



89,786 ± SF Industrial Facility

Offering Summary

Sale Price:	\$7,950,000
Building Size:	89,786 SF
Available Space	27,000 SF Office
Lot Size:	7 Acres

- 7.03 +/- Acres
- M-1 zoning
- Brick construction
- 575 feet of frontage on I-85
- 175 feet of frontage on Broadway Ave
- Adjacent to Mayfield Dairy Farms and proposed 234,133 SF Distribution facility

Get more information

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Location Overview

1394 Broadway Avenue

PROPERTY

The property, located in Braselton, Georgia, is 89,786 SF. It is strategically located on Broadway Avenue (State Highway 124), 1.7 miles from I-85 at Exit 126 and 1.9 miles from I-85 at Exit 129.

BRASELTON/WEST JACKSON SUBMARKET

Jackson County has emerged as a major distribution hub over the past decade, benefiting from plentiful available land and direct access to I-85, giving tenants the ability to transport goods up and down the east coast. To help facilitate this supply chain, the Northeast Georgia Inland Port opened in 2021 to serve the manufacturing and logistics corridor along I-85/I-985. The port provides a direct Norfolk Southern rail line to the Port of Savannah.



NOTABLE DISTANCES

INTERSTATE

I-285	32.5 miles
I-85 (Exit 126)	1.7 miles
I-85 (Exit 129)	1.9 miles

AIR

Hartsfield-Jackson Atlanta Int'l Airport	55 miles
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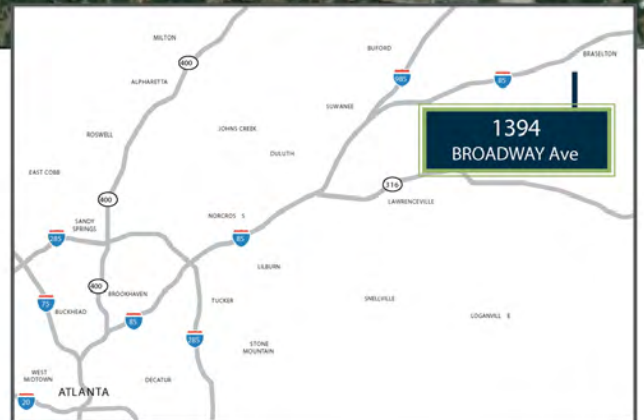
PORT CITIES

Savannah, GA	234 miles
Charleston, SC	291 miles
Brunswick, GA	304 miles
Jacksonville, FL	367 miles
Norfolk, VA	522 miles
Miami, FL	705 miles



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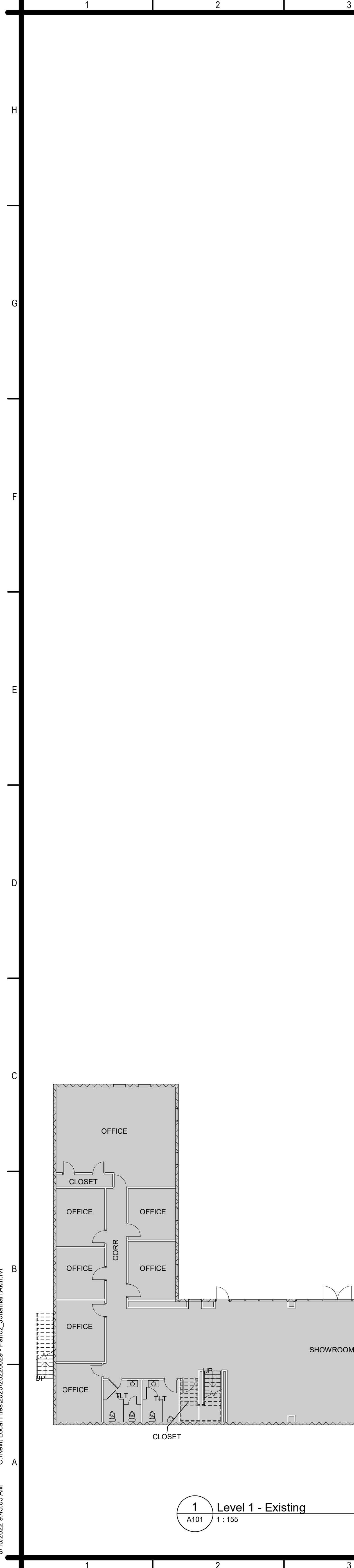
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1 Level 1 - Existing
 A101 1:155

LEVEL 1	
CHICAIN	7,060 SF
ELAN	6,182 SF
FUTURE XTC	2,394 SF
MALCOMN MASSEY	478 SF
NINE LIVES	10,294 SF
XT CARBON	11,749 SF
LEVEL 1 - TOTAL USED SPACE	38,157 SF
UNUSED SPACE	15,700 SF
LEVEL 1 - TOTAL SPACE	53,857 SF



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 GAINESVILLE, GEORGIA 30601
 478-480-5560
 DECATUR, GA 30030

STAMP

PRINTING & REVISIONS

NO.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION
PANOZ
 1394 BROADWAY AVENUE
 BRASHELTON, GA 30517

NOT FOR CONSTRUCTION

SHEET TITLE	
LEVEL 1	
JOB NO.	
20220029	
DATE	
06/10/22	
SHEET NO.	
A101	



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1 WEST COURT SQUARE SUITE 540
470 - 480 - 556 0
410 BRADFORD STREET NW
GAINESVILLE, GEORGIA 30601
DECATUR, GA 30050

STAMP

LEVEL 2	
CHICAIN	3,393 SF
ELAN	0 SF
FUTURE XTC	3,018 SF
MALCOMN MASSEY	0 SF
NINE LIVES	362 SF
XT CARBON	1,671 SF
LEVEL 2 - TOTAL USED SPACE	8,444 SF
UNUSED SPACE	22,352 SF
LEVEL 2 - TOTAL SPACE	30,796 SF

