

Industrial | For Lease

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**WILSON
HULL
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REAL ESTATE, LLC



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JACKSON 85 NORTH BUSINESS PARK

Raco Parkway & Parker Industrial Road | Pendergrass, GA 30567 | Jackson County

200,000 Square Feet up to 2,291,110 Square Feet Available



Trammell Crow Company

CBRE Investment
Management

JACKSON 85 NORTH BUSINESS PARK

Raco Parkway & Parker Industrial Road | Pendergrass, GA 30567

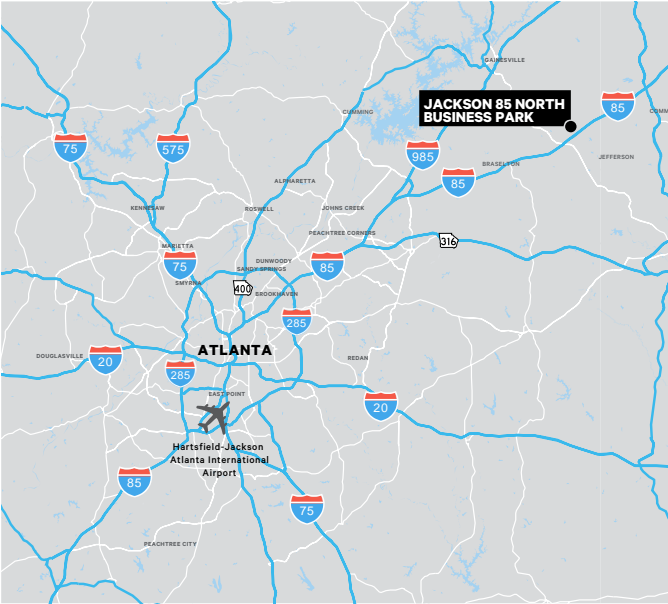
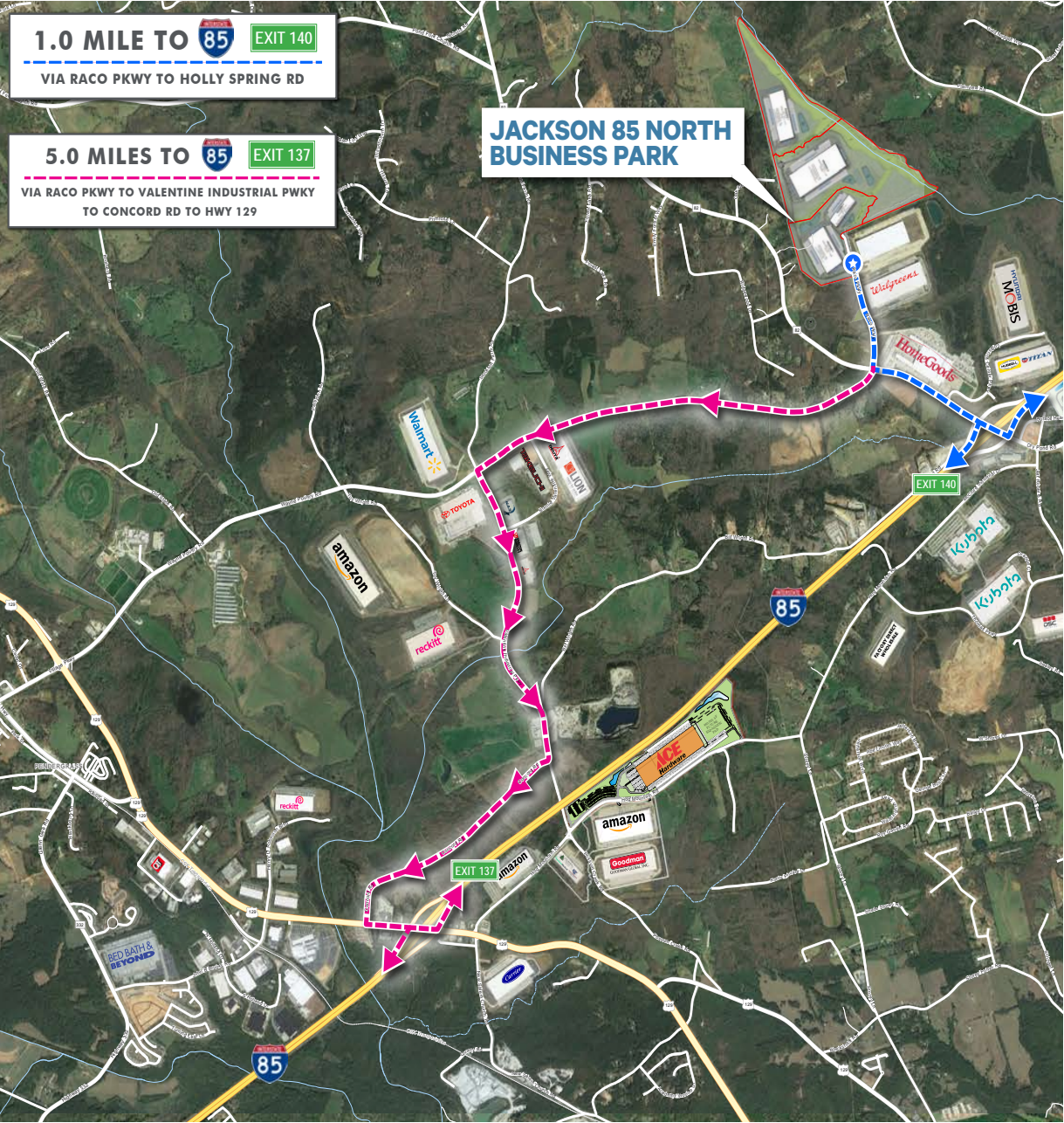
PROJECT OVERVIEW



