

## Industrial Property For Lease

Build to Suit Opportunity  
175 Apex Drive  
Jefferson, GA 30549



## Jefferson Build to Suit Opportunity

### Offering Summary

Lease Rate:	Negotiable
Building Size:	20,000 - 120,000 SF
Available SF:	5,000 - 120,000 SF
Lot Size:	12.422 Acres
Zoning:	Light Industrial

### Get more information

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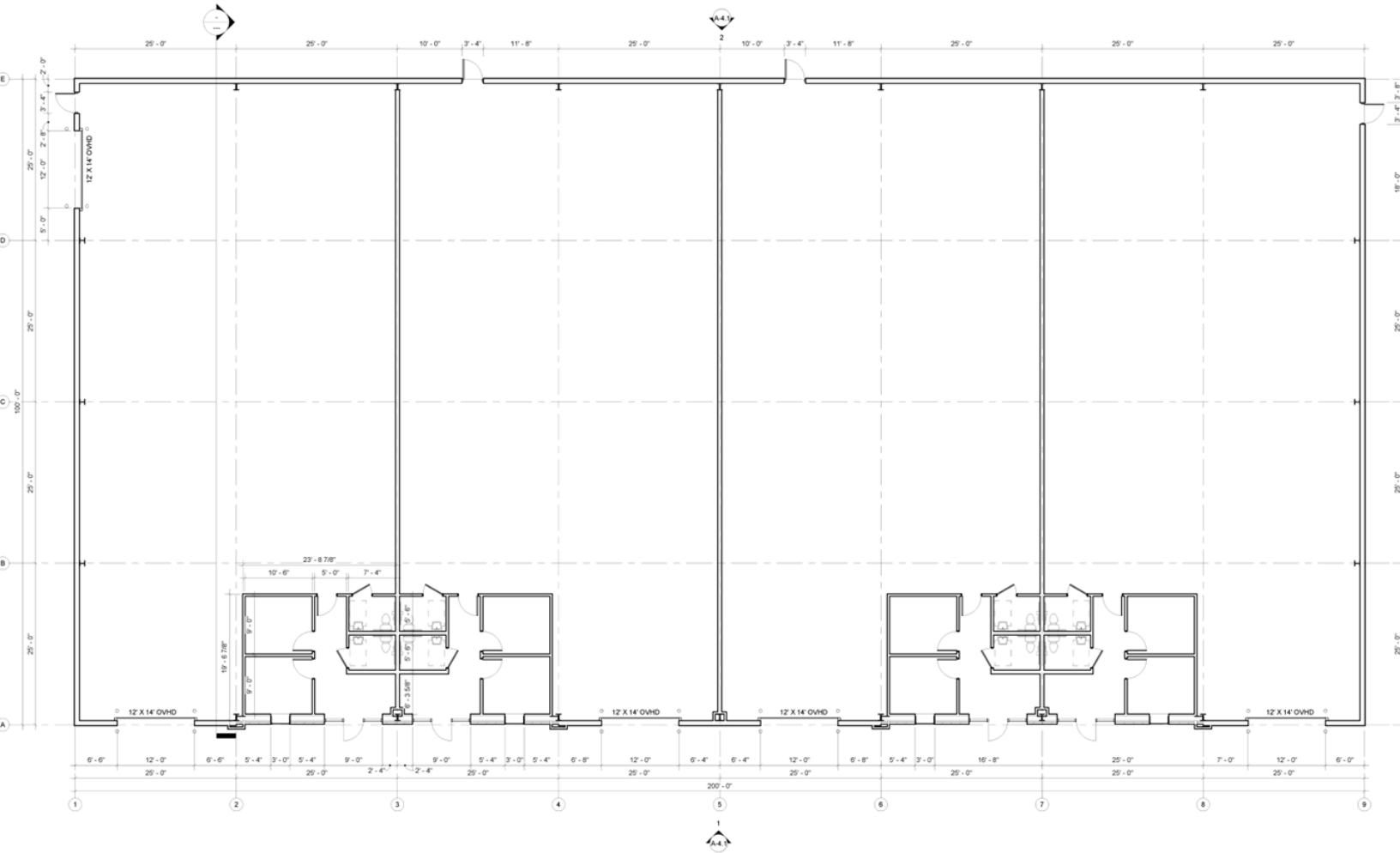


