

BUFORD CREEK BUSINESS CENTER



±667,160 TOTAL SF AVAILABLE | DELIVERING Q1 2026

Building A: ±330,200 SF | 6207 Lanier Islands Parkway | Buford, GA 30518

Building B: ±168,480 SF | 3174 Whidby Road | Buford, GA 30518

Building C: ±168,480 SF | 3041 Big Creek Road | Buford, GA 30518

CBRE

Trammell Crow Company

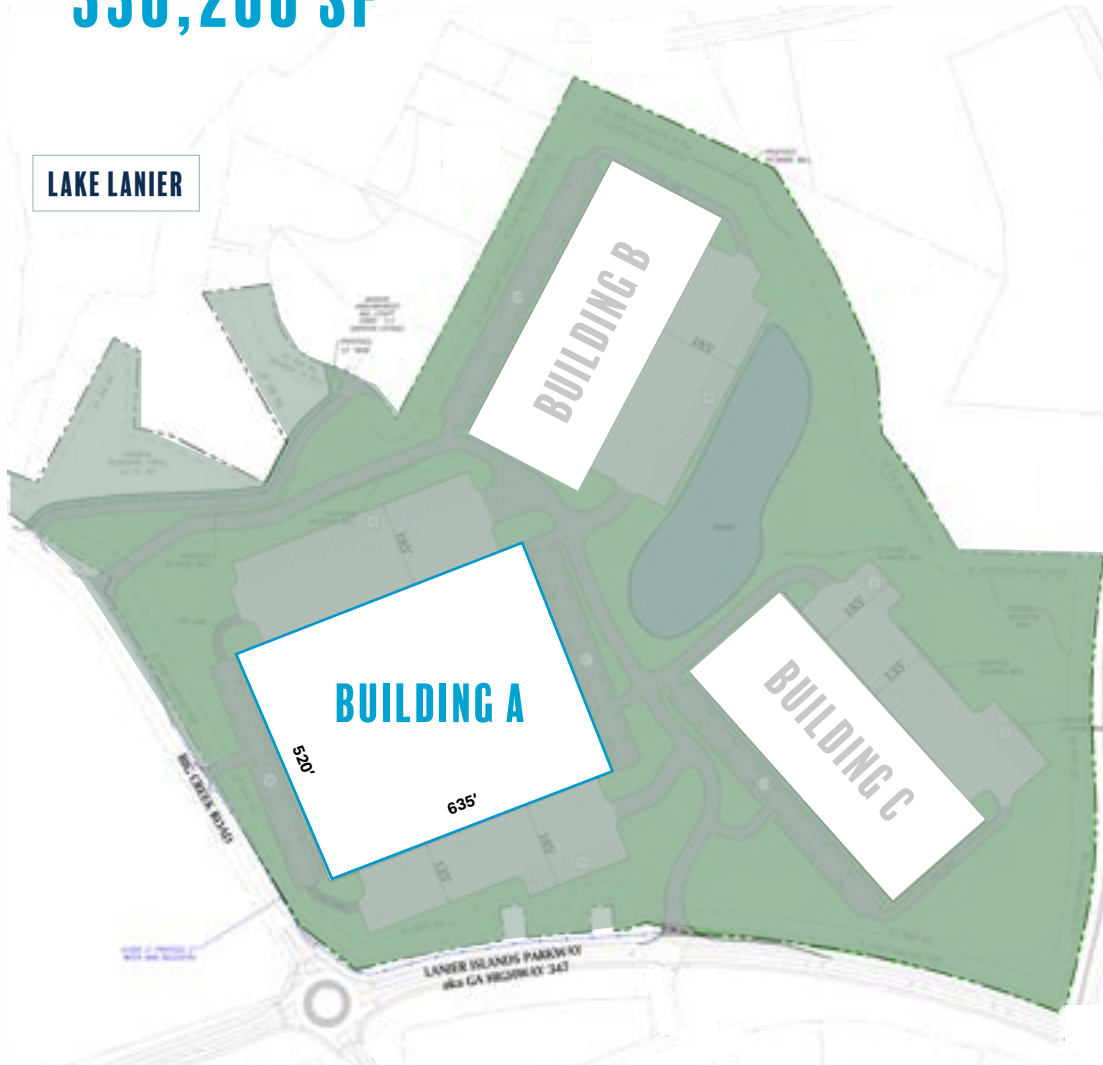
BUILDING SPECIFICATIONS

BUILDING A

BUILDING SIZE

330,200 SF

LAKE LANIER



Building Size:	330,200 SF
Building Clear Height:	36' clear at the first column line
Building Dimensions:	520'D x 635'L
Bay Spacing:	1 at 66 + 10 at 56 + 1 at 65 width x 50' deep (60' dock bays each side)
Trailer Parks:	64 trailer parks
Automobile Parks:	195 auto spaces
Drive-In Ramps:	4 – (12' X 14') drive-in ramps
Concrete Floor Slab:	7" 4,000 psi on 6" stone, with 10 mil vapor barrier - FF55/FF35
Fire Protection:	ESFR (Early Suppression Fast Response) - Commodity Class I-V & Group A plastics
Roof System:	TPO – Mechanically Fastened 45 Mil, R-19 polyiso roof insulation or code min
Warehouse Ventilation:	Per code Air Changes per hour – roof top fans with motorized louvers on exterior walls
Dock High Doors:	40 – (9' X 10') dock doors with vision panels
Dock Equipment:	Z-Guards and Dock Bumpers at each door
Electrical Service:	1 – 2,500 AMP services
Truck Court:	135' to 185' constructed with all heavy-duty concrete paving 7" thick 4,000 psi – non-reinforced
Exterior Wall Construction:	Painted Concrete Tilt-Wall
Warehouse Heat:	Roof-mounted heating system (Cambridge Style Units) designed for freeze protection
Entrances-Store Fronts:	Two full store front entrance; two entrances with knock-out panels
Floor Sealer:	Lapidolith or Ashford equivalent
Interior Lighting:	Code required egress lighting – lighting to be installed as part of the tenant upfit
Exterior Lighting:	LED wall packs; LED site light poles supplied by Power Company
Interior Painting:	Painted interior warehouse walls and columns

