

**BRASELTON
CROSSROADS**

ATLANTA • I-85 NORTH

Available For Lease
BRASELTON CROSSROADS

1075 Highway 124 W, Hoschton, GA 30548

For More Information
Please Contact:

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NEWMARK

WESTCORE

BRASELTON CROSSROADS



BRASELTON CROSSROADS

Located in Atlanta's preeminent I-85 North submarket, along the I-85 corridor, just 30 minutes from I-285 and 15 minutes from the I-85/I-985 split, **Braselton Crossroads** consists of three rear-load, light industrial buildings totaling 461,533 SF.

In addition to the property being located less than one-half mile from the Hwy 211/I-85 interchange, 30'-32' clear heights, ESFR, sprinkler systems and multiple store front positions are some of the features this state-of-the-art design offers.

PROPERTY HIGHLIGHTS



32' Clear Height



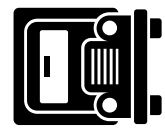
**52' x 45' (60' staging)
Column Spacing**



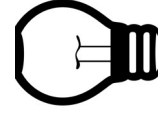
**39 (9' x 10')
Dock Doors**



**Auto Parking Spaces
Building 300: 119
Building 400: 128**



**Trailer Parking
Building 300: -
Building 400: 54**

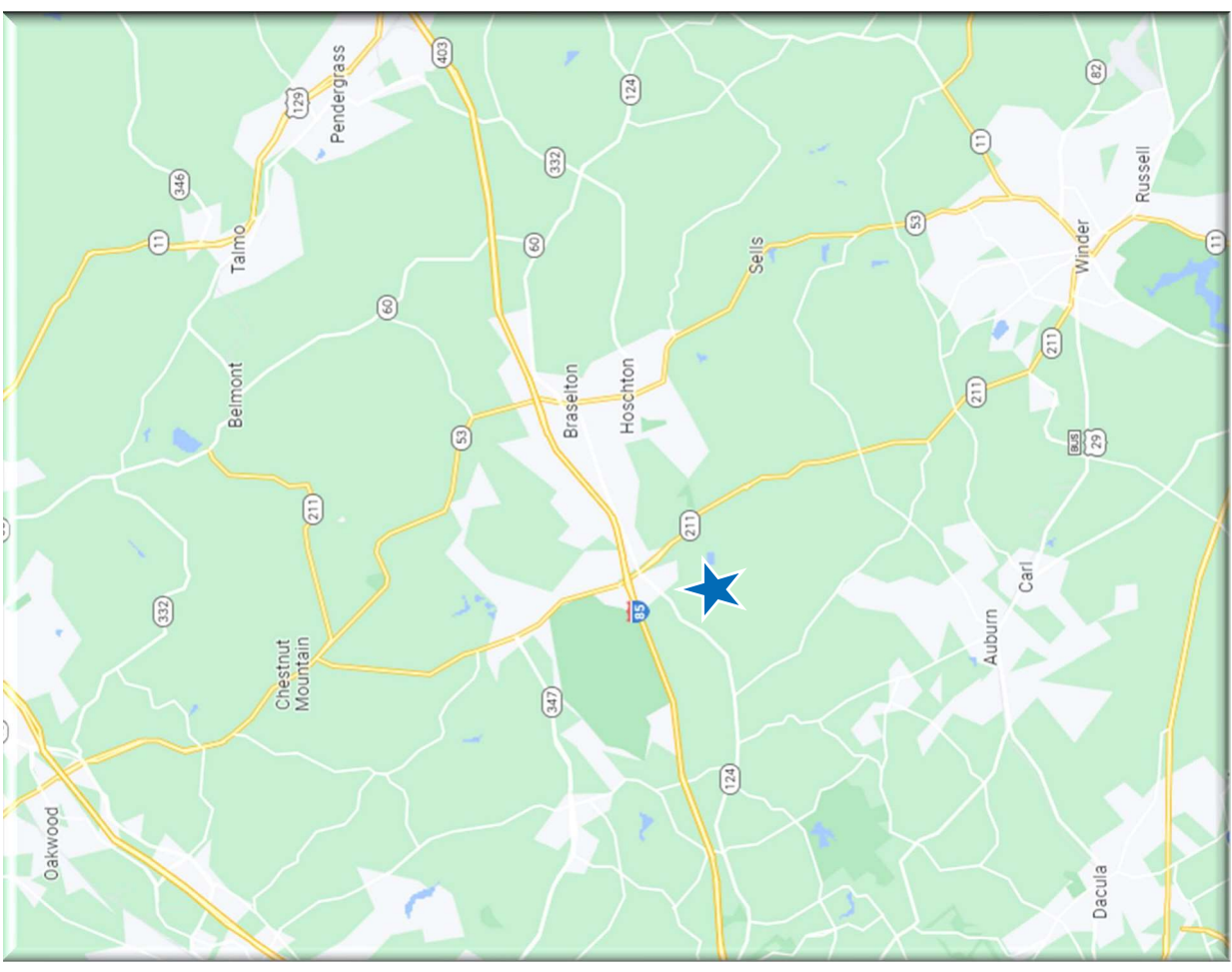


**LED
Warehouse Lighting**

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BRASELTON CROSSROADS