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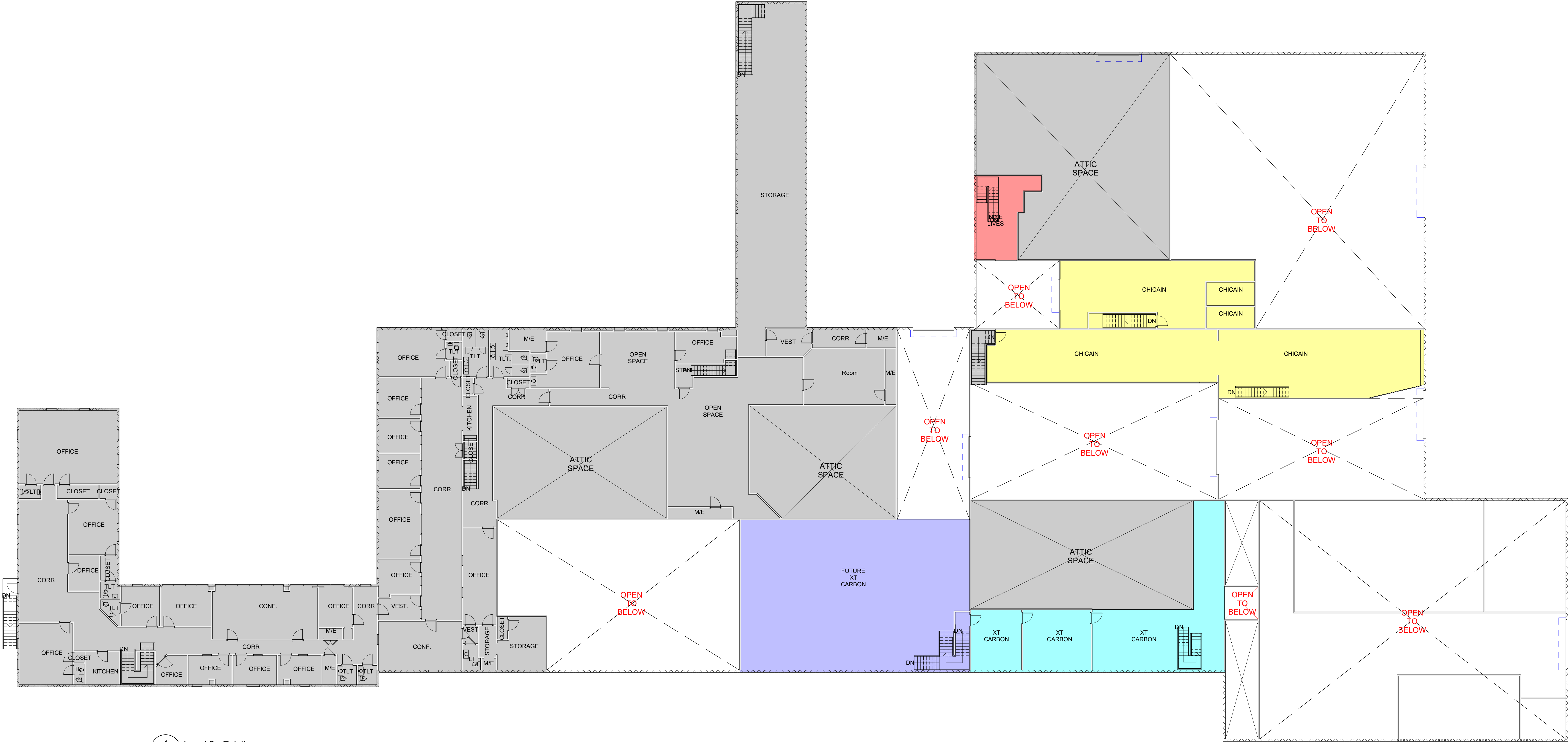
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PANOZ
1394 BROADWAY AVENUE
BRASELTON, GA 30517

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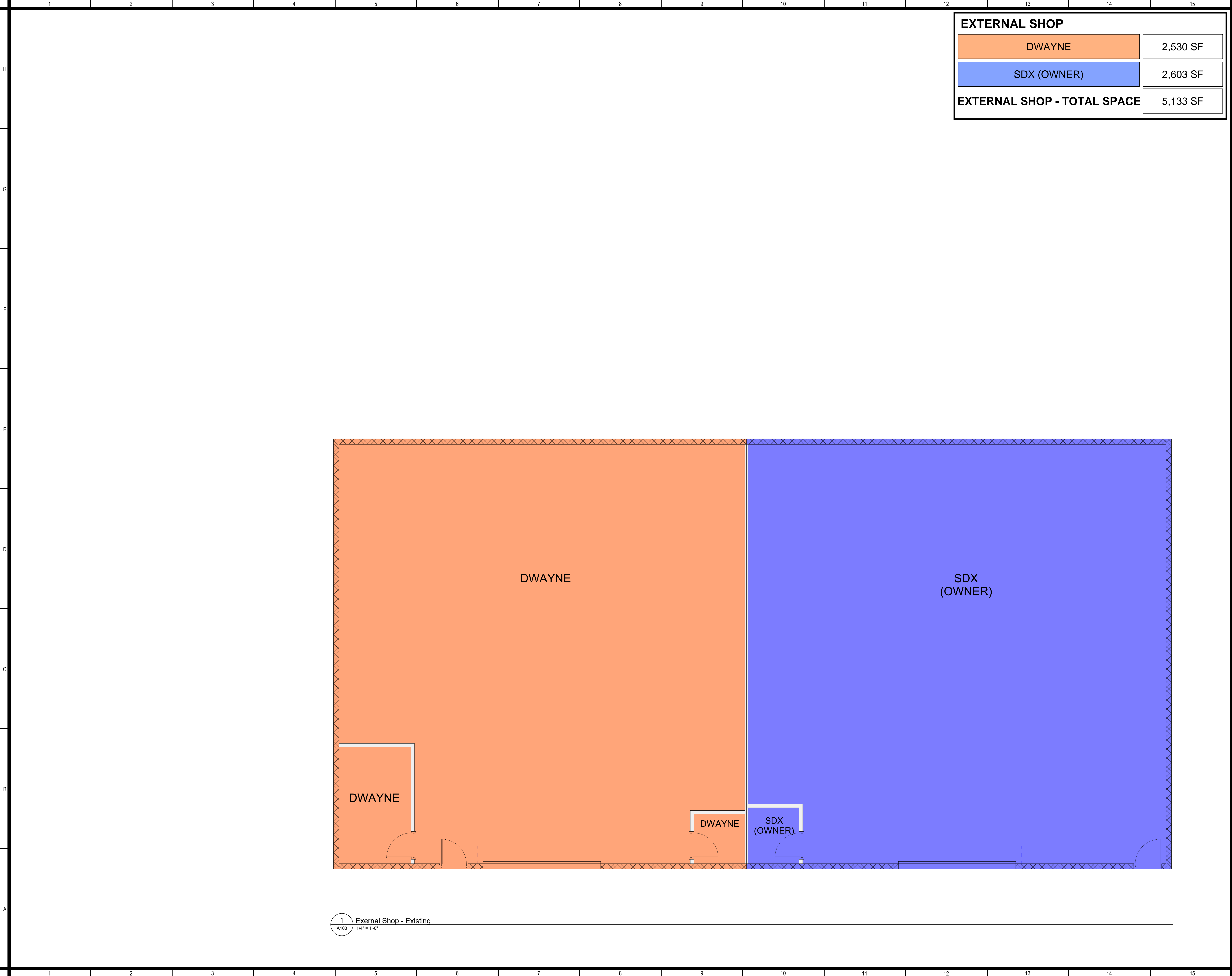
LEVEL 2