## Property Highlights

- Proposed 5,000 - 120,000 SF Office/Warehouse Buildings For Sale/Lease
- 12.422 Acre Site
- Building and suite sizes TBD by tenant/purchaser
- 20' minimum clears
- Three-phase power
- Drive-in and dock-hi doors TBD by tenant/purchaser
- Metal and brick construction
- Outside storage
- Forecasted delivery of Q1 2022
- Easy access to Interstate 85
- LEASE PRICE - negotiable and dependent on buildout
- SALE PRICE - negotiable and dependent on buildout



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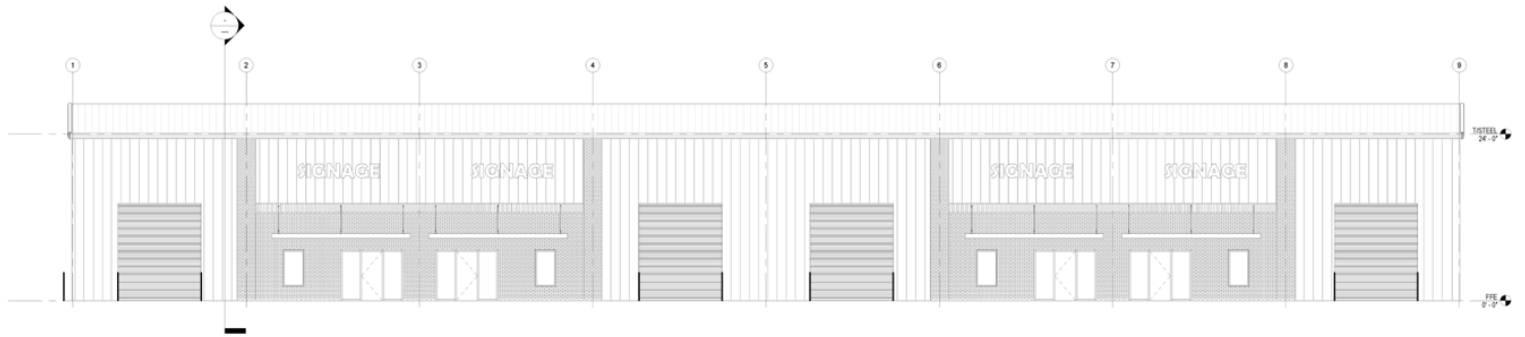
**1 FLOOR PLAN**  
1/8" = 1'-0"