LOCATION INFORMATION


| | |
|---------------|------------------------------------|
| Building Name | Building 300 & Building 400 |
| Address | 1075 Hwy 124 Hoschton, GA 30548 |
| County | Jackson |
| Market | I-85 North |

FIRE, ELECTRICAL

| | |
|-----------------|--|
| Fire Protection | Building 300: ESFR Building 400: ESFR |
| Building Power | Building 300: 480/277v, 1,600 Amp Building 400: 480/277v, 1,600 Amp |
| HVAC | Building 300: BTS Building 400: BTS |

For More Information

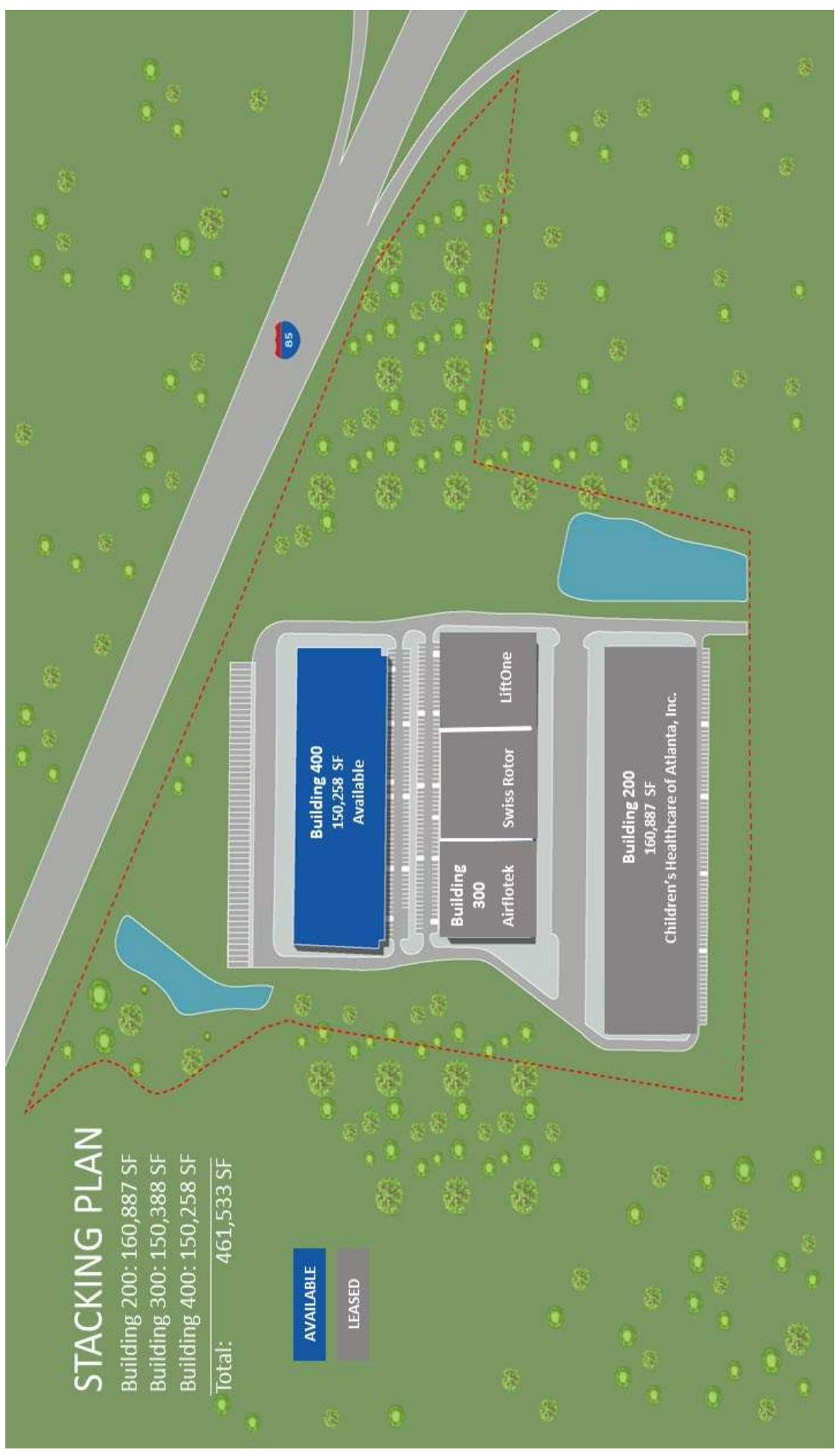
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BUILDING INFORMATION