JOB NO. 20220029
DATE 06/10/22

SHEET NO. **A102**



1 Level 2 - Existing
A102 1:155



EXTERNAL SHOP	
DWAYNE	2,530 SF
SDX (OWNER)	2,603 SF
EXTERNAL SHOP - TOTAL SPACE	5,133 SF



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1 WEST COURT SQUARE
SUITE 540
DECATUR, GA 30060

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NO.	DATE	DESCRIPTION

1 External Shop - Existing
A103 1/4" = 1'-0"

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PANOZ

1394 BROADWAY AVENUE
BRASELTON, GA 30517

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EXTERNAL SHOP

JOB NO.	20220029
DATE	06/10/22

SHEET NO. **A103**

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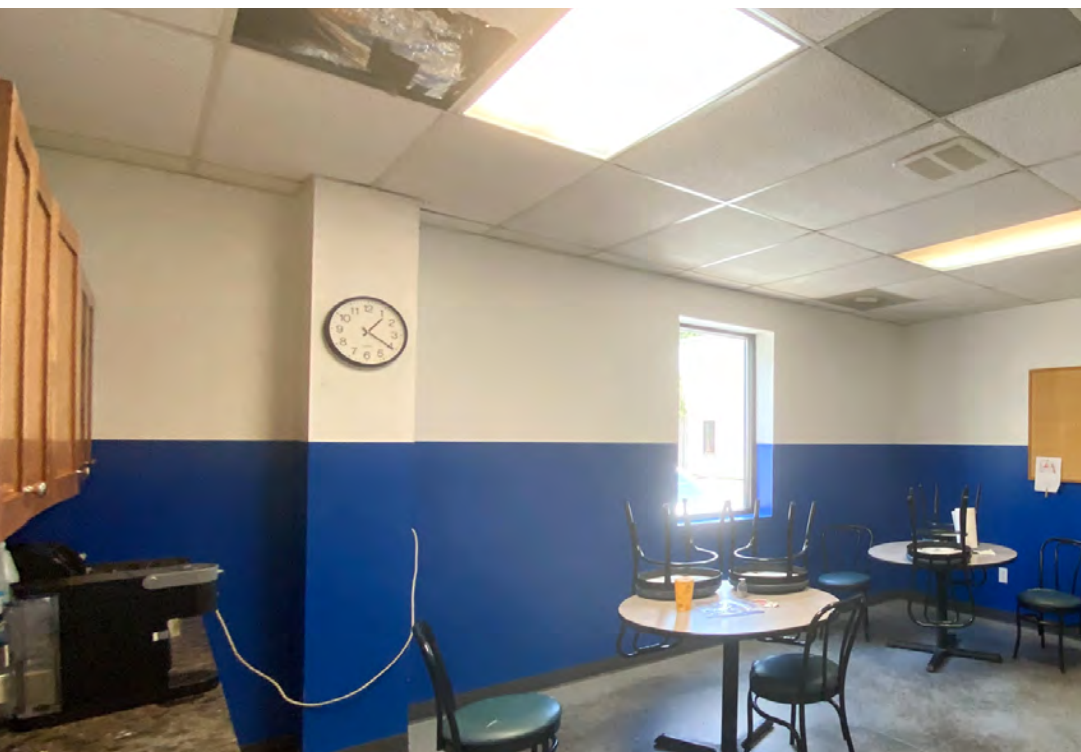
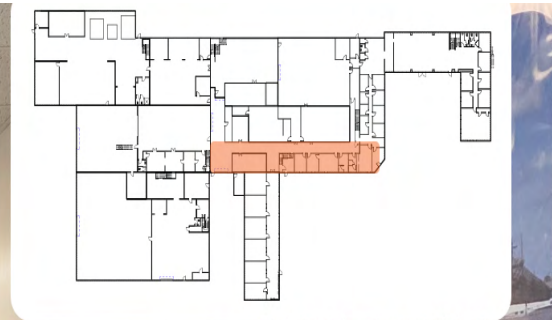
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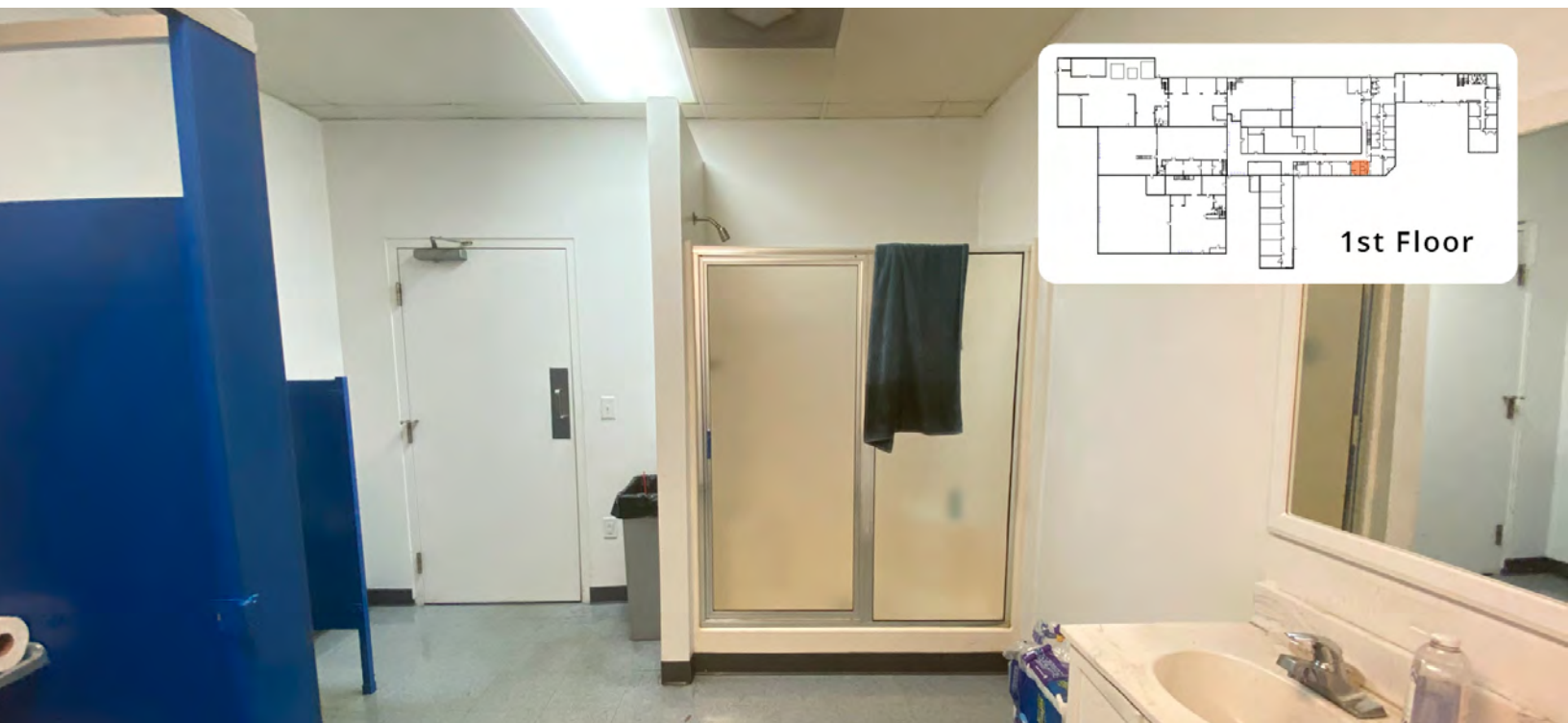
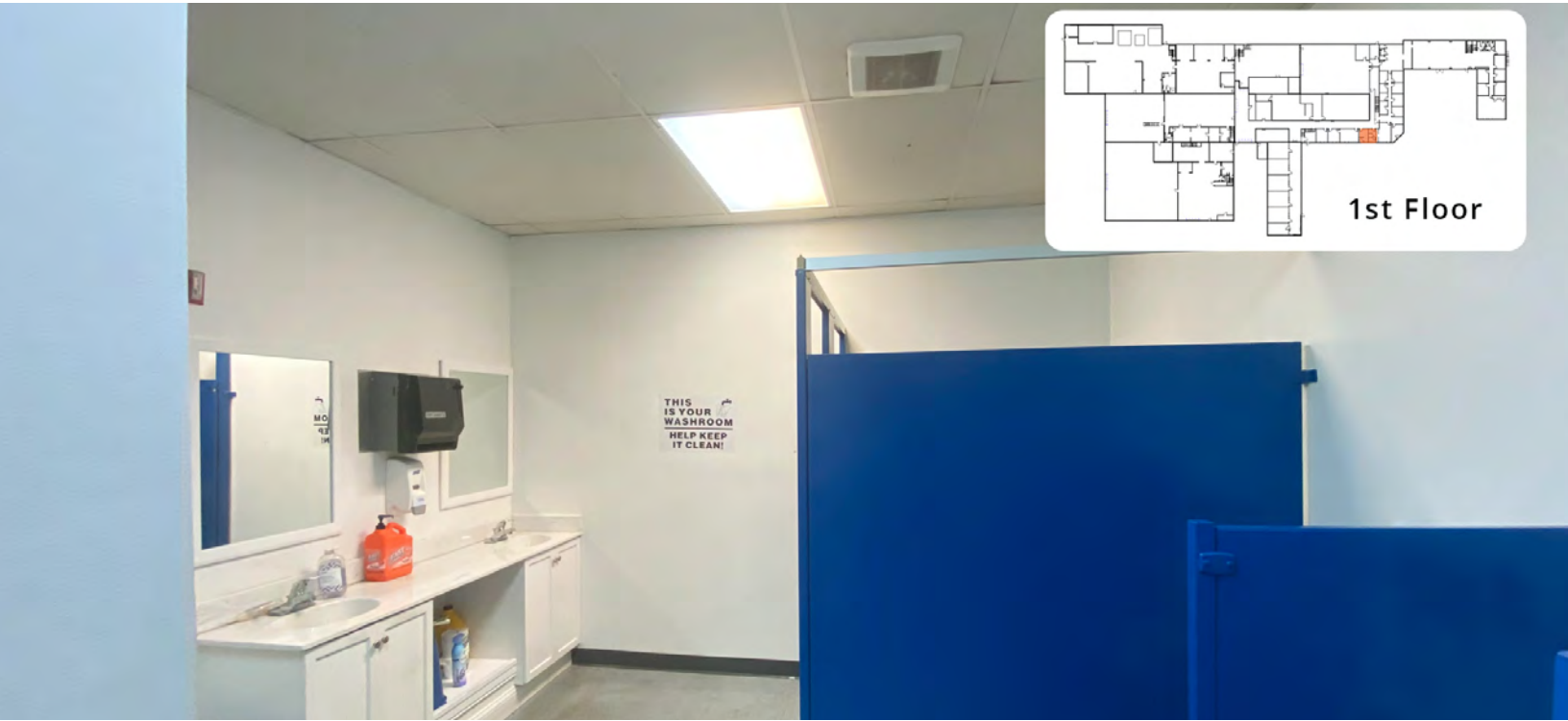


