

An aerial photograph of a large industrial warehouse complex. The building has a long, rectangular footprint with a light-colored roof and brown brick walls. Numerous loading docks with white and blue trailers are visible along one side. The roof is equipped with several HVAC units. In the foreground, there is a paved parking lot with several cars parked. The property is bordered by a dense line of green trees in the background.

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Accelerating success.

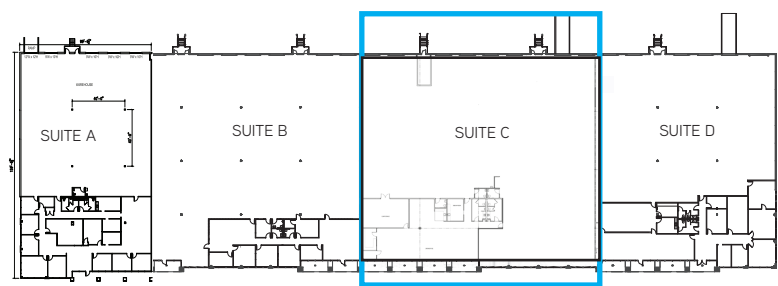
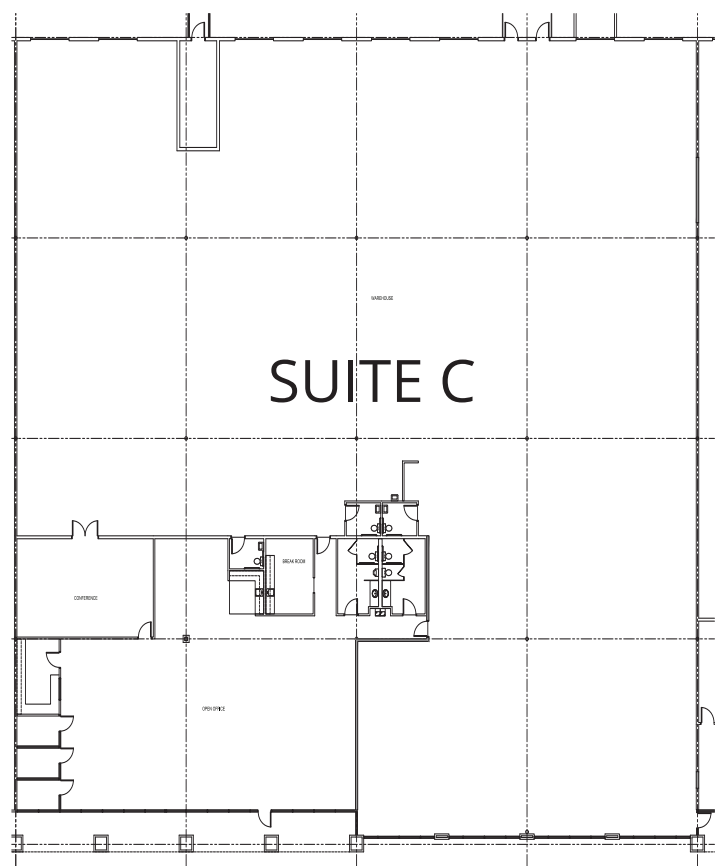
# Broadmoor Logistics Park

