

VALENTINE

LOGISTICS CENTER



384,335 SF Available

500 Valentine Industrial Pkwy. Etx., Pendergrass, GA 30567

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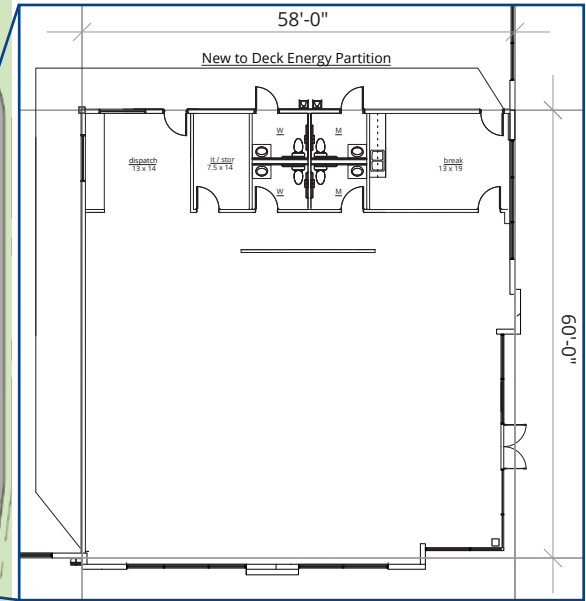
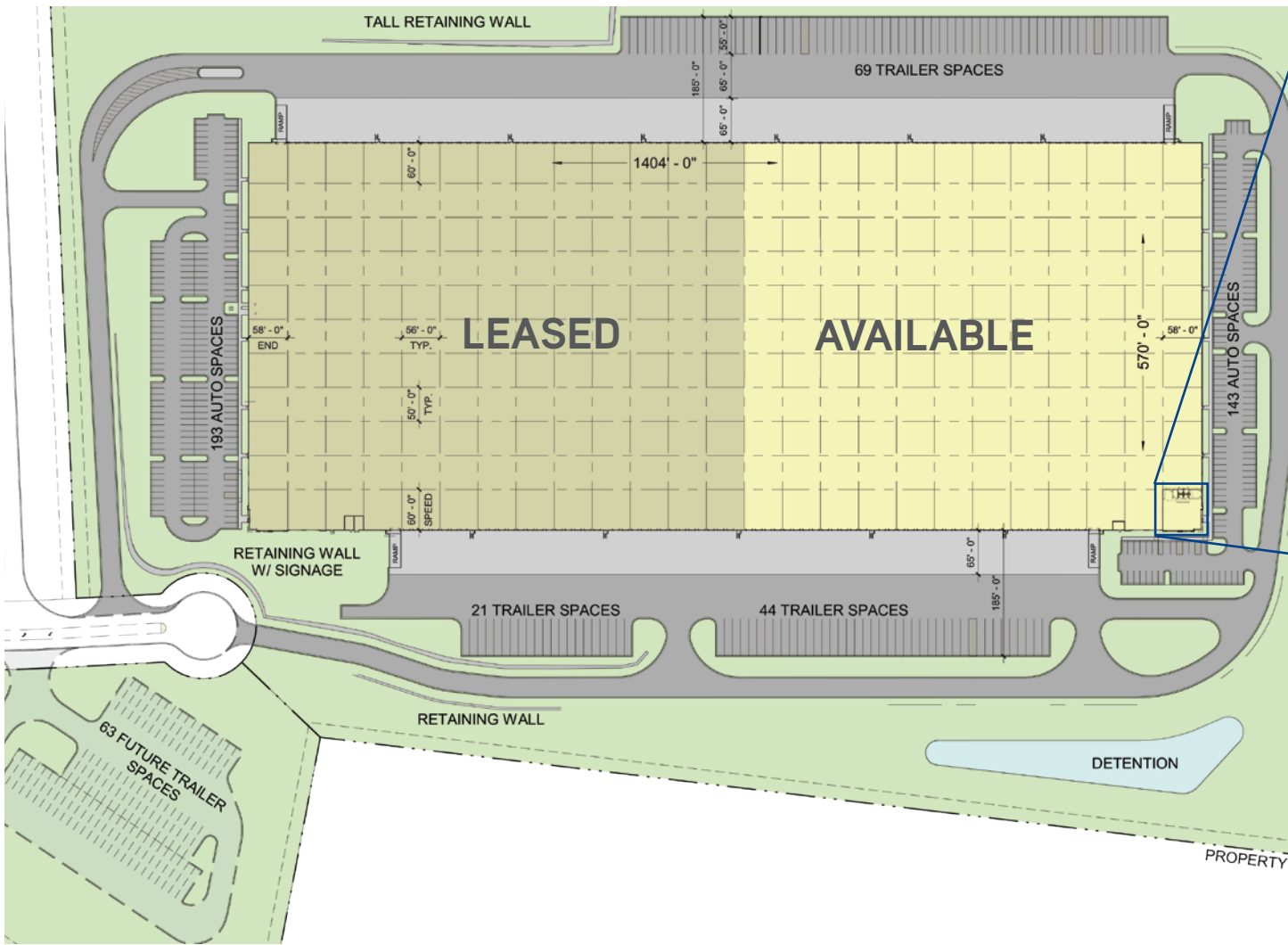
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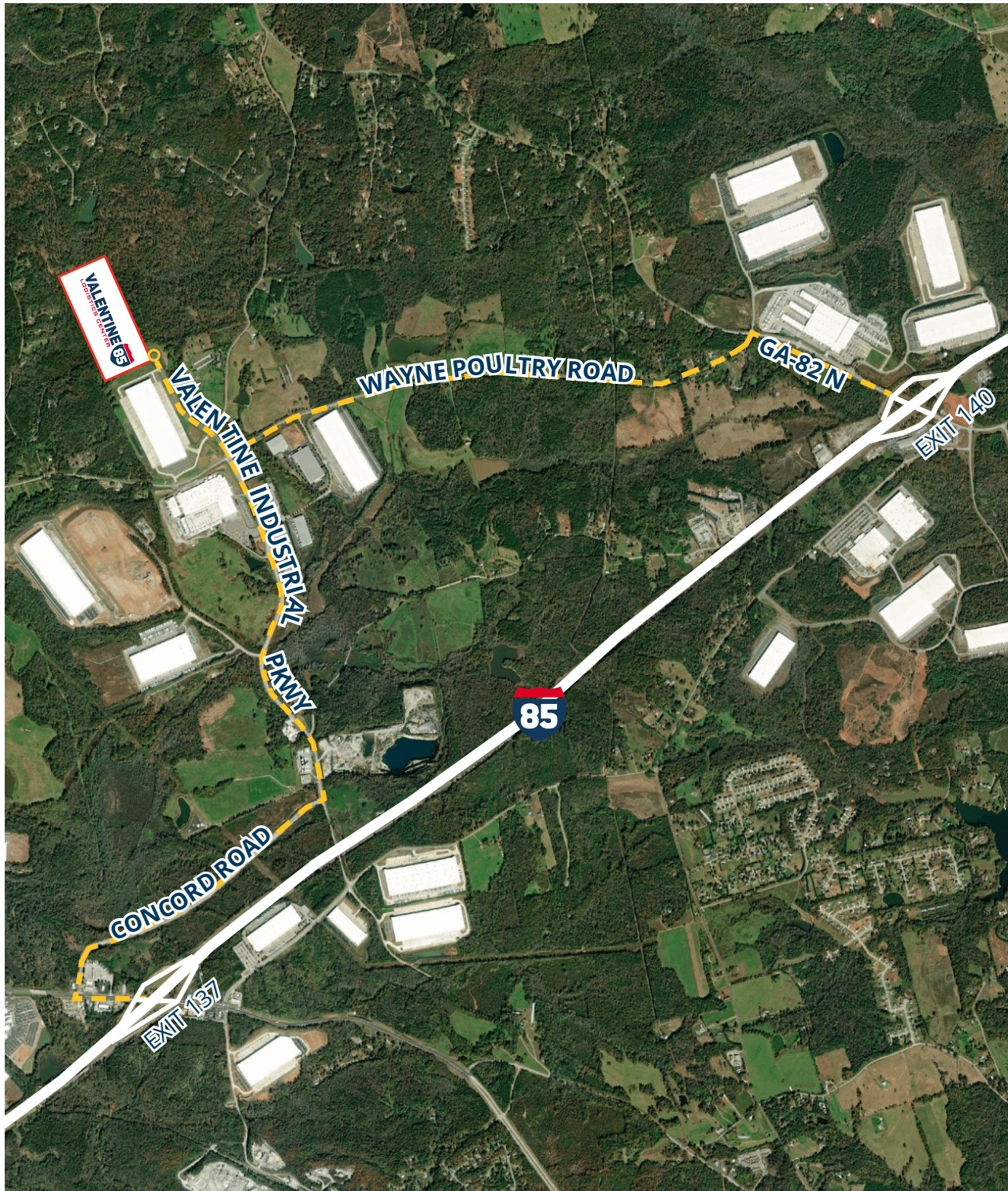
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**Spec Office
3,515 SF**

Building Features

Total Building SF	800,590	Drive-in Doors	2 (12' x 14')
Total SF Available	384,335	Levelers	Twenty-five (25) 35,000 lb mechanical pit levelers
Office SF	3,515 SF spec office	Auto Parks	143
Building Dimensions	570' x 1404'	Trailer Parks	Pro-Rata with additional spaces available
Clear Height	40'	Truck Courts	185' deep with 65' concrete aprons
Column Spacing	50' x 56' (60' staging bays)	Sprinkler	ESFR
Dock Doors	75 - (9' x 10')	Lighting	LED light fixtures @ 20 FC for open warehouse



Points of Interest

FedEx Ground (Braselton)	11.6 Miles
Downtown Atlanta	58.3 Miles
Hartsfield-Jackson Int'l. Airport	67.1 Miles



Interstates

Interstate 85 (Exit 137)	3.4 Miles
Interstate 85 (Exit 140)	3.2 Miles
Interstate 285	44.2 Miles



Ports

Greenville (inland)	2 Hours
Charleston	5 Hours
Savannah	4 Hours
Brunswick	4 Hours
Jacksonville	5 Hours

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