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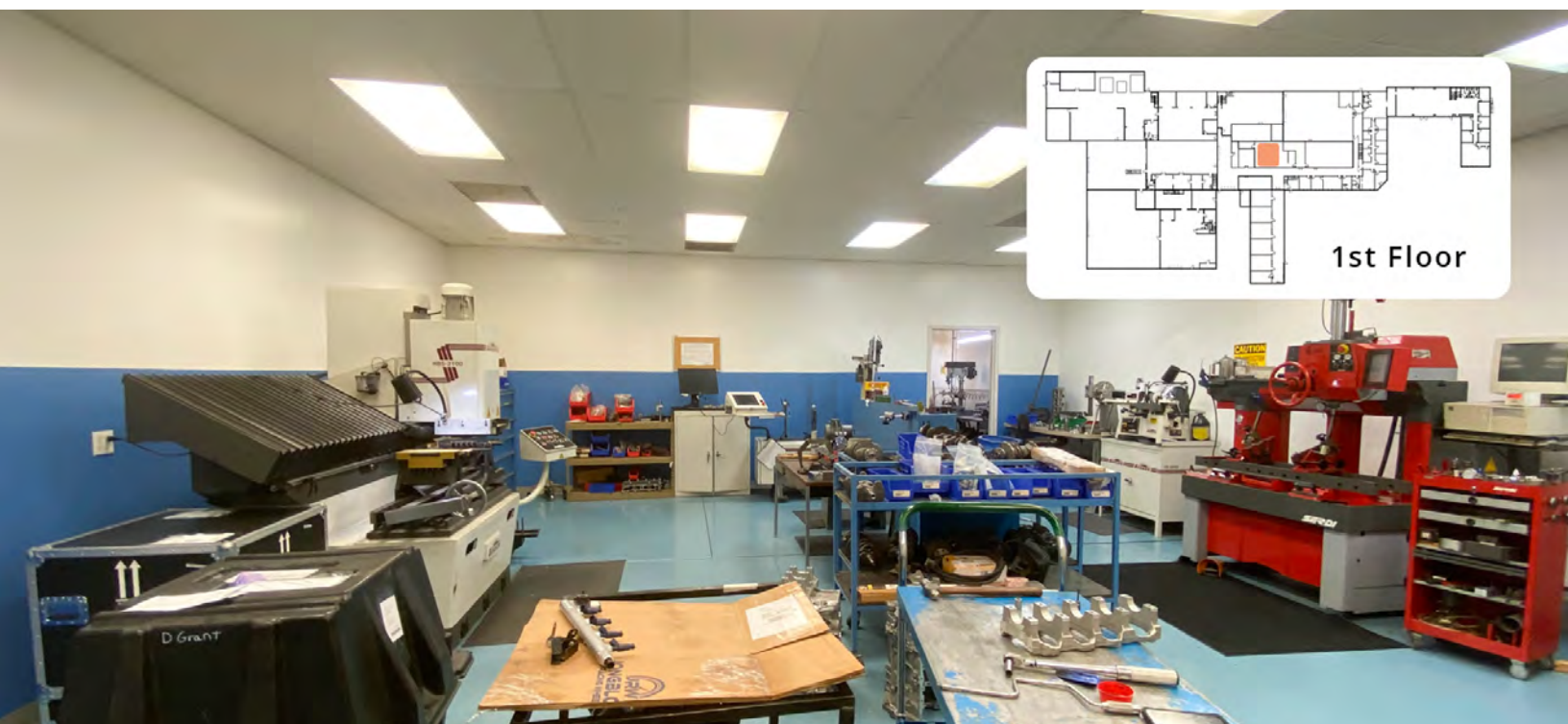
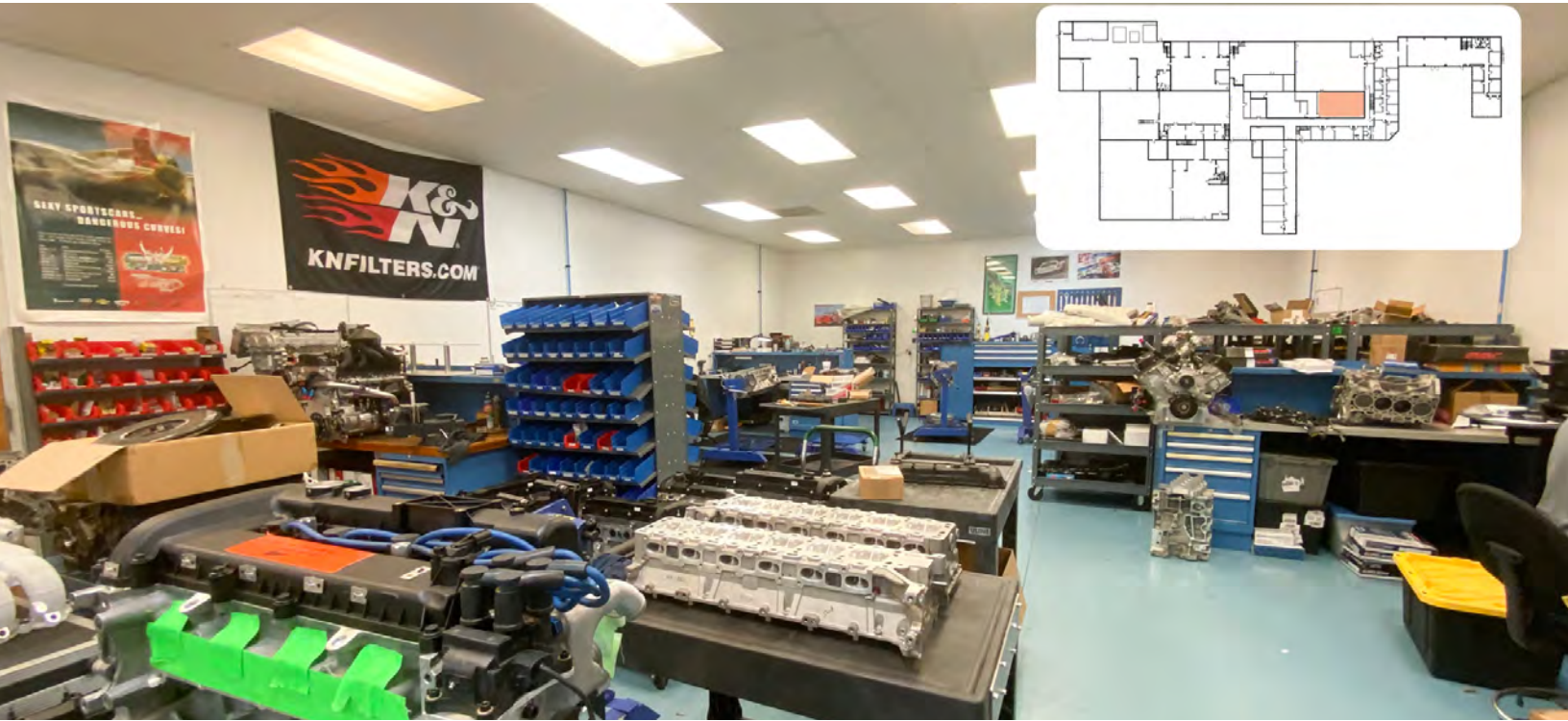
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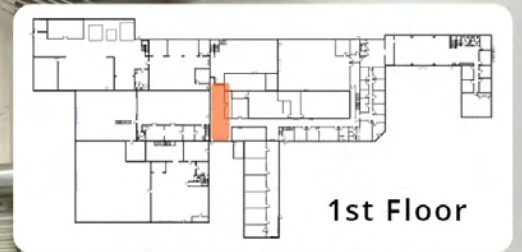
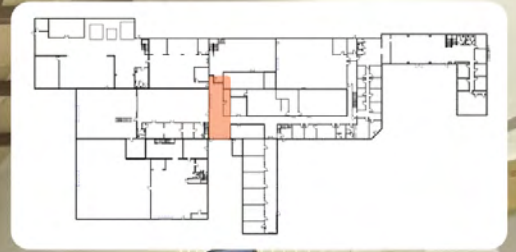