1520 Broadmoor Blvd.  
Buford, GA 30518

25,650 SF Available



# Site Plan



# Building Features

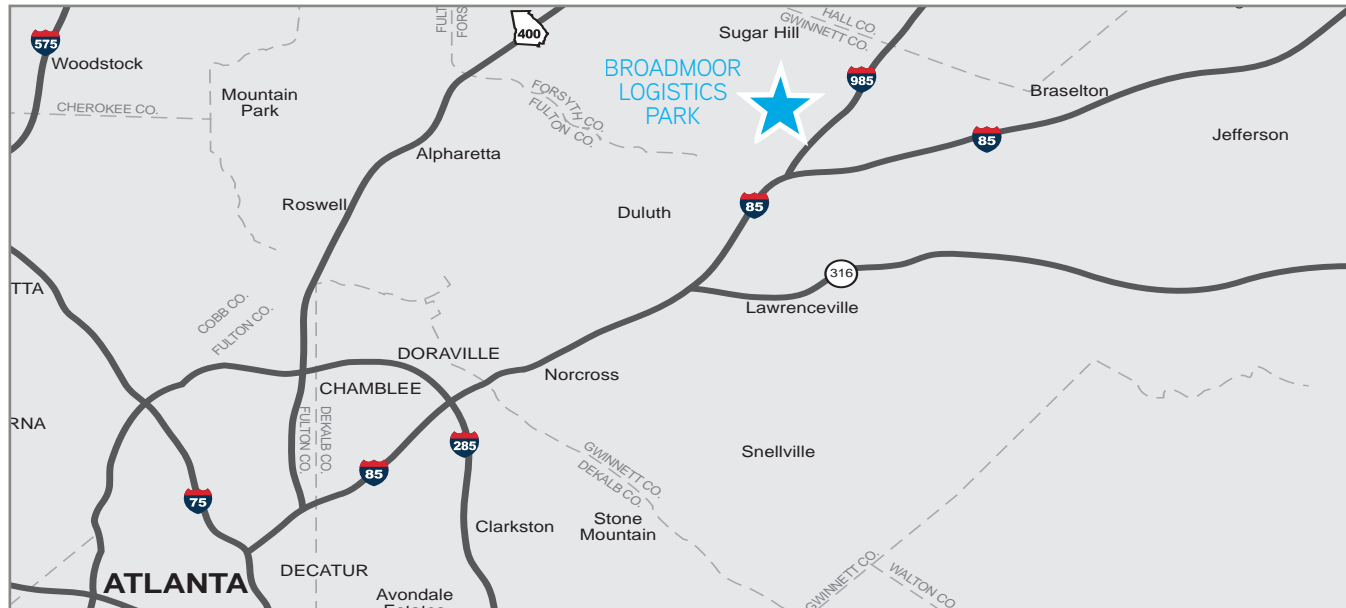
TOTAL BUILDING SF	83,961 SF	BUILDING DEPTH	160' deep
AVAILABLE SF	25,650 SF	POWER	800 Amps (277-volt 3 phase)
OFFICE SF	4,631 SF	LIGHTING	LED
CLEAR HEIGHT	24' minimum	HVAC	Operable
COLUMN SPACING	40' w x 40' d		
DOCK DOORS	7 (3 with EOD)		
DRIVE-IN DOORS	1 (10' w x 12' h)		



# Location

Broadmoor Logistics Park provides today's corporate users a rare opportunity to locate in Atlanta's largest and most sought after industrial submarket. The Northeast corridor provides immediate access to the new Norfolk Southern Gainesville Inland Port, which is scheduled to be completed at the beginning of 2026 and provides rail access directly to the Port of Savannah. The Northeast submarket is also situated in Gwinnett County, which is the second largest in the state of Georgia. Broadmoor Logistics Park is a natural fit as tenant's look to optimize their supply chain.

<b>INTERMODAL</b>	CSX/Fairburn .....	59 miles
	CSX/Atlanta (Hulsey) .....	40 miles
	Norfolk Southern/Austell .....	50 miles
	Norfolk Southern/Inman .....	38 miles
<b>AIR</b>	Peachtree Dekalb Airport .....	25.6 miles
	HJIA .....	45 miles
<b>PORTS</b>	Gainesville Inland Port .....	24.3 miles
	Inland Port Greer .....	132 miles
	Savannah .....	283 miles
	Charleston .....	308 miles
	Jacksonville .....	363 miles
	Norfolk .....	534 miles
	Miami .....	696 miles
<b>HUBS</b>	FedEx Ground Hub .....	18.9 miles
	UPS Ground Hub .....	6 miles







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