| | |
|-----------------------|---|
| Total SF | Building 300: 150,388 SF Building 400: 150,258 SF Available: 150,258 SF |
| Office SF | Building 400: Spec Office +/- 2,000 SF |
| Year Built | Building 300: 2022 Building 400: 2022 |
| Construction | Building 300: Concrete Tilt-Wall Building 400: Concrete Tilt-Wall |
| Floors | Building 300: 6", 4,000 PSI Reinforced Building 400: : 6" 4,000 PSI Reinforced |
| Loading | Building 300: Rear Building 400: Rear |
| Building Dimensions | Building 300: 624' x 240' Building 400: 624' x 240' |
| Truck Court Depth | Building 300: 210' w/60' concrete apron (shared) Building 400: 185' w/60' concrete apron |
| Ramped Drive-In Doors | Building 300: None Building 400: 2 (12' x 14') |

BRASELTON CROSSROADS



STACKING PLAN

Building 200: 160,887 SF
 Building 300: 150,388 SF
 Building 400: 150,258 SF
 Total: 461,533 SF

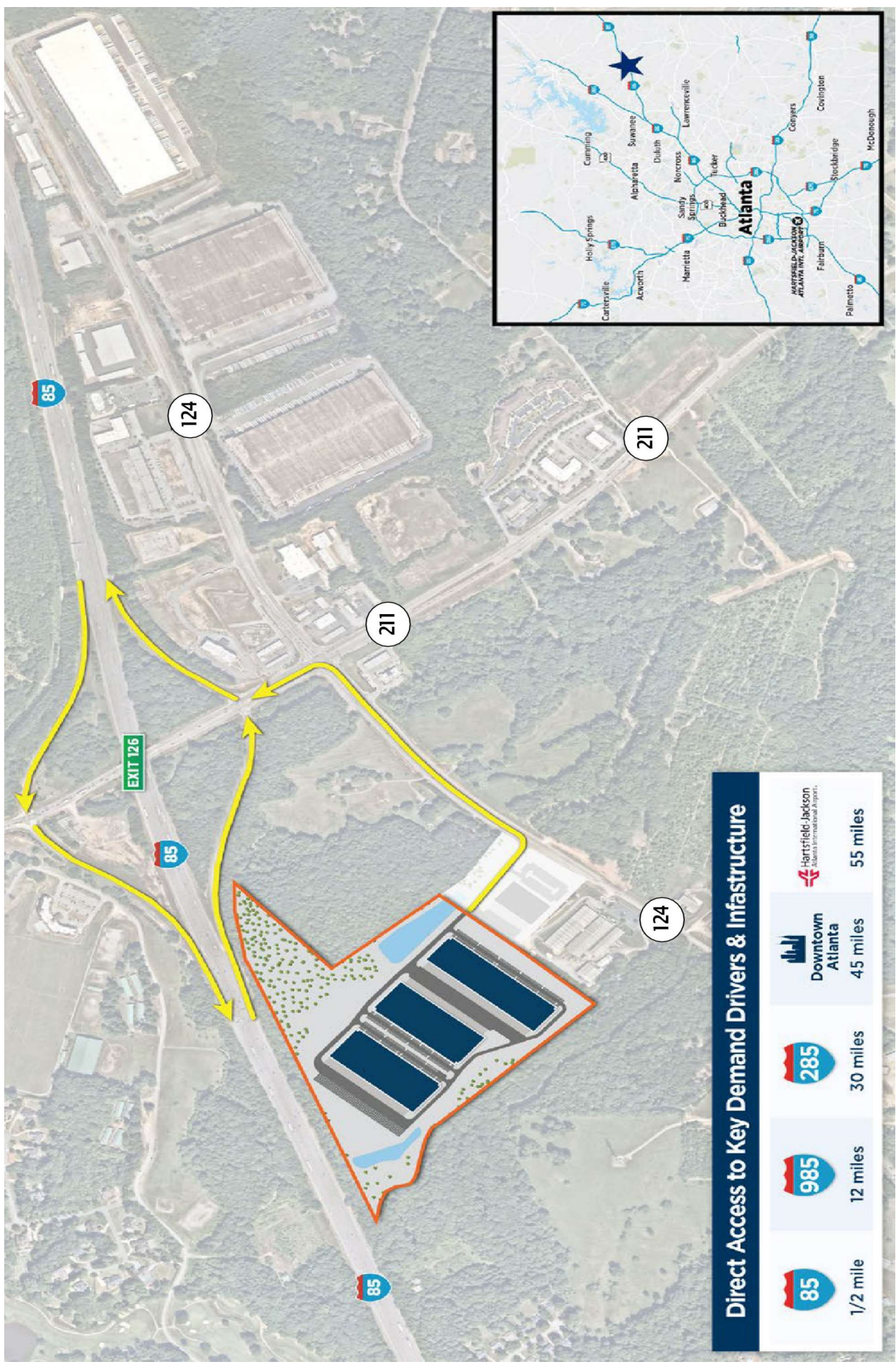
AVAILABLE
LEASED

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BRASELTON CROSSROADS



Direct Access to Key Demand Drivers & Infrastructure

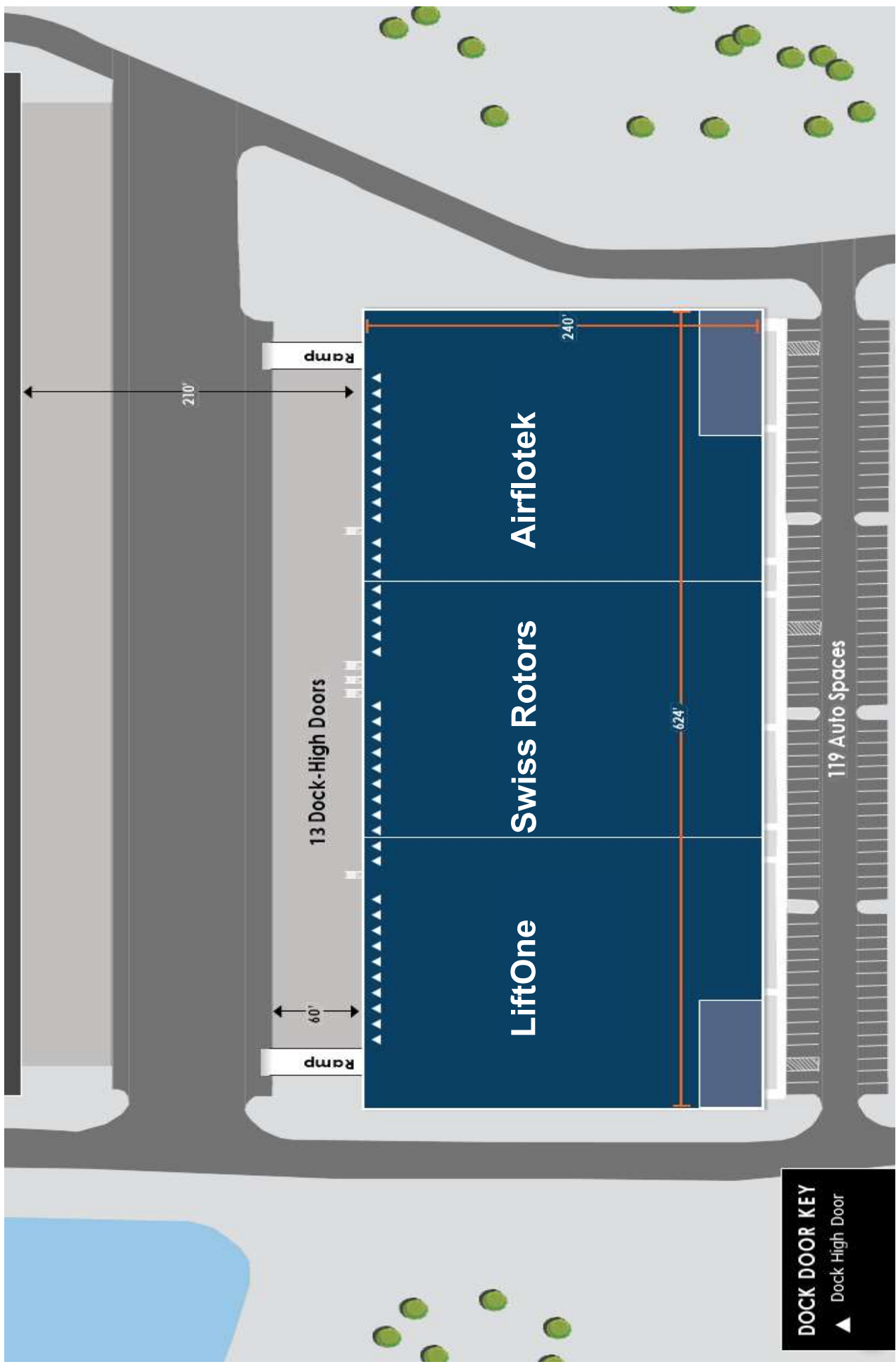
| | |
|--|----------|
| | 1/2 mile |
| | 12 miles |
| | 30 miles |
| | 45 miles |
| | 55 miles |