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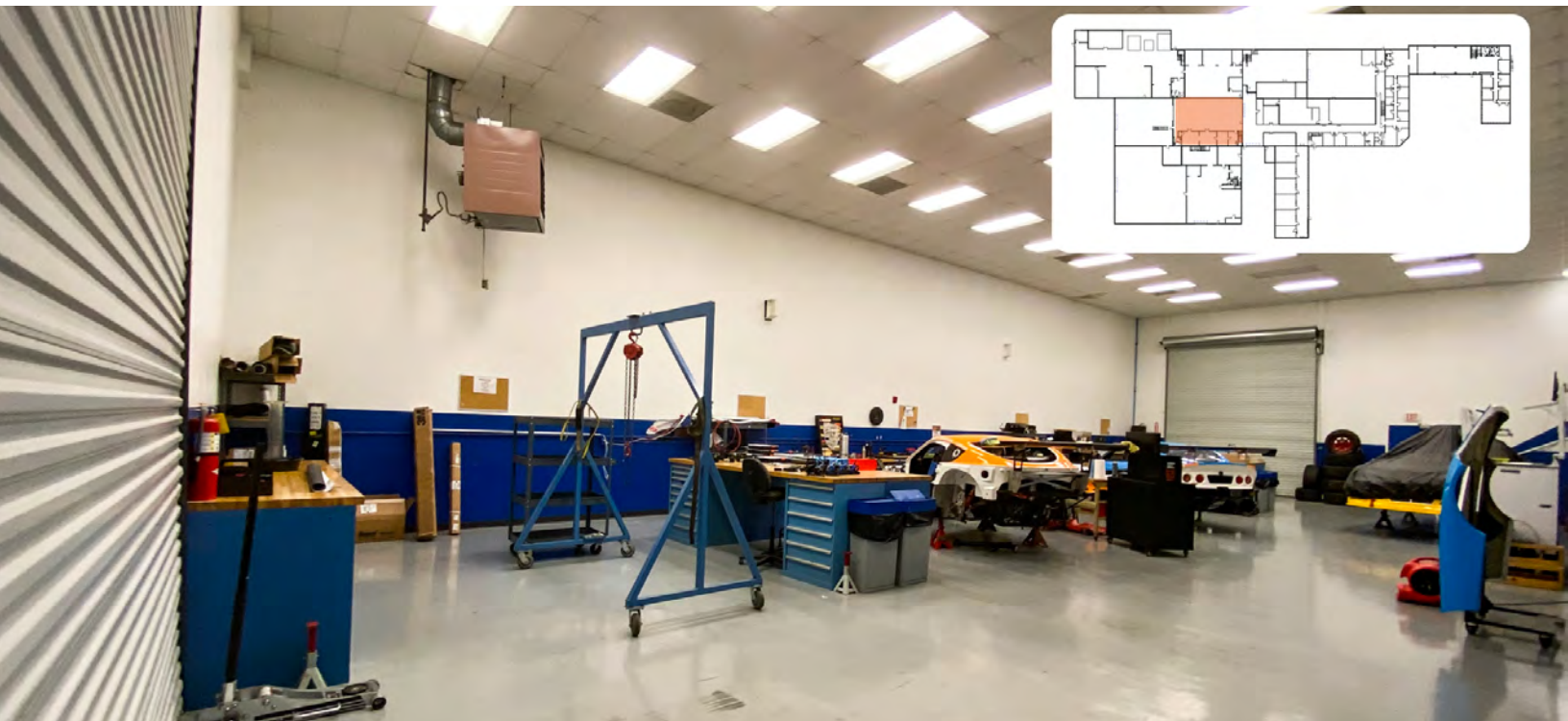
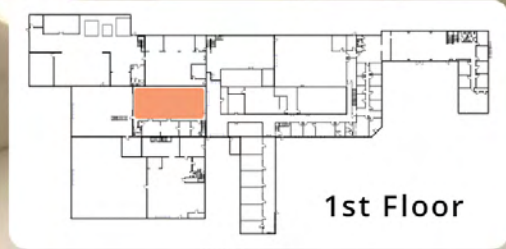
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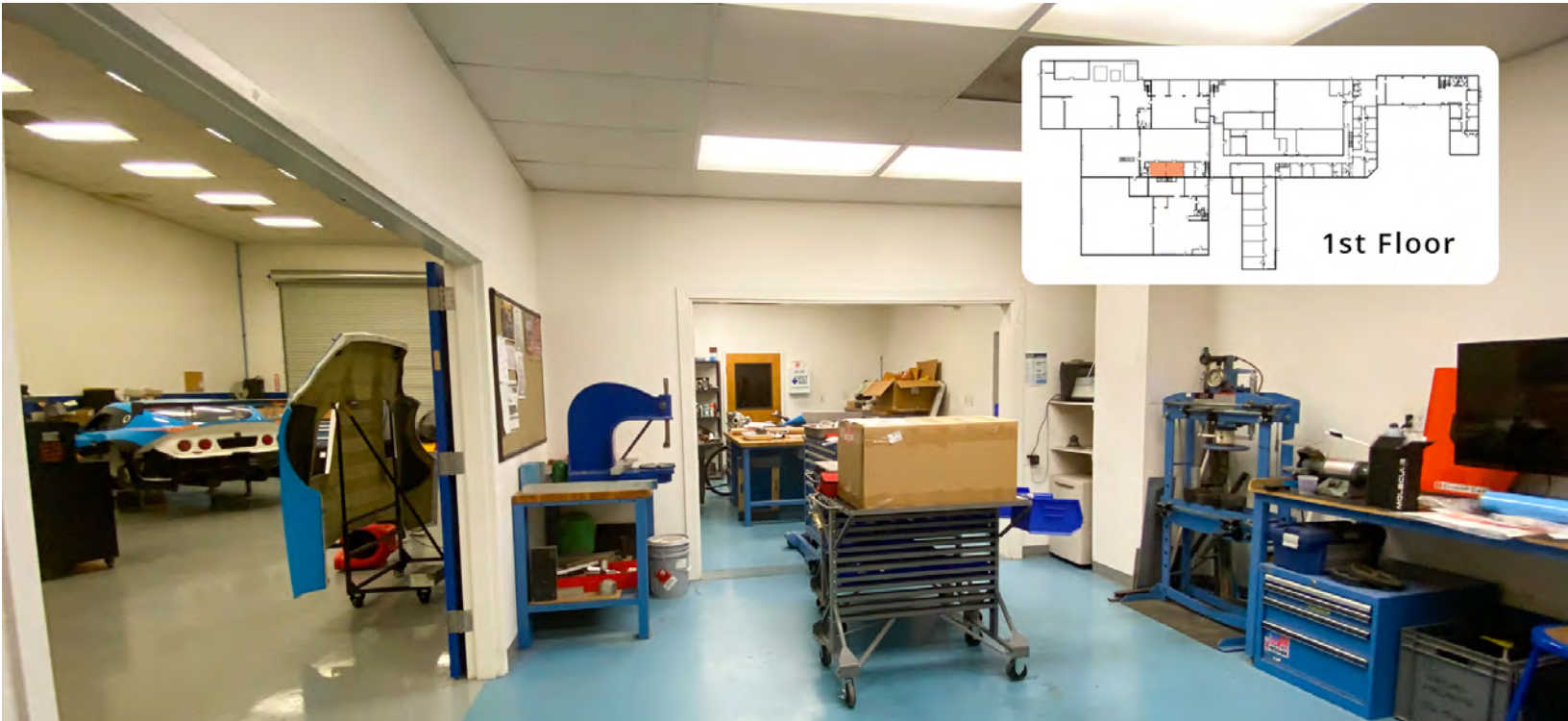
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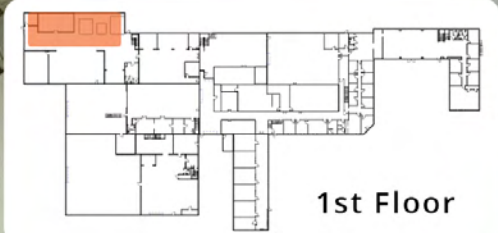