JACKSON 85 NORTH BUSINESS PARK

Raco Parkway & Parker Industrial Road | Pendergrass, GA 30567

INTERSTATE ACCESS



Interstates

I-85 via Exit 140	1 mile
I-85 via Exit 137	5 miles
I-285	46 miles

Ports

Inland Port Northeast Georgia (Gainesville)	24 miles
Inland Port Greer (Greenville)	103 miles
Port of Savannah	249 miles
Port of Charleston	296 miles
Port of Brunswick	311 miles

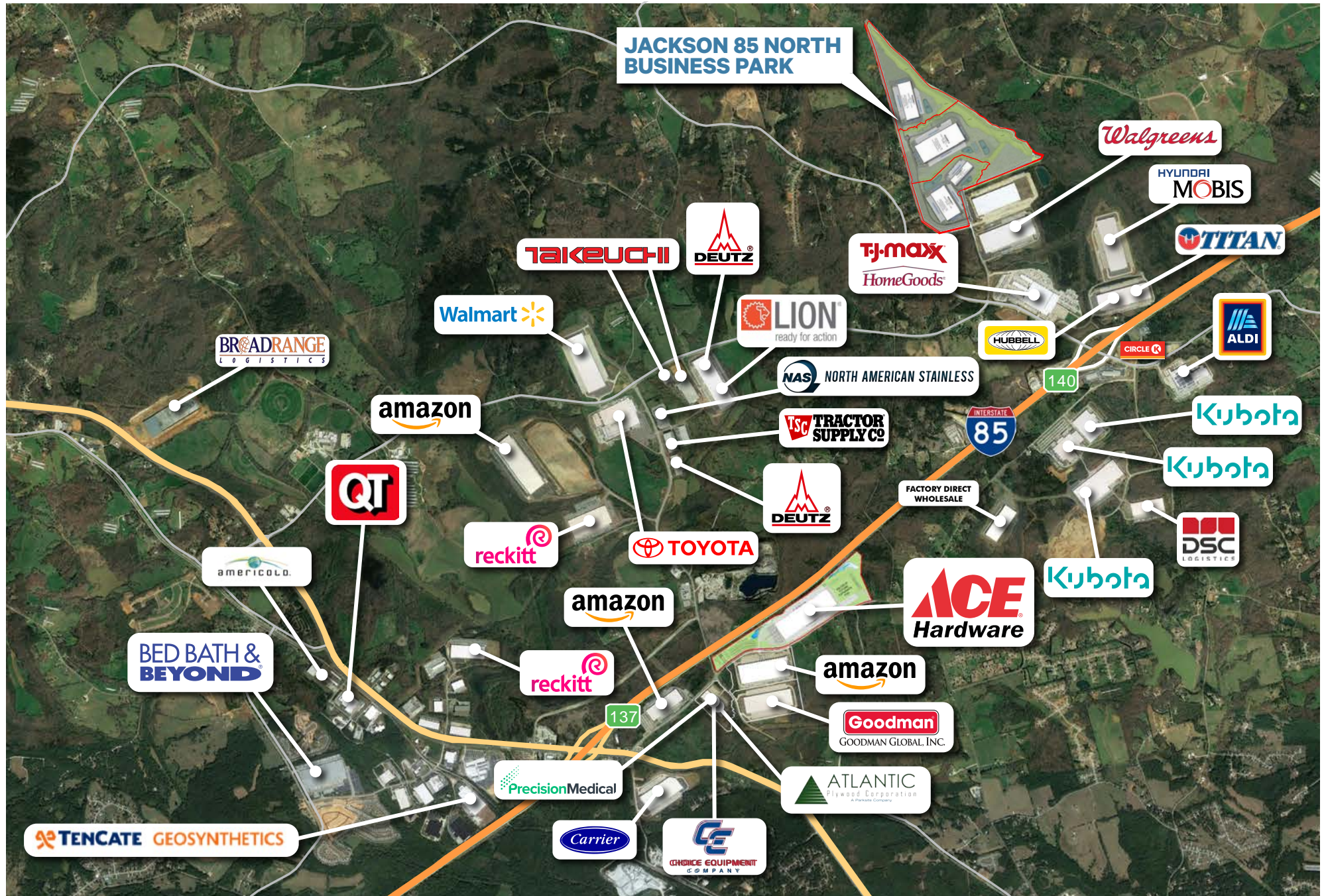
Points of Interest

FedEx Ground Facility - Braselton	13 miles
Hartsfield Jackson International Airport	70 miles

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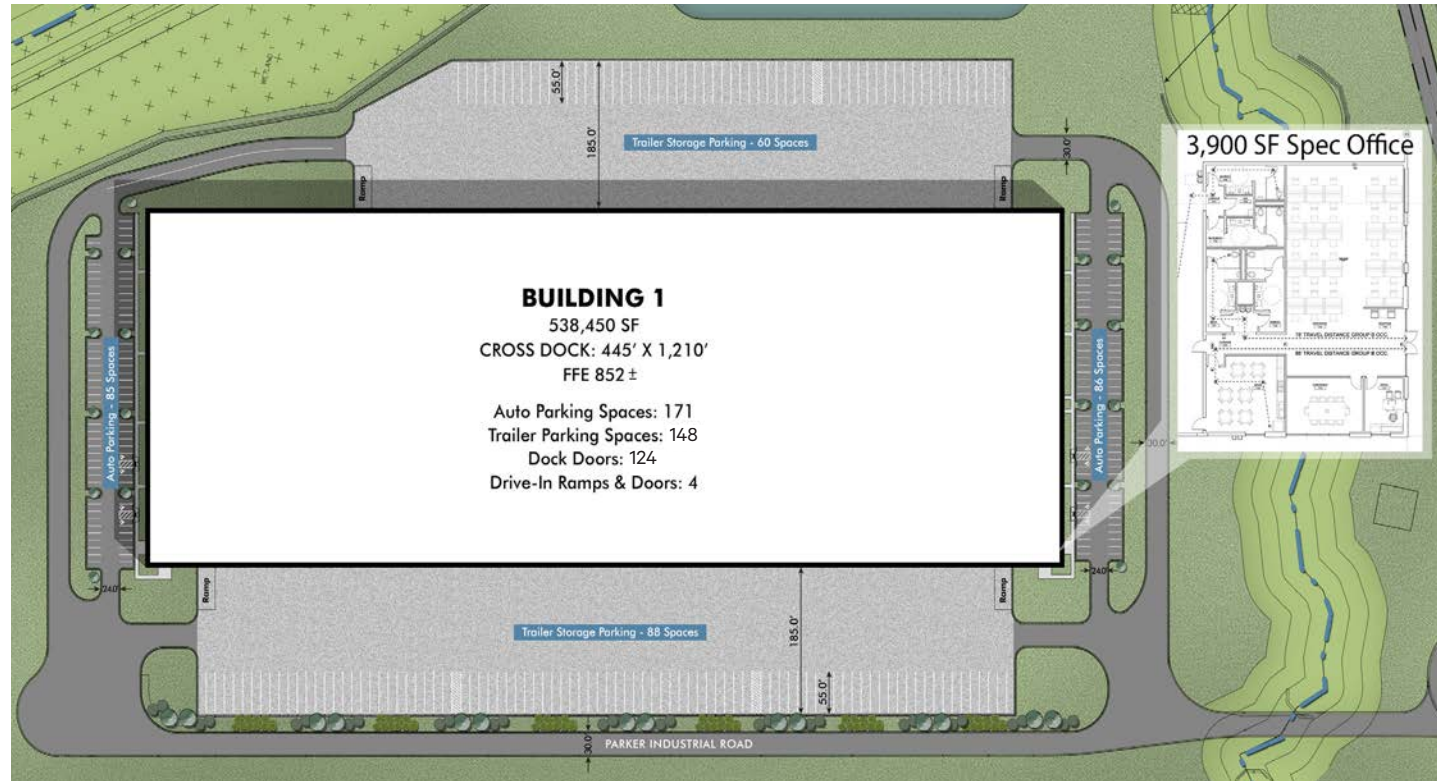
TENANT MAP



