

AVERY DRIVE COMMERCE CENTER

FOR LEASE
82,498 SF AVAILABLE

CLASS A - 4Q24 DELIVERY
4326 AVERY DRIVE | FLOWERY BRANCH, GA 30542



ADAMS | INDUSTRIAL
PROPERTIES

NAI BrannenGoddard

For more information, please contact:

WALKER ADAMS
404.812.4066
wadams@naibg.com

CHARLIE ADAMS
404.812.4037
cadams@naibg.com

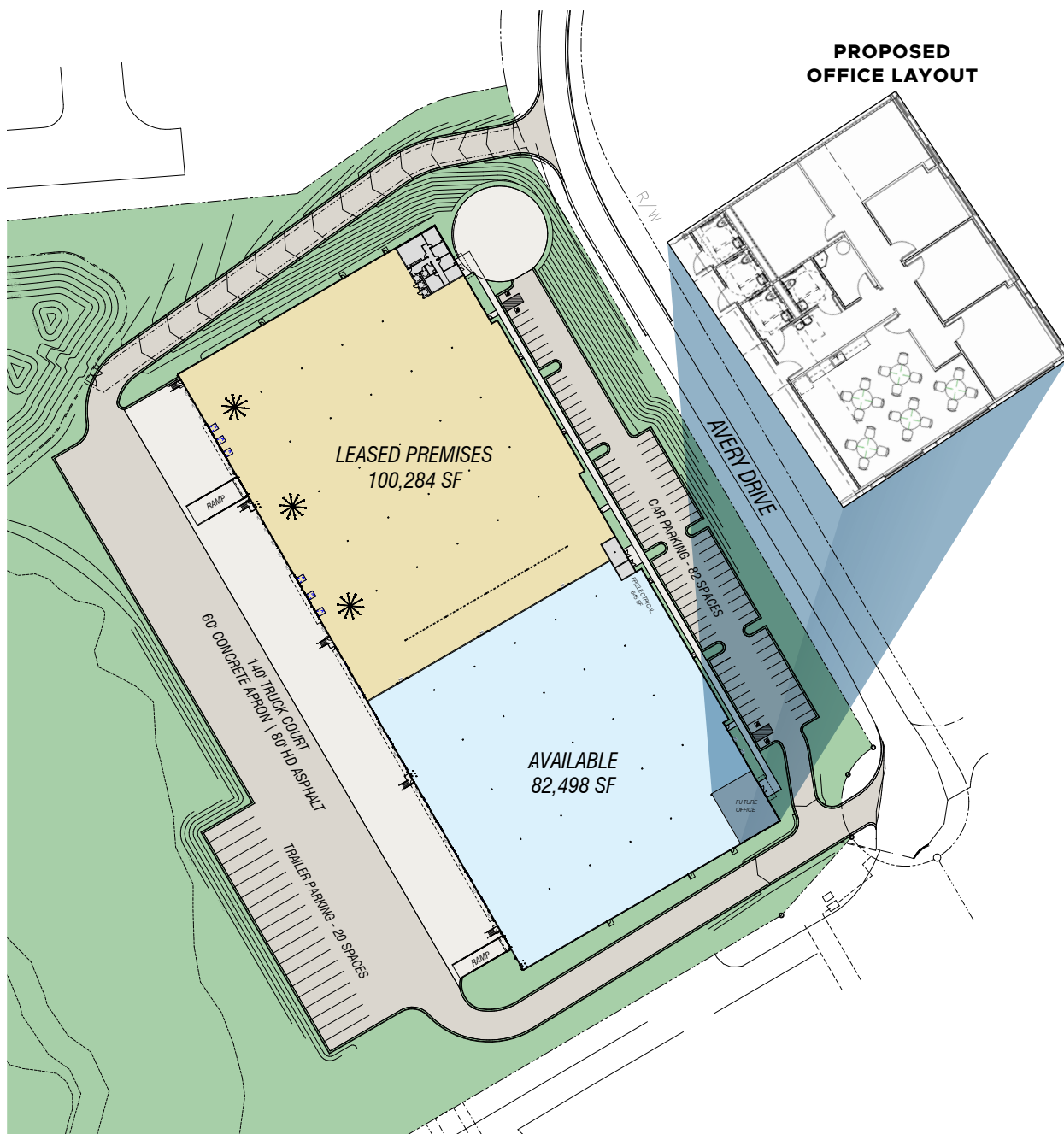
MICRO AERIAL



INTERSTATE		
I-985	0.5 mi	0.8 km
I-85	11.4 mi	18 km
I-285	30 mi	48 km
I-75	40 mi	64 km
GROUND		
FedEx	40 mi	64 km
AIR		
Hartsfield-Jackson Atlanta Int'l	53 mi	85 km
RAIL		
CSX - Palmer Yard	16 mi	26 km
Northeast GA Inland Port	17 mi	27 km

SPACE AVAILABLE

TOTAL BUILDING	183,125 SF
SPACE AVAILABLE	82,498 SF
OFFICE	±2,500 SF Spec
CLEAR HEIGHT	32'
COLUMN SPACING	55'D x 54'W / 60'D x 54'W Speed Bay
DOCK DOORS	8 (9' x 10') – 4, 35,000 LB Mechanical Levelers 8 Knock Out Panels
DRIVE-IN DOORS	1 (12' x 14')
SPRINKLER	ESFR – 1,500 GPM
AUTO PARKING	50 Spaces
TRAILER STALLS	20 Stalls
TRUCK COURT DEPTH	140'
SLAB	7"
VENTILATION	3 Air Changes/Hour
POWER	800a, 3-phase, 277/480v (Upgradable)
ROOF	60 mil TPO



GEORGIA'S INLAND PORT

BLUE RIDGE CONNECTOR

The Blue Ridge Connector will serve an important region for the production of heavy equipment, food and forest products. The 104-acre location was chosen based on market research and site selection criteria, which included connections to Norfolk Southern rail and proximity to important roadways like I-85, I-985, Hwy 365, Hwy 129 and Hwy 441.