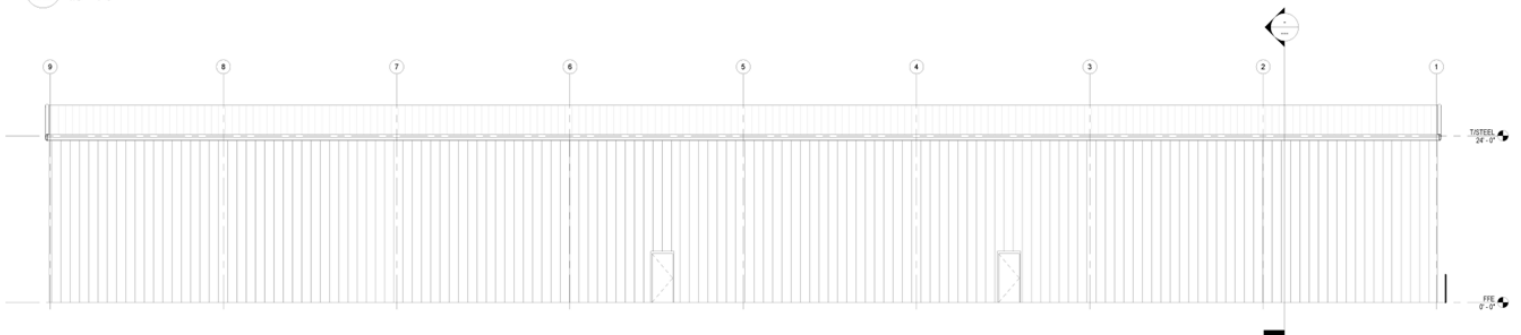
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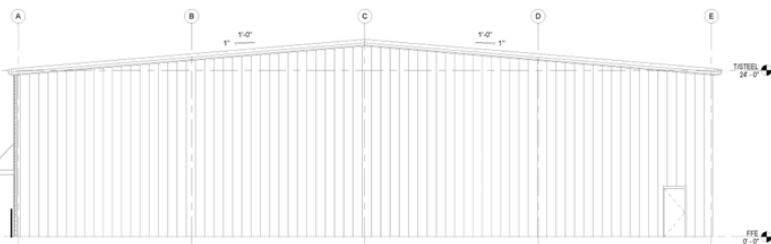
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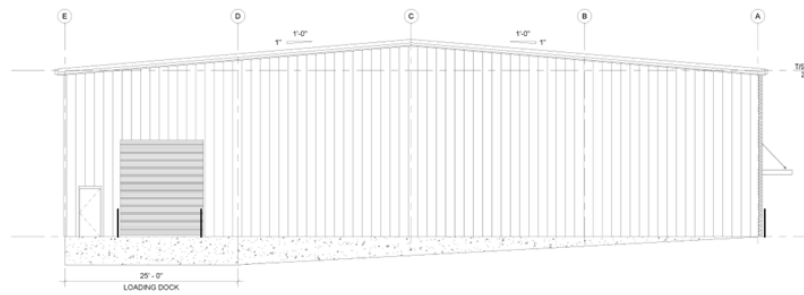
1 SOUTH ELEVATION  
A.4.1 1/8" = 1'-0"



2 NORTH ELEVATION  
A.4.1 1/8" = 1'-0"



3 EAST ELEVATION  
A.4.1 1/8" = 1'-0"



4 WEST ELEVATION  
A.4.1 1/8" = 1'-0"



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I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN PREPARED TO COMPLY WITH THE LAND SUBDIVISION ACT AND IS APPROVED BY THE CITY OF JEFFERSON PLANNING COMMISSION AND RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF JEFFERSON COUNTY, GEORGIA, ON 5/27/99.

STATE OF GEORGIA, CITY OF JEFFERSON  
 I HEREBY CERTIFY THAT I HAVE ADOPTED THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING SETBACK LINES, AND INDICATE ALL STREETS, ALLEYS, RAILROADS, AND OTHER SPACES TO BE OPEN TO THE PUBLIC.  
 DATE: 4-27-99  
 SIGNATURE: Evelyn D. Johnson

DATE: 4-27-99

IT IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED FROM A CORRECT AND WAS PREPARED FROM A PROPERTY BY ME OR UNDER MY SUPERVISION AND THAT THE PROPERTY IS CORRECTLY SHOWN AND THAT THE REQUIREMENTS OF THE LAND SUBDIVISION ACT, JEFFERSON, GEORGIA, HAVE BEEN COMPLIED WITH.  
 SIGNATURE: [Handwritten]



CORNERS.

STATE OF GEORGIA	
SCALE	DATE
1" = 100'	3-2-99
JEFFERSON COUNTY	
WINDER, GEORGIA	

LEGEND

- 1. HEAD WALL
- 2. CONCRETE BASIN
- 3. BRICK OF BRICK
- 4. DRIVEWAY EASEMENT
- 5. 2" DIA. PIPE
- 6. 4" DIA. PIPE
- 7. CORRUGATED METAL PIPE
- 8. 1" DIA. LOT
- 9. 1" DIA. LOT LINE