JACKSON 85 NORTH BUSINESS PARK - BUILDING 1

779 Parker Industrial Road | Pendergrass, GA 30567

BUILDING SPECIFICATIONS



538,450

Square Feet Available

40'

Clear Height

124

Dock High Doors

148

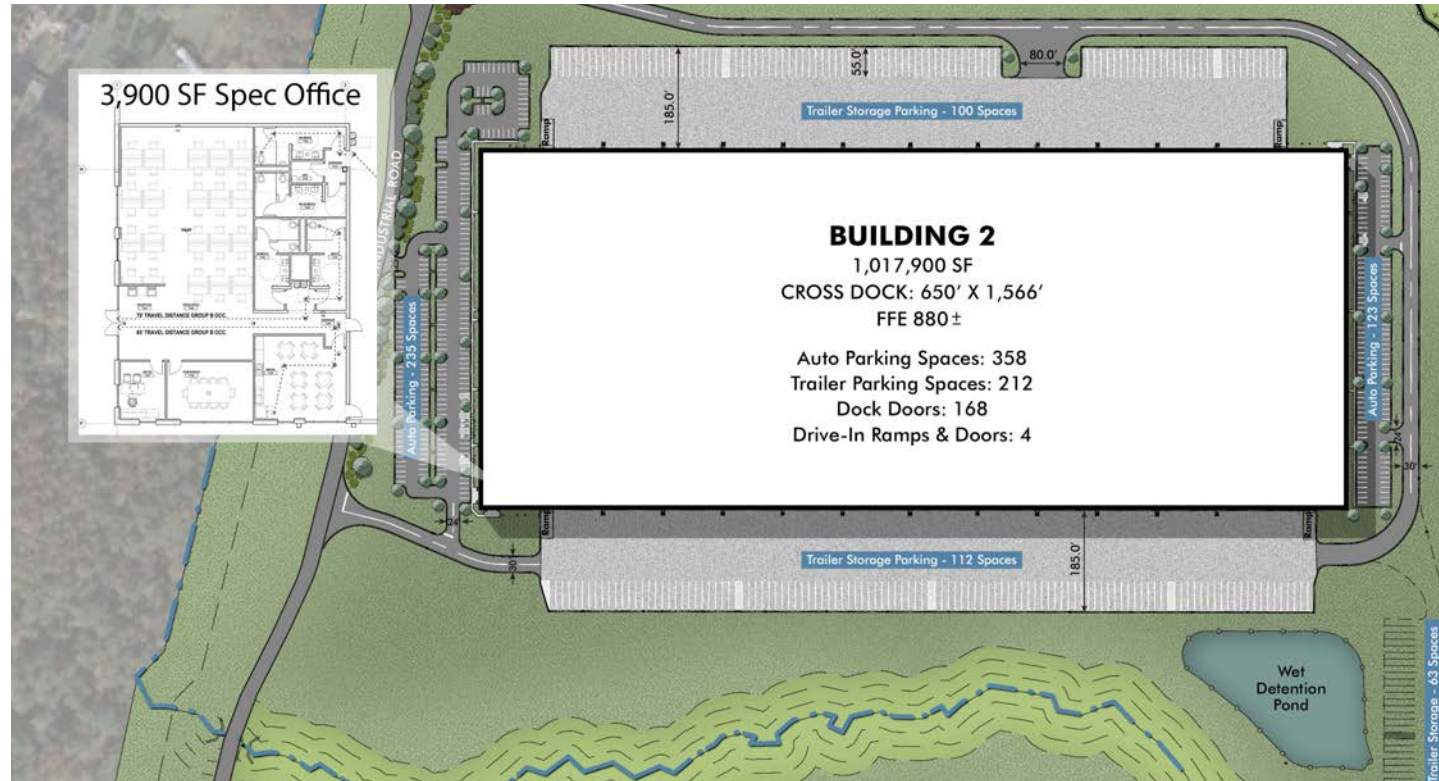
Trailer Parks (expandable)