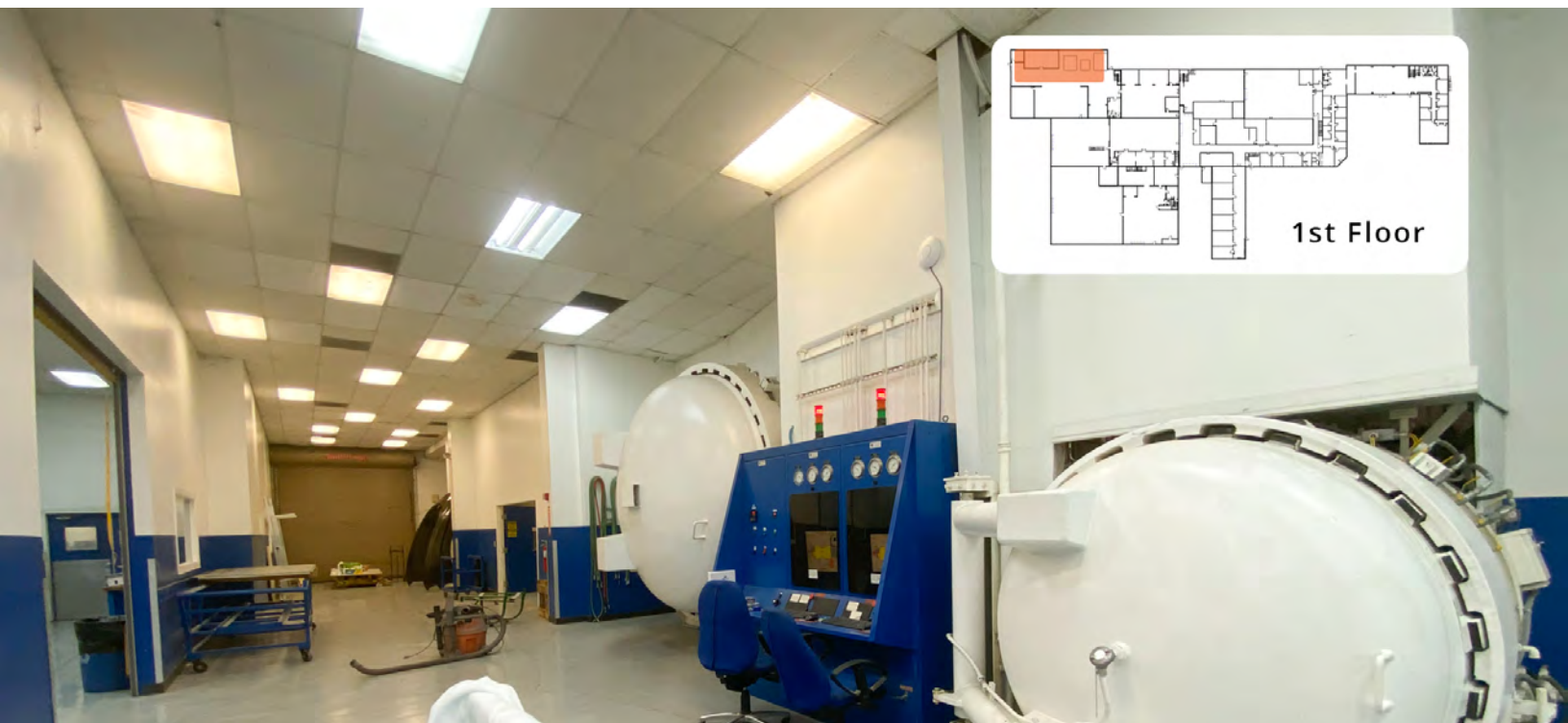
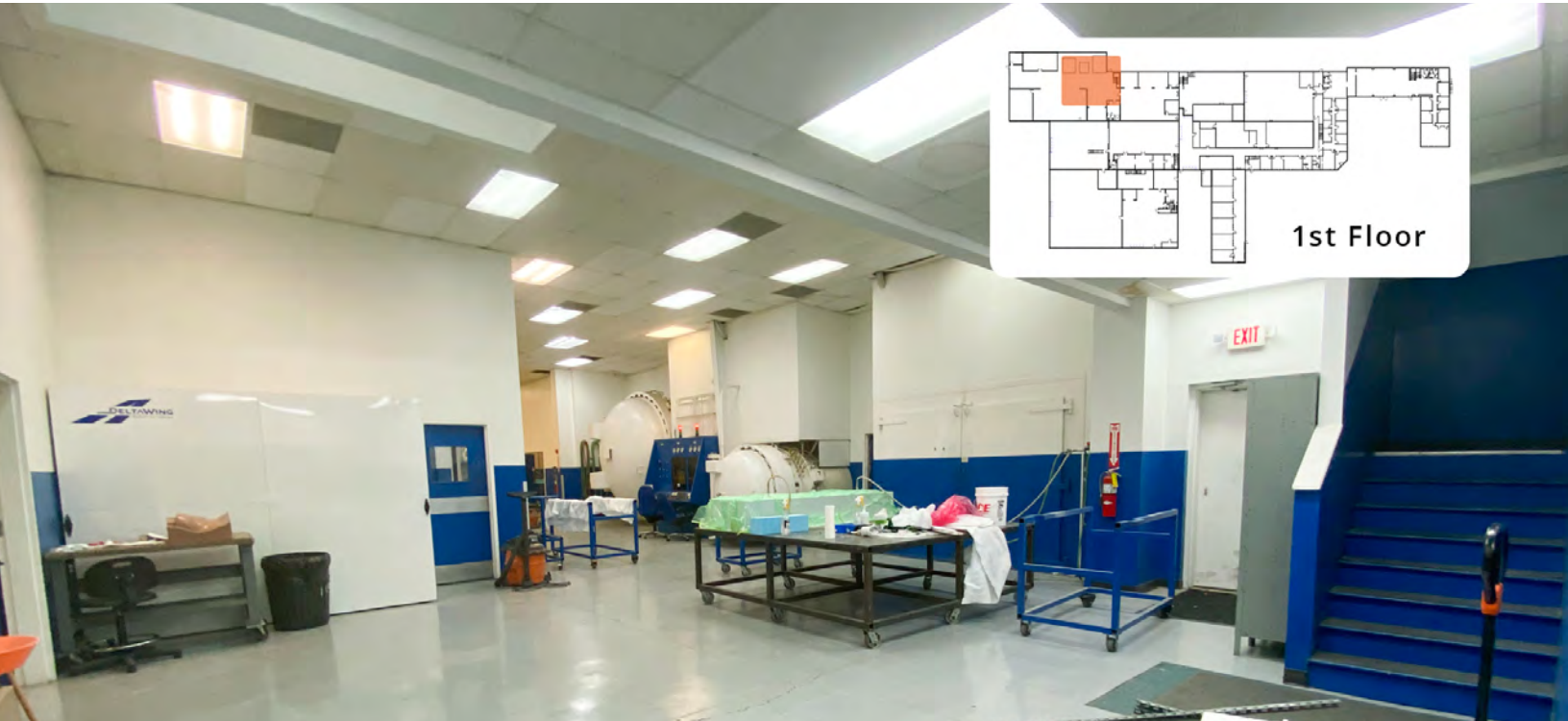
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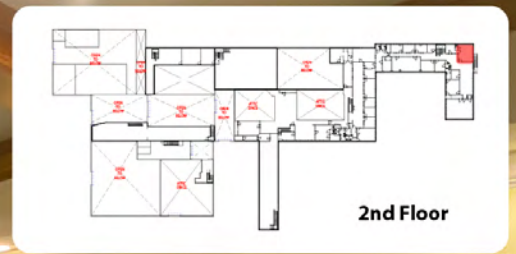
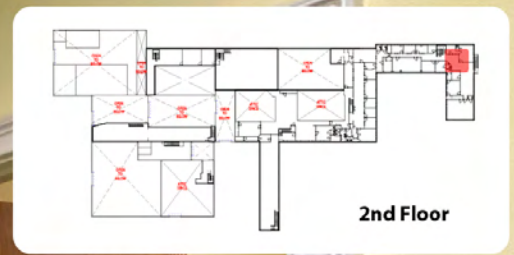
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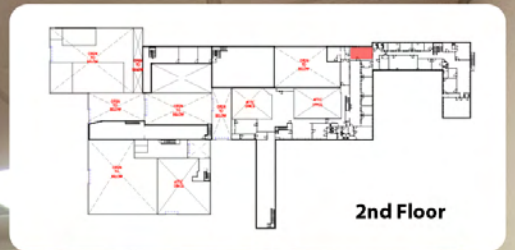
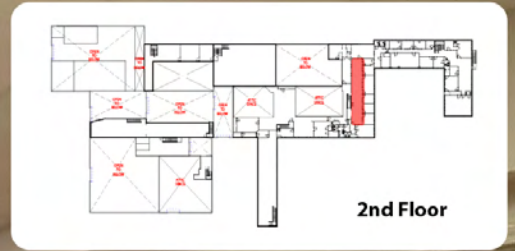