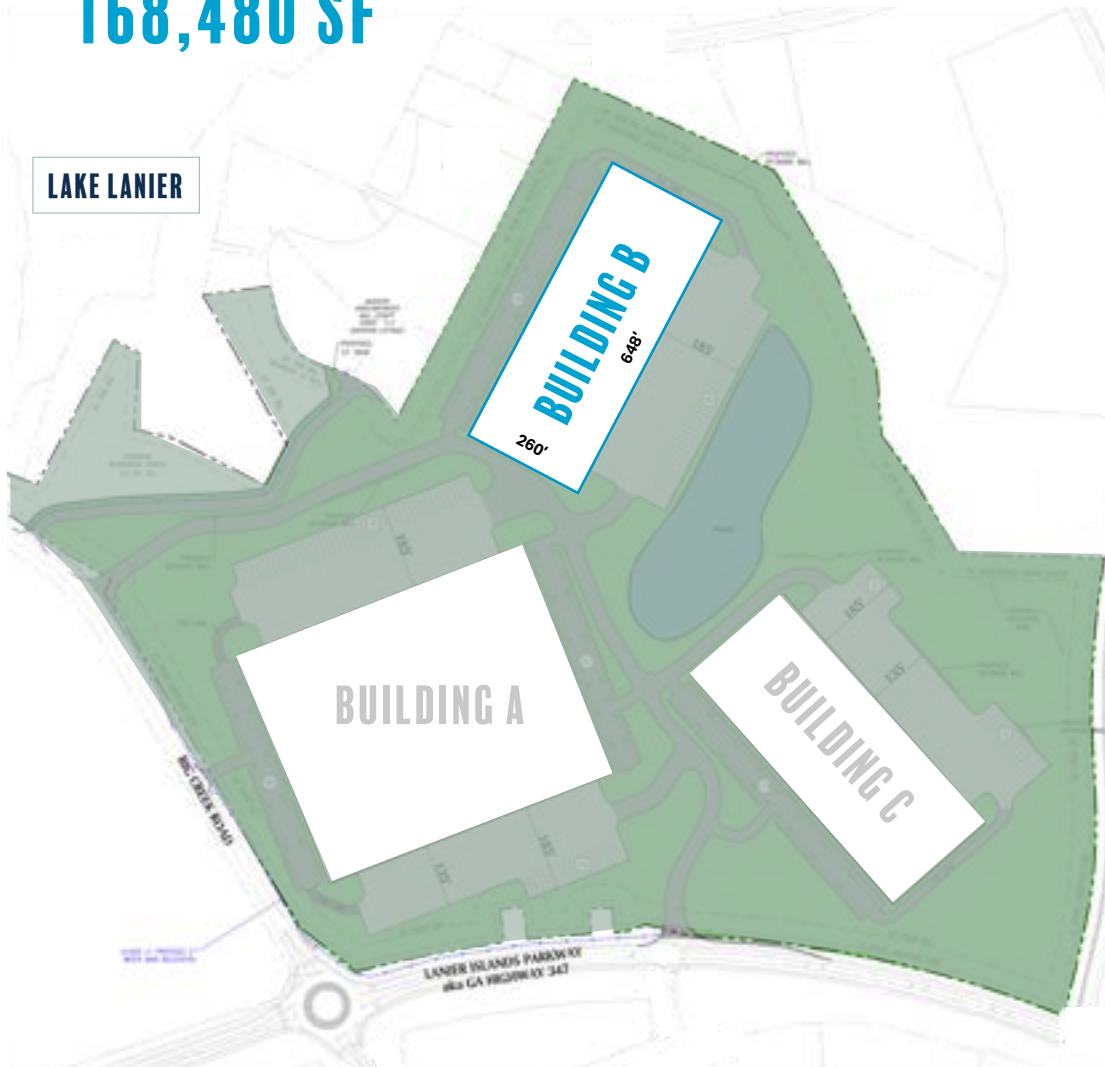
BUILDING SPECIFICATIONS

BUILDING B

BUILDING SIZE

168,480 SF

LAKE LANIER



Building Size:	168,480 SF
Building Clear Height:	36' clear at the first column line
Building Dimensions:	260'D x 648'L
Bay Spacing:	54' wide x 50' deep (60' dock bay)
Trailer Parks:	40 trailer parks
Automobile Parks:	126 auto spaces
Drive-In Ramps:	2 – (12' X 14') drive-in ramps
Concrete Floor Slab:	7" 4,000 psi on 6" stone, with 10 mil vapor barrier - FF55/FF35
Fire Protection:	ESFR (Early Suppression Fast Response) - Commodity Class I-V & Group A plastics
Roof System:	TPO – Mechanically Fastened 45 Mil, R-19 polyiso roof insulation or code min
Warehouse Ventilation:	Per code Air Changes per hour – roof top fans with motorized louvers on exterior walls
Dock High Doors:	33 – (9' X 10') dock doors with vision panels
Dock Equipment:	Z-Guards and Dock Bumpers at each door
Electrical Service:	1 – 2,500 AMP services
Truck Court:	135' to 185' constructed with all heavy-duty concrete paving 7" thick 4,000 psi – non-reinforced
Exterior Wall Construction:	Painted Concrete Tilt-Wall
Warehouse Heat:	Roof-mounted heating system (Cambridge Style Units) designed for freeze protection
Entrances-Store Fronts:	Two full store front entrance; two entrances with knock-out panels
Floor Sealer:	Lapidolith or Ashford equivalent
Interior Lighting:	Code required egress lighting – lighting to be installed as part of the tenant upfit
Exterior Lighting:	LED wall packs; LED site light poles supplied by Power Company
Interior Painting:	Painted interior warehouse walls and columns