SERVICE & CONNECTIVITY

- Direct rail link between Northeast Georgia and the Port of Savannah, the #2 most connected port in the country with 37 direct container services.
- Served by Norfolk Southern.
- Offers direct access to I-985.
- Serves the manufacturing and logistics corridor in Northeast Georgia with a regional population of over 2 million.

CAPACITY

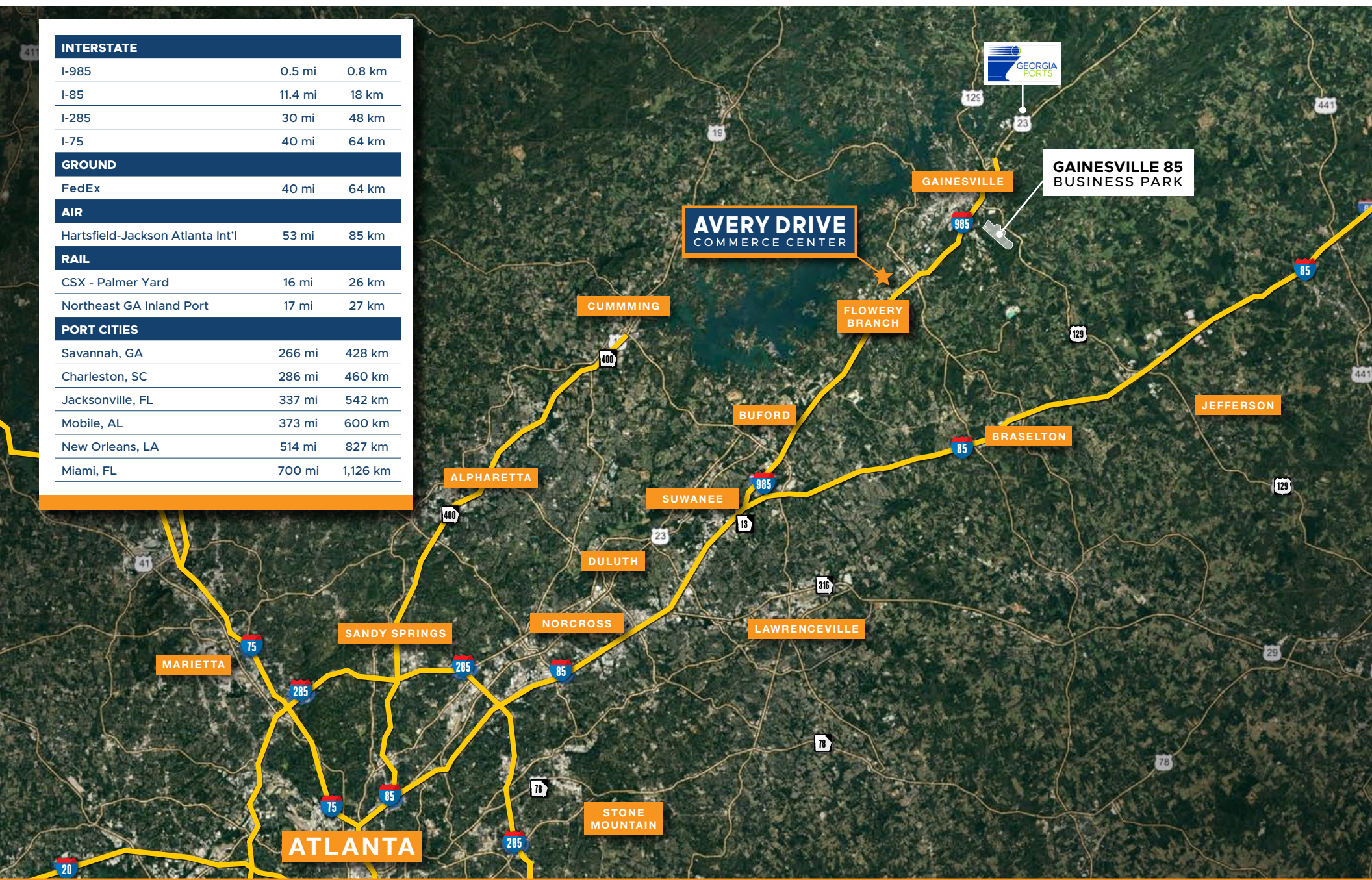
- Annual lift capacity of 200,000 containers.

SUSTAINABILITY

- Emissions decreased by 75% compared to over-the-road transport.

MACRO AERIAL

INTERSTATE		
I-985	0.5 mi	0.8 km
I-85	11.4 mi	18 km
I-285	30 mi	48 km
I-75	40 mi	64 km
GROUND		
FedEx	40 mi	64 km
AIR		
Hartsfield-Jackson Atlanta Int'l	53 mi	85 km
RAIL		
CSX - Palmer Yard	16 mi	26 km
Northeast GA Inland Port	17 mi	27 km
PORT CITIES		
Savannah, GA	266 mi	428 km
Charleston, SC	286 mi	460 km
Jacksonville, FL	337 mi	542 km
Mobile, AL	373 mi	600 km
New Orleans, LA	514 mi	827 km
Miami, FL	700 mi	1,126 km



AVERY DRIVE COMMERCE CENTER



ADAMS | INDUSTRIAL
PROPERTIES

NAI BrannenGoddard

For more information, please contact:

WALKER ADAMS
404.812.4066
wadams@naibg.com

CHARLIE ADAMS
404.812.4037
cadams@naibg.com