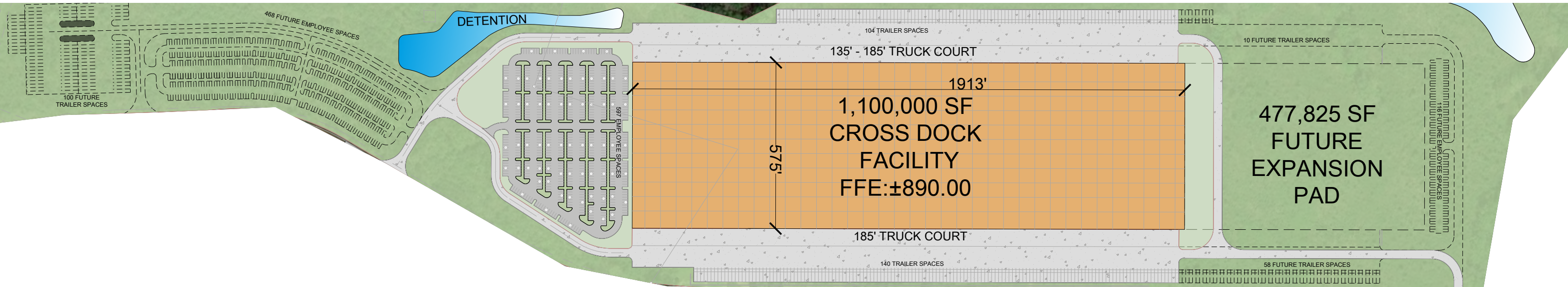
4 (12'x14') or BTS

DOCK HIGH DOORS

230 (9' x 10') or BTS

TRUCK COURT

185' all concrete truck court



LARGEST
BUILDING SITE
IN NORTHEAST ATLANTA

111
ACRES

INTERSTATE
FRONTAGE

1.1 MILES TO I-85

ATLANTA'S LARGEST
INDUSTRIAL SUBMARKET

SITE H



Atlanta is a Top-5 Tier 1 Industrial Market in the United States and the transportation and logistics hub of the fastest growing geographic region in the country. With its immediate access to major US highway infrastructure, and close proximity to the Port of Savannah, the second-largest seaport on the east coast; Jefferson Mill Business Park is uniquely positioned to optimize transportation efficiency for the supply chain focused provider.