Building Configuration:	Cross-Dock	Truck Court:	185' constructed with all heavy-duty concrete paving 7" thick 4,000 psi – non-reinforced
Building Clear Height:	40' clear at the first column line	Concrete Floor Slab:	Reinforced 8" 4,000 psi on 6" stone, with 10 mil vapor barrier - FF55/FF35
Building Dimensions:	445' x 1,210'	Floor Sealer:	Full floor vapor barrier and sealer (10 mil)
Bay Spacing:	54' wide x 44' deep (60' dock bays-each side)	Entrances-Store Fronts:	Two full store front entrance; two entrances with knock-out panels
Trailer Parks:	148 trailer parks - site has potential for additional trailer parks	Fire Protection:	ESFR (Early Suppression Fast Response) - Commodity Class I-V & Group A plastics
Automobile Parks:	171 auto spaces	Roof System:	Mechanically Fastened 60-mil TPO with R19 polyiso insulation; Structurally sound for Solar.
Drive-In Ramps:	4 – (12' X 14') drive-in ramps	Interior Lighting:	LED motion sensed at 30 FC on 10' whips
Dock High Doors:	124 – (9' X 10') dock doors with vision panels	Exterior Lighting:	LED wall packs; LED site light poles supplied by Power Company
Dock Equipment:	38 35,000 pound levelers with lights and seals	Warehouse Ventilation:	Code Minimum Air Changes per hour – roof top fans with motorized louvers on exterior walls
Dock Canopy:	Full length dock canopy over dock doors (bull nose)	Warehouse Heat:	Roof-mounted heating system (Cambridge Style Units) designed for freeze protection
Electrical Service:	1 – 3,000 AMP services	Interior Painting:	Painted interior warehouse walls and columns

JACKSON 85 NORTH BUSINESS PARK - BUILDING 2

646 Parker Industrial Road | Pendergrass, GA 30567

BUILDING SPECIFICATIONS



1,017,900

Square Feet Available

40'

Clear Height

168

Dock High Doors

212

Trailer Parks (expandable)

Building Configuration:	Cross-Dock	Truck Court:	185' constructed with all heavy-duty concrete paving 7" thick 4,000 psi – non-reinforced
Building Clear Height:	40' clear at the first column line	Concrete Floor Slab:	Reinforced 8" 4,000 psi on 6" stone, with 10 mil vapor barrier - FF55/FF35
Building Dimensions:	650' x 1,566'	Floor Sealer:	Full floor vapor barrier and sealer (10 mil)
Bay Spacing:	54' wide x 48' deep (60' dock bays-each side)	Entrances-Store Fronts:	Two full store front entrance; two entrances with knock-out panels
Trailer Parks:	212 trailer parks – site has potential for additional trailer parks	Fire Protection:	ESFR (Early Suppression Fast Response) - Commodity Class I-V & Group A plastics
Automobile Parks:	358 auto spaces	Roof System:	Mechanically Fastened 60-mil TPO with R19 polyiso insulation; Structurally sound for Solar.
Drive-In Ramps:	4 – (12' X 14') drive-in ramps	Interior Lighting:	LED motion sensed at 30 FC on 10' whips
Dock High Doors:	168 – (9' X 10') dock doors with vision panels	Exterior Lighting:	LED wall packs; LED site light poles supplied by Power Company
Dock Equipment:	41 35,000 pound levelers with lights and seals	Warehouse Ventilation:	Code Minimum Air Changes per hour – roof top fans with motorized louvers on exterior walls
Dock Canopy:	Full length dock canopy over dock doors (bull nose)	Warehouse Heat:	Roof-mounted heating system (Cambridge Style Units) designed for freeze protection
Electrical Service:	2 – 2,500 AMP services, 480 Volt	Interior Painting:	Painted interior warehouse walls and columns

JACKSON 85 NORTH BUSINESS PARK - BUILDING 3

Raco Parkway & Parker Industrial Road | Pendergrass, GA 30567

BUILDING SPECIFICATIONS - OPTION A



524,160

Square Feet Available

40'