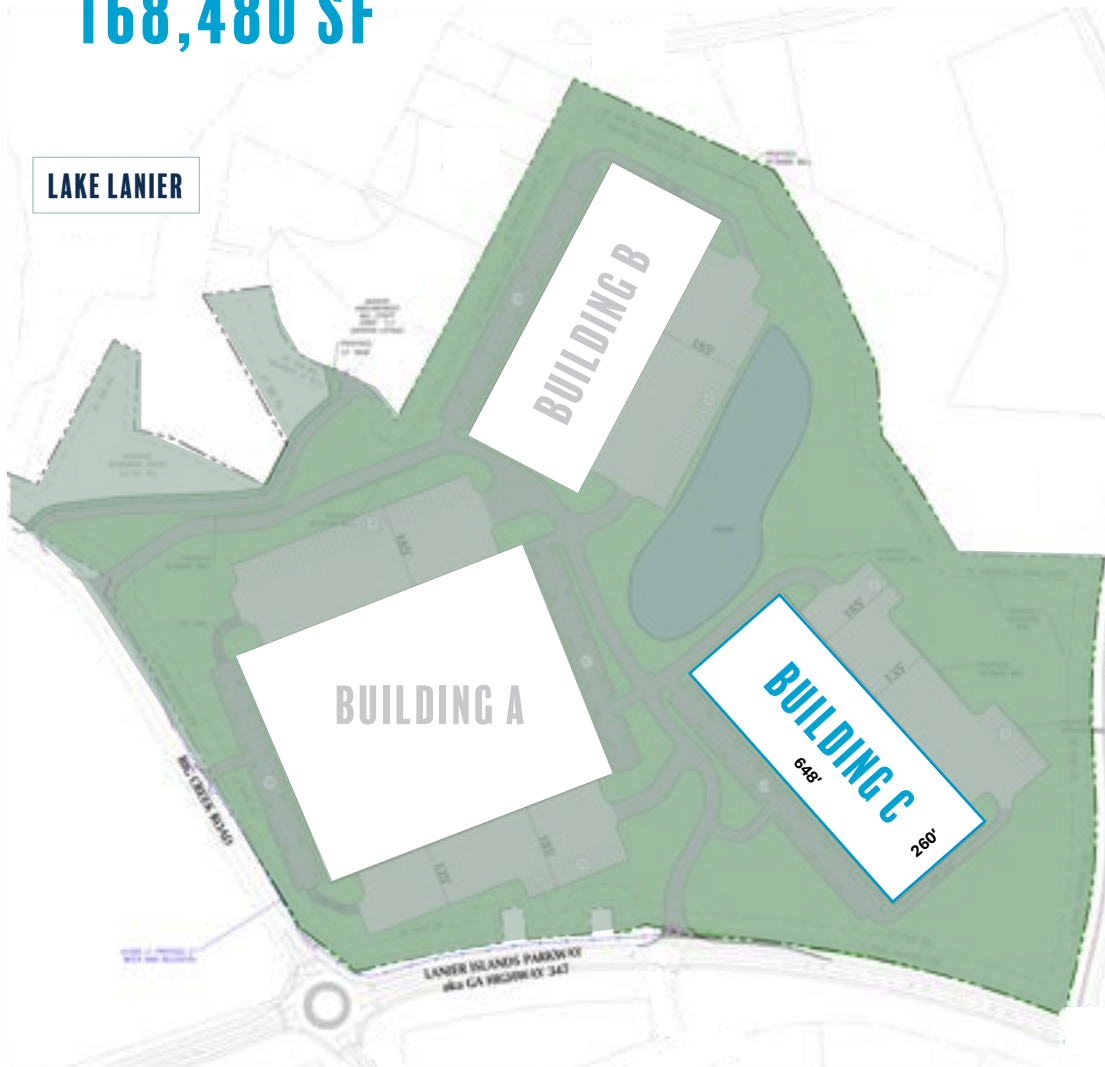
BUILDING SPECIFICATIONS

BUILDING C

BUILDING SIZE

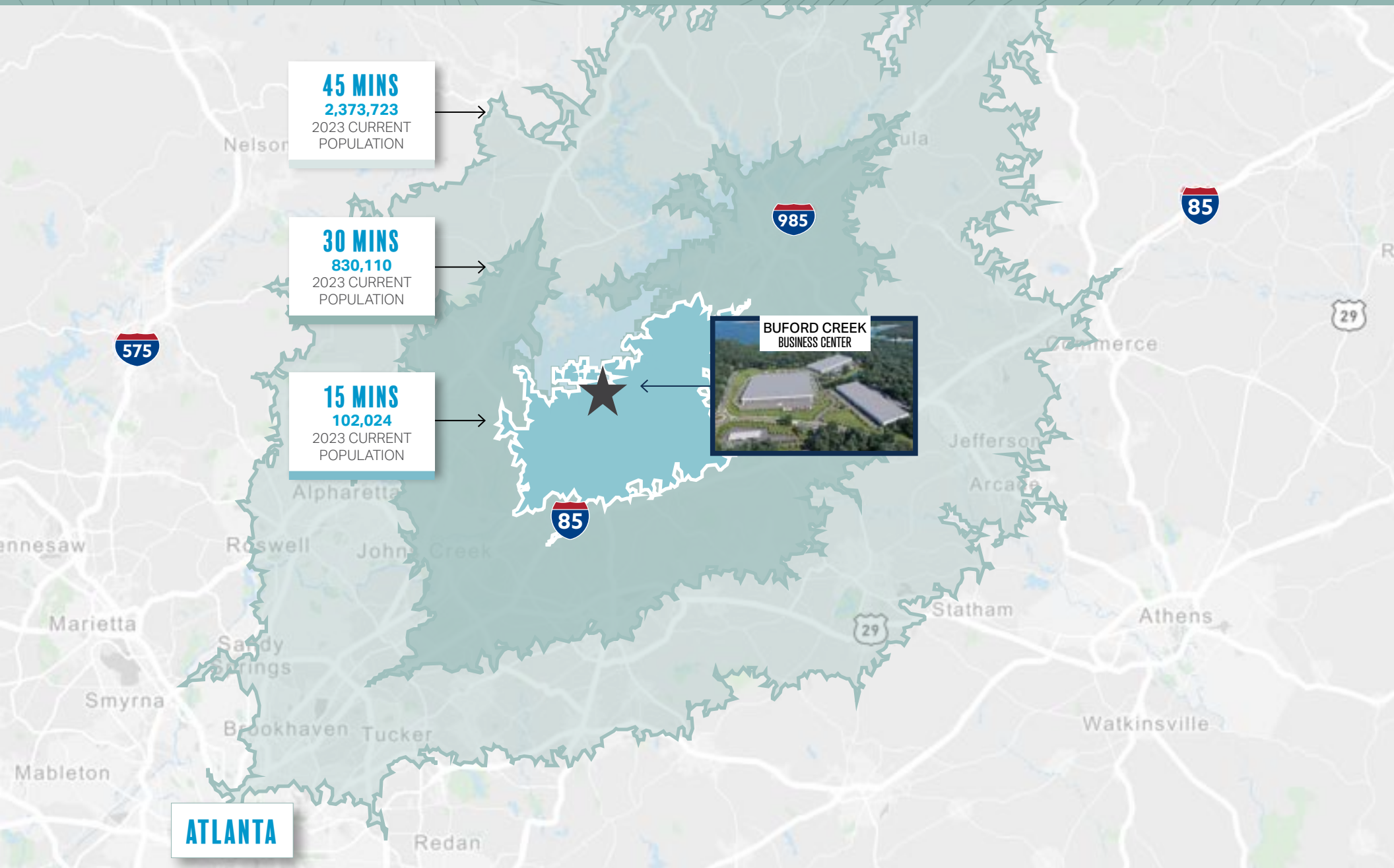
168,480 SF

LAKE LANIER



Building Size:	168,480 SF
Building Clear Height:	36' clear at the first column line
Building Dimensions:	260'D x 648'L
Bay Spacing:	54' wide x 50' deep (60' dock bay)
Trailer Parks:	24 trailer parks
Automobile Parks:	119 auto spaces
Drive-In Ramps:	2 – (12' X 14') drive-in ramps
Concrete Floor Slab:	7" 4,000 psi on 6" stone, with 10 mil vapor barrier - FF55/FF35
Fire Protection:	ESFR (Early Suppression Fast Response) - Commodity Class I-V & Group A plastics
Roof System:	TPO – Mechanically Fastened 45 Mil, R-19 polyiso roof insulation or code min