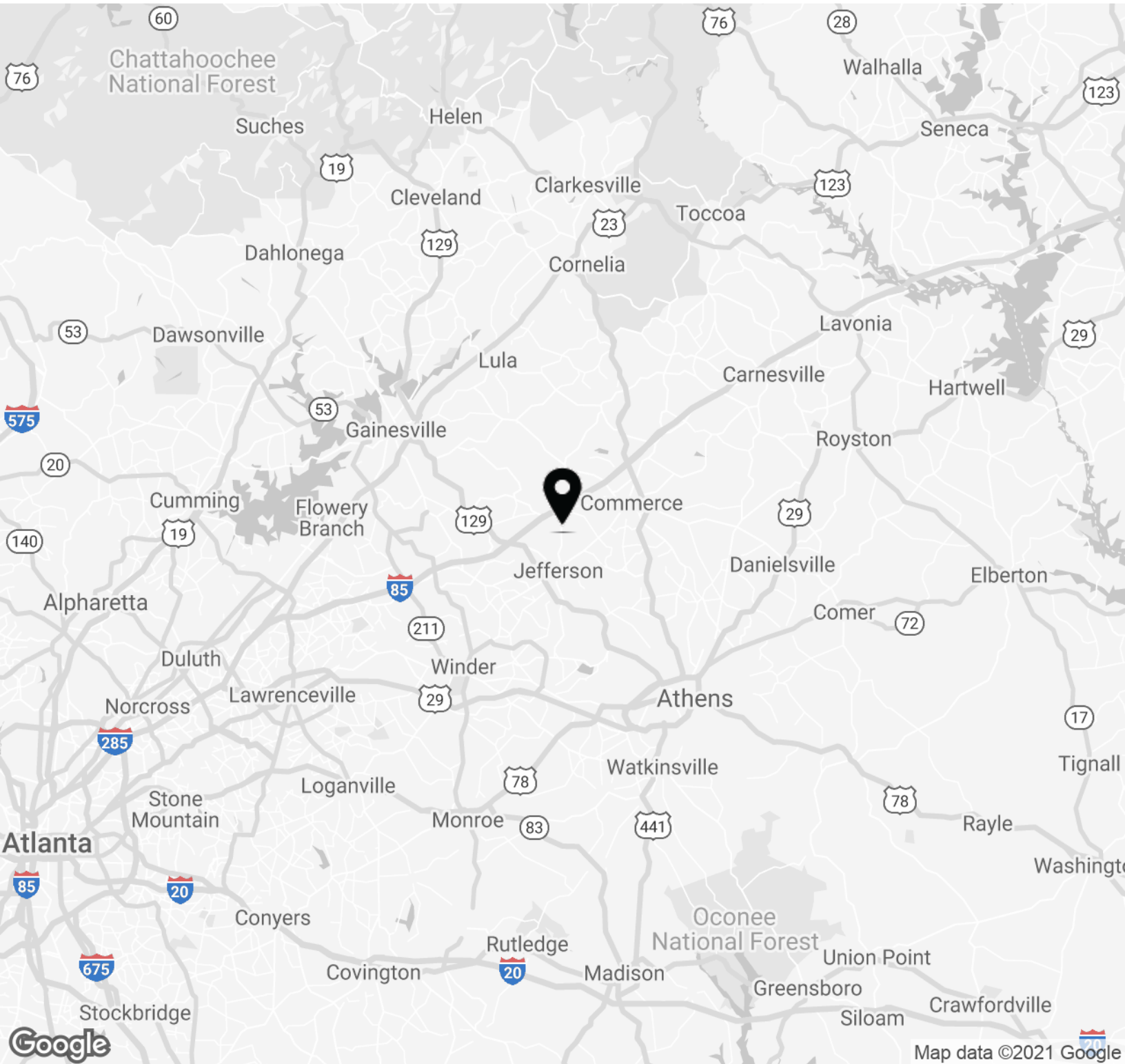
I HEREBY CERTIFY THAT THE COMMUNITY OR PUBLIC WATER SUPPLY AND DISTRIBUTION SYSTEMS INSTALLED OR TO BE INSTALLED, SHOWN ON THE SUBDIVISION PLAT ATTACHED HERETO, MEET THE REQUIREMENTS OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, WATER SUPPLY SECTION.



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**AVISON  
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