Clear Height

100

Dock High Doors

133

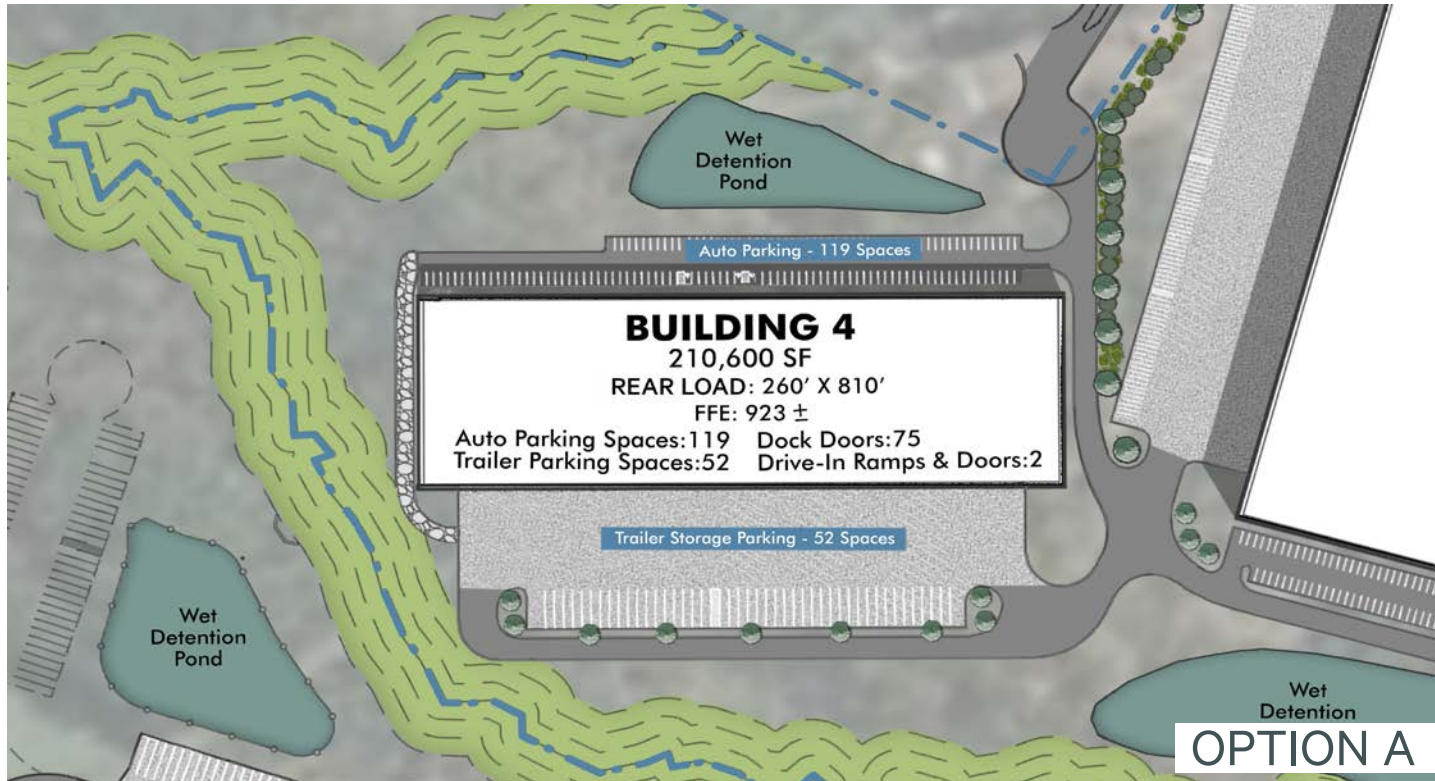
Trailer Parks (expandable)