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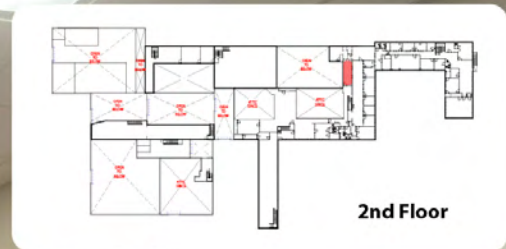


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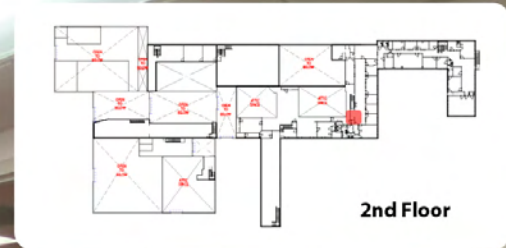
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2nd Floor



2nd Floor

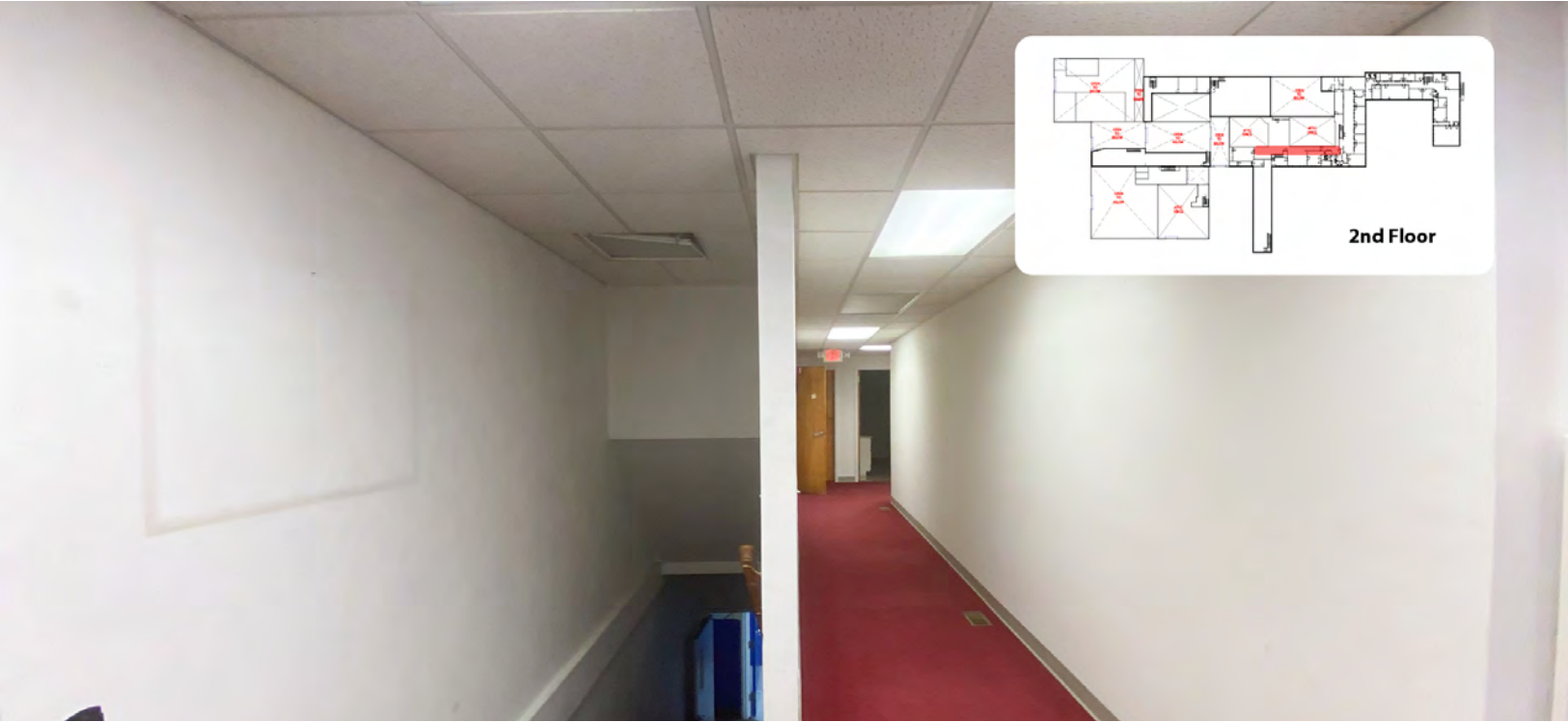
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Let's talk.

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