BRASELTON CROSSROADS



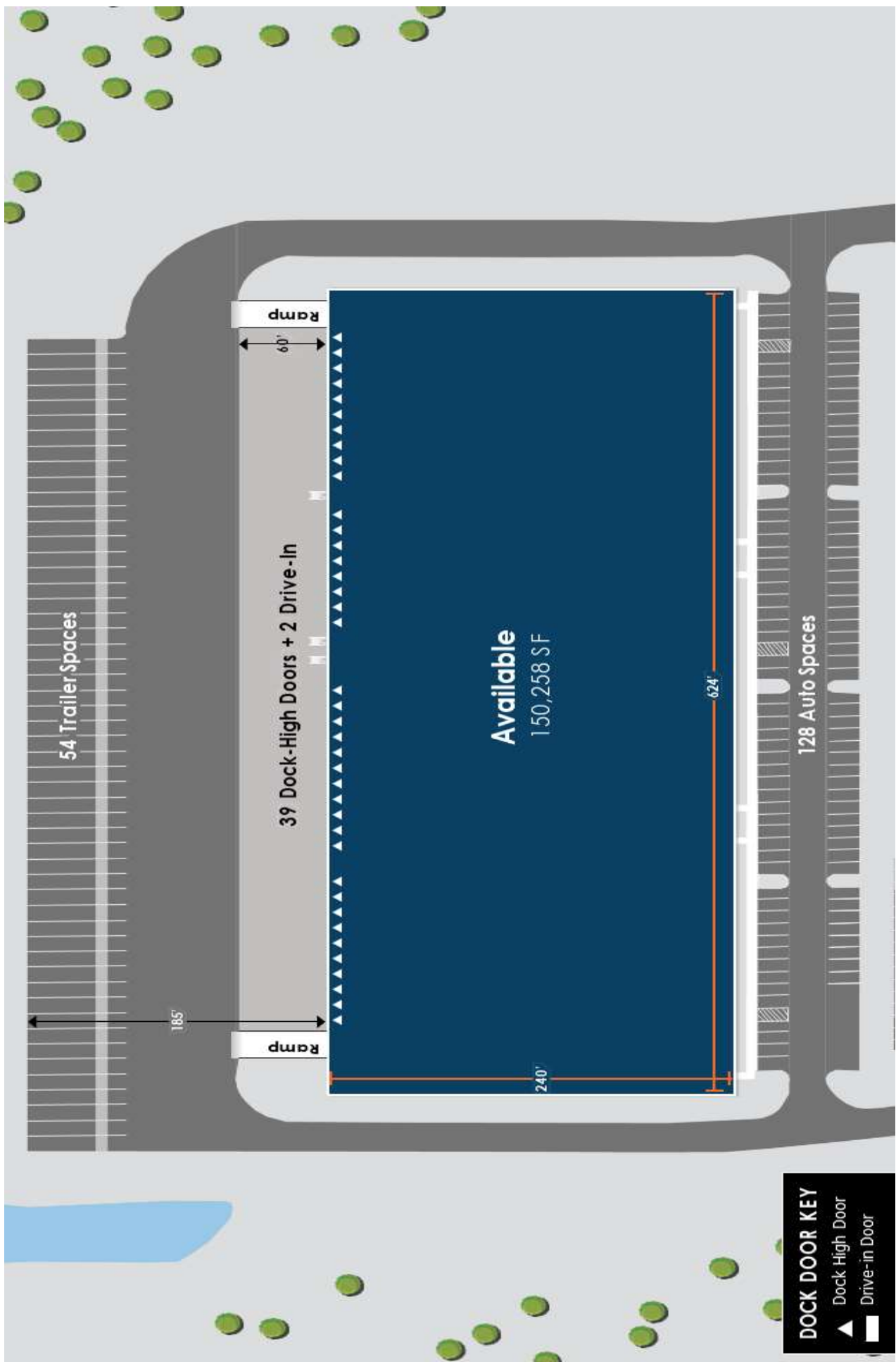
BRASELTON
CROSSROADS
Three Buildings • 461,533 SF

BRASELTON CROSSROADS – BUILDING 300



DOCK DOOR KEY
▲ Dock High Door

BRASELTON CROSSROADS – BUILDING 400



DOCK DOOR KEY

- ▲ Dock High Door
- Drive-in Door

ABOUT NEWMARK

We transform untapped potential into limitless opportunity.

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Since 1929, we've faced forward, predicting change and pioneering ideas. Almost a century later, the same strategic sense and audacious thinking still guide our approach. Today our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies.

Tapping into smart tech and smarter people, Newmark brings ingenuity to every exchange and transparency to every relationship.

We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimaging spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

NEWMARK

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\$3.1B
annual revenues*

6,300
professionals

170
offices internationally

* Newmark's company-owned offices only, trailing twelve months ending March 31, 2022

Prepared by:

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