Building Configuration:	Cross-Dock	Truck Court:	185' constructed with all heavy-duty concrete paving 7" thick 4,000 psi – non-reinforced
Building Clear Height:	40' clear at the first column line	Concrete Floor Slab:	Reinforced 8" 4,000 psi on 6" stone, with 10 mil vapor barrier - FF55/FF35
Building Dimensions:	520' x 1,008'	Floor Sealer:	Full floor vapor barrier and sealer (10 mil)
Bay Spacing:	56' wide x 50' deep (60' dock bays-each side)	Entrances-Store Fronts:	Two full store front entrance; two entrances with knock-out panels
Trailer Parks:	133 trailer parks – site has potential for additional trailer parks	Fire Protection:	ESFR (Early Suppression Fast Response) - Commodity Class I-V & Group A plastics
Automobile Parks:	205 auto spaces	Roof System:	Mechanically Fastened 45-mil TPO with R19 polyiso insulation; Structurally sound for Solar.
Drive-In Ramps:	4 – (12' X 14') drive-in ramps	Interior Lighting:	Code required egress lighting – lighting to be installed as part of the tenant upfit
Dock High Doors:	100 – (9' X 10') dock doors with vision panels	Exterior Lighting:	LED wall packs; LED site light poles supplied by Power Company
Dock Equipment:	Z-Guards and Dock Bumpers at each door	Warehouse Ventilation:	Code Minimum Air Changes per hour – roof top fans with motorized louvers on exterior walls
Dock Canopy:	Full length dock canopy over dock doors (bull nose)	Warehouse Heat:	Roof-mounted heating system (Cambridge Style Units) designed for freeze protection
Electrical Service:	1 – 3,000 AMP services, 480 Volt	Interior Painting:	Painted interior warehouse walls and columns

JACKSON 85 NORTH BUSINESS PARK - BUILDING 4

Raco Parkway & Parker Industrial Road | Pendergrass, GA 30567

BUILDING SPECIFICATIONS - OPTION A



210,600

Square Feet Available

36'

Clear Height

75

Dock High Doors

52

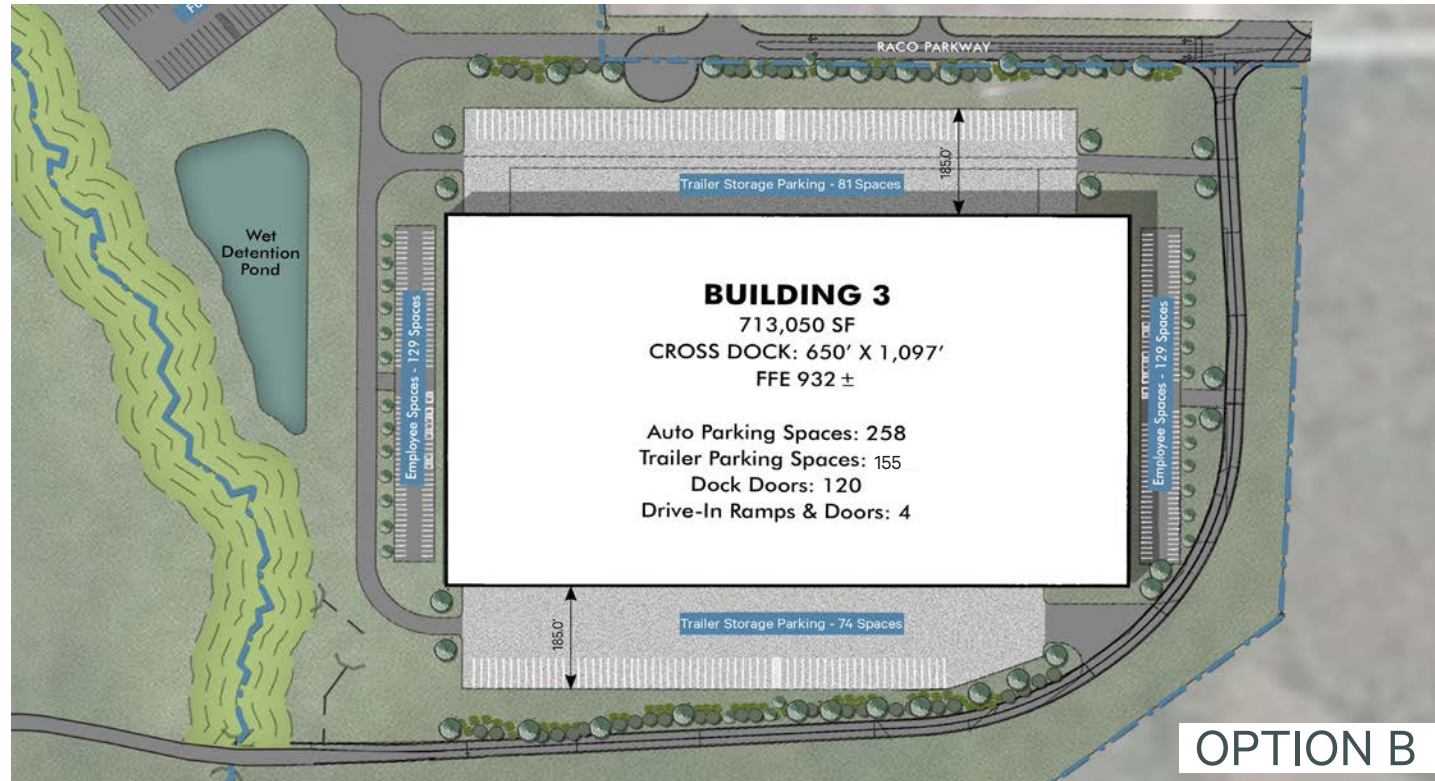
Trailer Parks (*expandable*)

