

# For Sublease

## 100,000-300,000 SF

### Flexible Term

480 Village Parkway  
Pendergrass, GA 30567

### Access to Major Roadways

0.3 miles to Hwy 129  
2.7 miles to I-85  
12.7 miles to I-985



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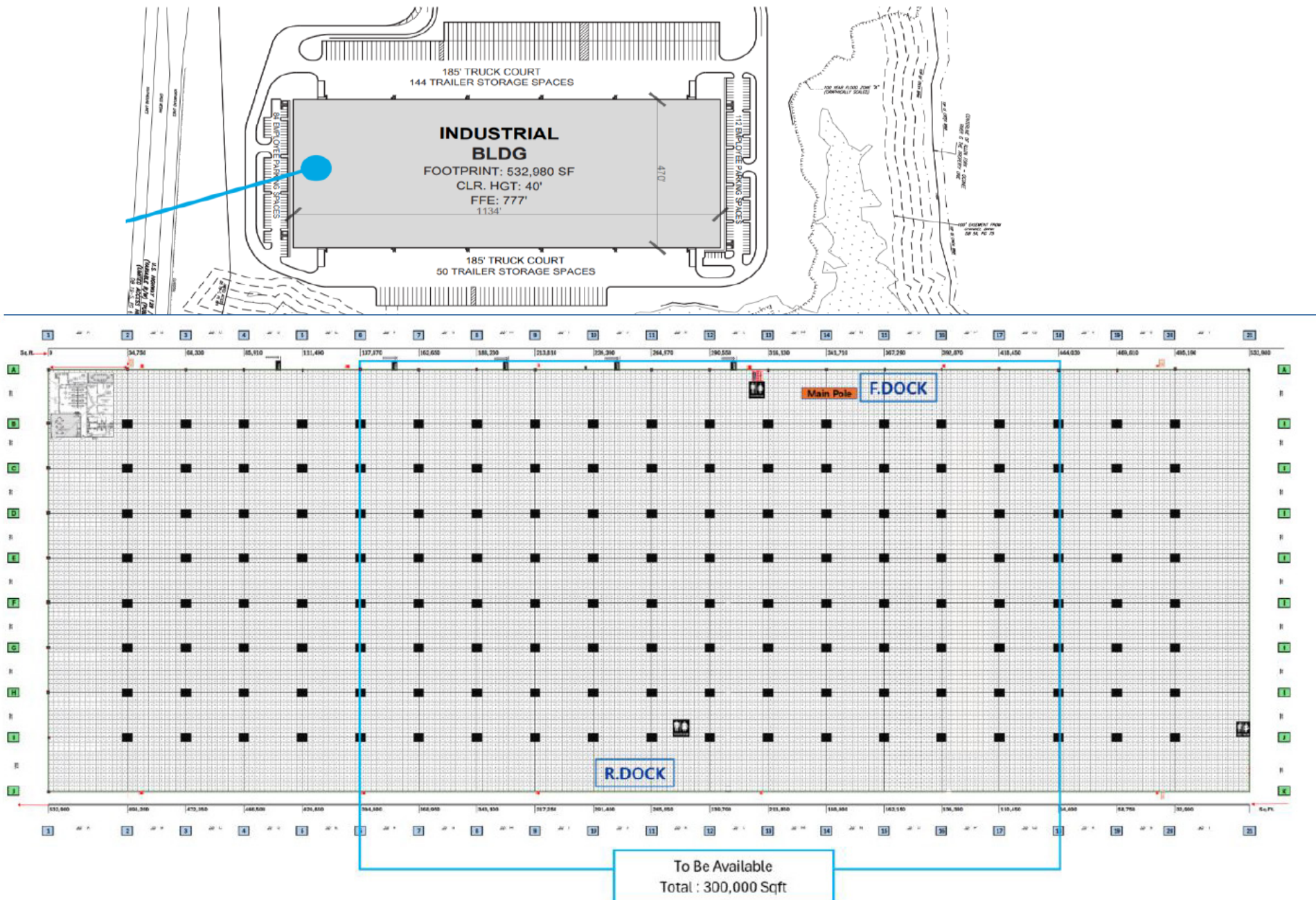
# Property Overview