Warehouse Ventilation:	Per code Air Changes per hour – roof top fans with motorized louvers on exterior walls
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POPULATION + DRIVE TIME



45 MINS
2,373,723
2023 CURRENT POPULATION

30 MINS
830,110
2023 CURRENT POPULATION

15 MINS
102,024
2023 CURRENT POPULATION



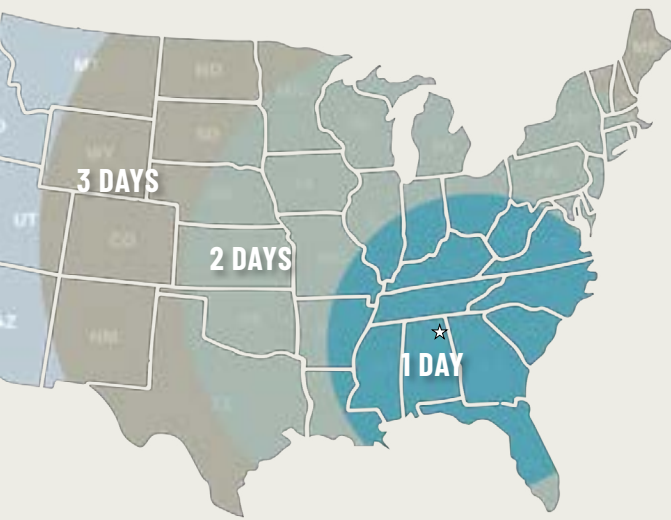
ATLANTA

NEARBY AMENITIES



SURROUNDING TENANTS





FREIGHT TRAVEL DRIVE TIME

Interstates

985	2.2 MI
85	7.8 MI
285	17.3 MI
20	29.8 MI
75	30.1 MI

Points of Interest

Hartsfield Jackson Atlanta Intl Airport	50 MI
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