Building Configuration:	Rear Load	Truck Court:	185' constructed with all heavy-duty concrete paving 7" thick 4,000 psi – non-reinforced
Building Clear Height:	36' clear at the first column line	Concrete Floor Slab:	Reinforced 8" 4,000 psi on 6" stone, with 10 mil vapor barrier - FF55/FF35
Building Dimensions:	260' x 810'	Floor Sealer:	Full floor vapor barrier and sealer (10 mil)
Bay Spacing:	54' wide x 50' deep (60' dock bays-each side)	Entrances-Store Fronts:	Two full store front entrance; two entrances with knock-out panels
Trailer Parks:	52 trailer parks – site has potential for additional trailer parks	Fire Protection:	ESFR (Early Suppression Fast Response) - Commodity Class I-V & Group A plastics
Automobile Parks:	119 auto spaces	Roof System:	Mechanically Fastened 60-mil TPO with R19 polyiso insulation; Structurally sound for Solar.
Drive-In Ramps:	2 – (12' X 14') drive-in ramps	Interior Lighting:	Code required egress lighting – lighting to be installed as part of the tenant upfit
Dock High Doors:	75 – (9' X 10') dock doors with vision panels	Exterior Lighting:	LED wall packs; LED site light poles supplied by Power Company
Dock Equipment:	Z-Guards and Dock Bumpers at each door	Warehouse Ventilation:	Code Minimum Air Changes per hour – roof top fans with motorized louvers on exterior walls
Dock Canopy:	Full length dock canopy over dock doors (bull nose)	Warehouse Heat:	Roof-mounted heating system (Cambridge Style Units) designed for freeze protection
Electrical Service:	2 – 2,500 AMP services, 480 Volt	Interior Painting:	Painted interior warehouse walls and columns

JACKSON 85 NORTH BUSINESS PARK - BUILDING 3

Raco Parkway & Parker Industrial Road | Pendergrass, GA 30567

BUILDING SPECIFICATIONS - OPTION B



713,050

Square Feet Available

40'

Clear Height

120

Dock High Doors

155

Trailer Parks (*expandable*)

Building Configuration:	Cross-Dock	Truck Court:	185' constructed with all heavy-duty concrete paving 7" thick 4,000 psi – non-reinforced
Building Clear Height:	40' clear at the first column line	Concrete Floor Slab:	Reinforced 8" 4,000 psi on 6" stone, with 10 mil vapor barrier - FF55/FF35
Building Dimensions:	650' x 1,097'	Floor Sealer:	Full floor vapor barrier and sealer (10 mil)
Bay Spacing:	54' wide x 48' deep (60' dock bays-each side)	Entrances-Store Fronts:	Two full store front entrance; two entrances with knock-out panels
Trailer Parks:	155 trailer parks – site has potential for additional trailer parks	Fire Protection:	ESFR (Early Suppression Fast Response) - Commodity Class I-V & Group A plastics
Automobile Parks:	258 auto spaces	Roof System:	Mechanically Fastened 60-mil TPO with R19 polyiso insulation; Structurally sound for Solar.
Drive-In Ramps:	4 – (12' X 14') drive-in ramps	Interior Lighting:	Code required egress lighting – lighting to be installed as part of the tenant upfit
Dock High Doors:	120 – (9' X 10') dock doors with vision panels	Exterior Lighting:	LED wall packs; LED site light poles supplied by Power Company
Dock Equipment:	Z-Guards and Dock Bumpers at each door	Warehouse Ventilation:	Code Minimum Air Changes per hour – roof top fans with motorized louvers on exterior walls
Dock Canopy:	Full length dock canopy over dock doors (bull nose)	Warehouse Heat:	Roof-mounted heating system (Cambridge Style Units) designed for freeze protection
Electrical Service:	2 – 2,500 AMP services, 480 Volt	Interior Painting:	Painted interior warehouse walls and columns



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