Address	480 Village Parkway Pendergrass, GA 30567
Type / Class	5 Star Industrial Warehouse/ Class A Property
Available	100,000 - 300,000 SF
Crossdock Loading	43 Cross Docks
Ceiling Height	40'
Parking	Potential for Trailer Parking
Column Spacing	56' x 50'
Lighting	LED Lighting throughout
Sprinklers	ESFR
Year Built	2021
Lease Expiration	December 31, 2029 (Flexible Term)



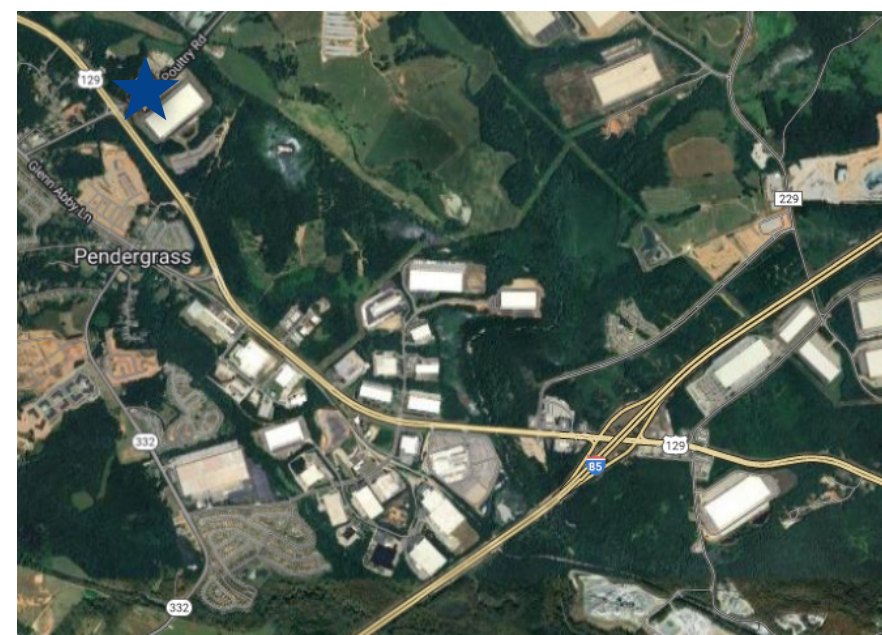
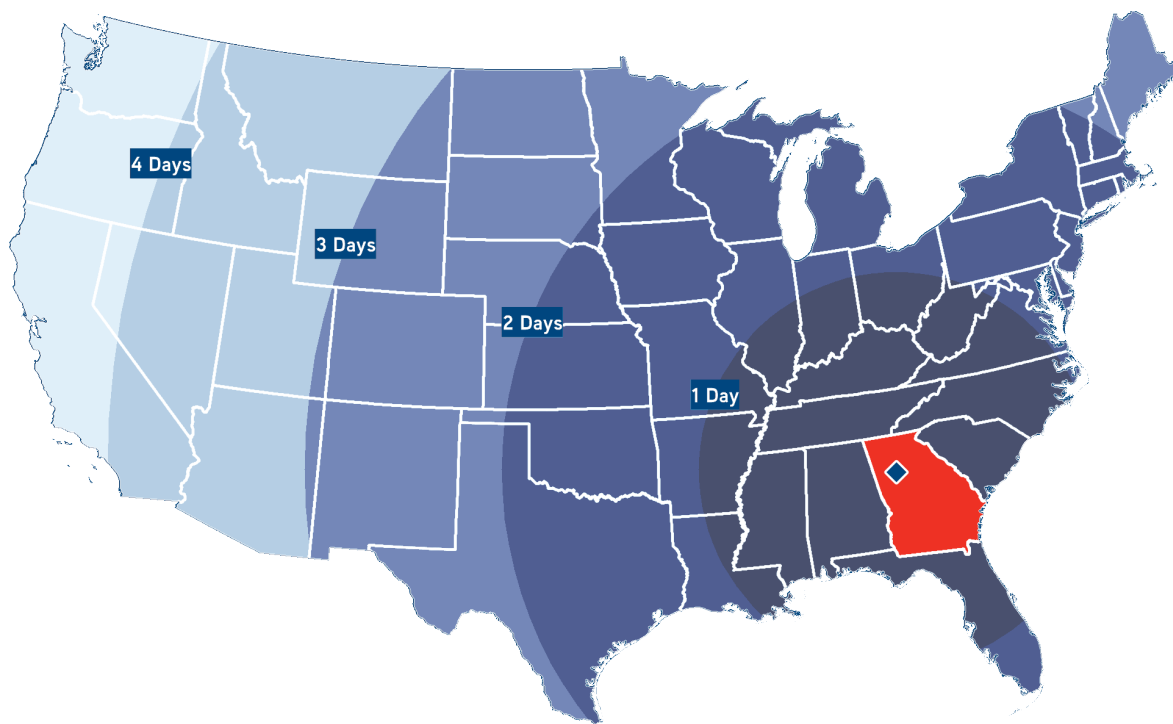
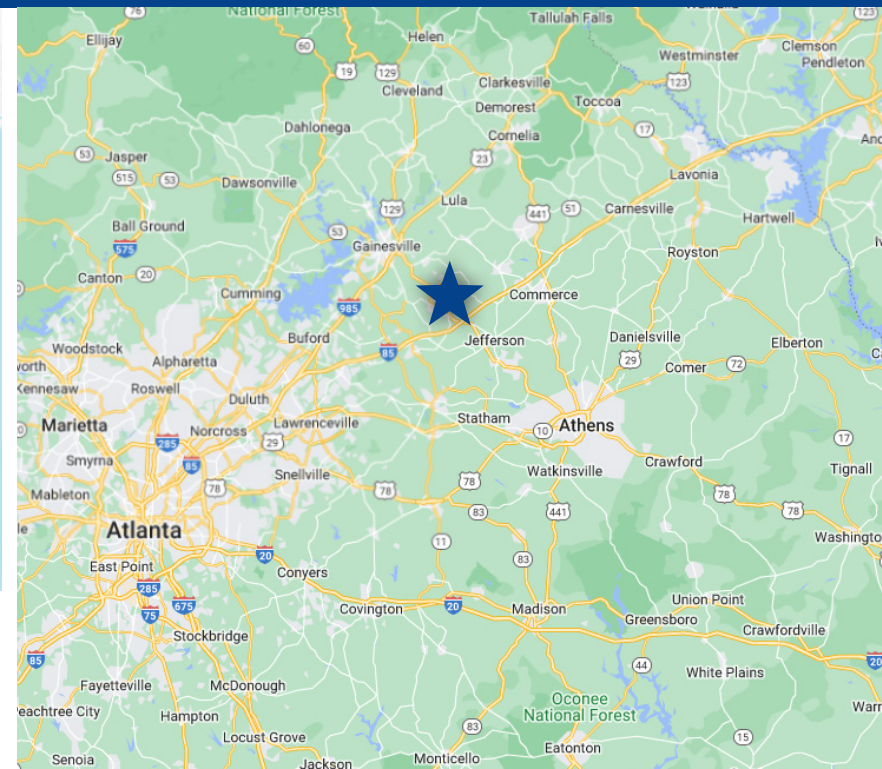


# Floorplan





A map of the Southeastern United States centered on Atlanta, Georgia, which is marked with a blue star. Concentric blue circles radiate from Atlanta, representing travel time zones: a dark blue inner circle for 1 hour, a medium blue ring for 3 hours, and a light blue outer ring for 5 hours. Major cities are labeled, including Nashville, Knoxville, Charlotte, Columbia, Greenville, and Jacksonville. The map also shows state boundaries and major highways.







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