



LOGISTICS[®]
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GAINESVILLE 85 BUSINESS CENTER

Phase I: 1900 – 1950 Fulenwider Road, Gainesville, GA 30507

Phase II: 1800 – 1850 Fulenwider Road, Gainesville, GA 30507

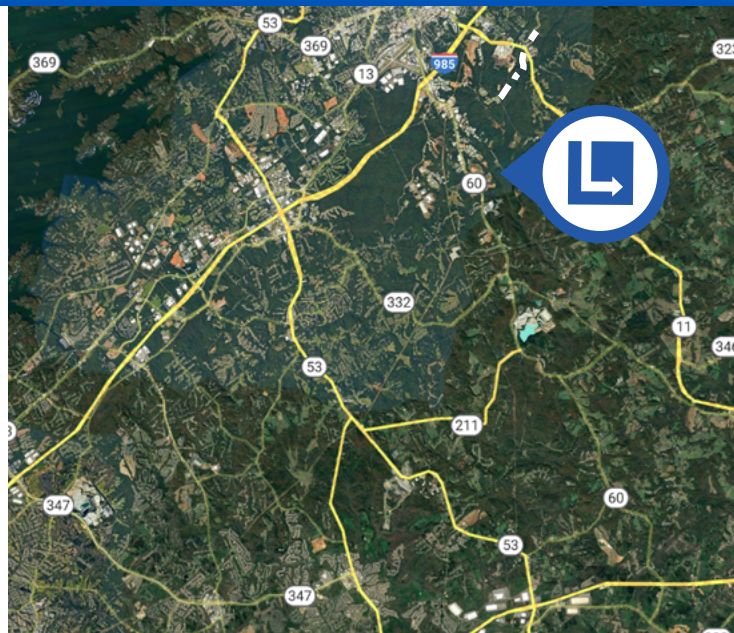


**WATCH THE VIDEO
WALKTHROUGH**

Phase I - Available Now: 1900 Fulenwider - LEASED | 1950 Fulenwider - 184,030 SF

Phase II - Available Q2 2026: 1800 Fulenwider - 126,360 SF | 1850 Fulenwider - 199,680 SF

- Four modern, Class A rear-load distribution facilities
- LEED Certified
- Strategic I-985 Northeast Atlanta location
- Direct access to Hwy 60 and Hwy 129
- Spec office space available at building delivery
- Strong manufacturing workforce in area
- 10.8 miles south of the Northeast Georgia Inland Port
- ~2,250,000 population within a 35-miles radius
- Available Job Tax Credits
 - Eligible businesses can receive a \$3,500/job/year tax credit for qualified job creation through the Georgia Job Tax Credit Program Less Developed Census Tract (LDCT)



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CBRE
+1 404 504 7900
cbre.com/atlanta

Todd Barton, SIOR
+1 404 923 1435
todd.barton@cbre.com

Mark Hawks, SIOR
+1 404 504 5978
mark.hawks@cbre.com

Joanna Blaesing, SIOR
+1 404 812 5021
joanna.blaesing@cbre.com

Matt Higgins
+1 404 895 0483
matt.higgins@cbre.com



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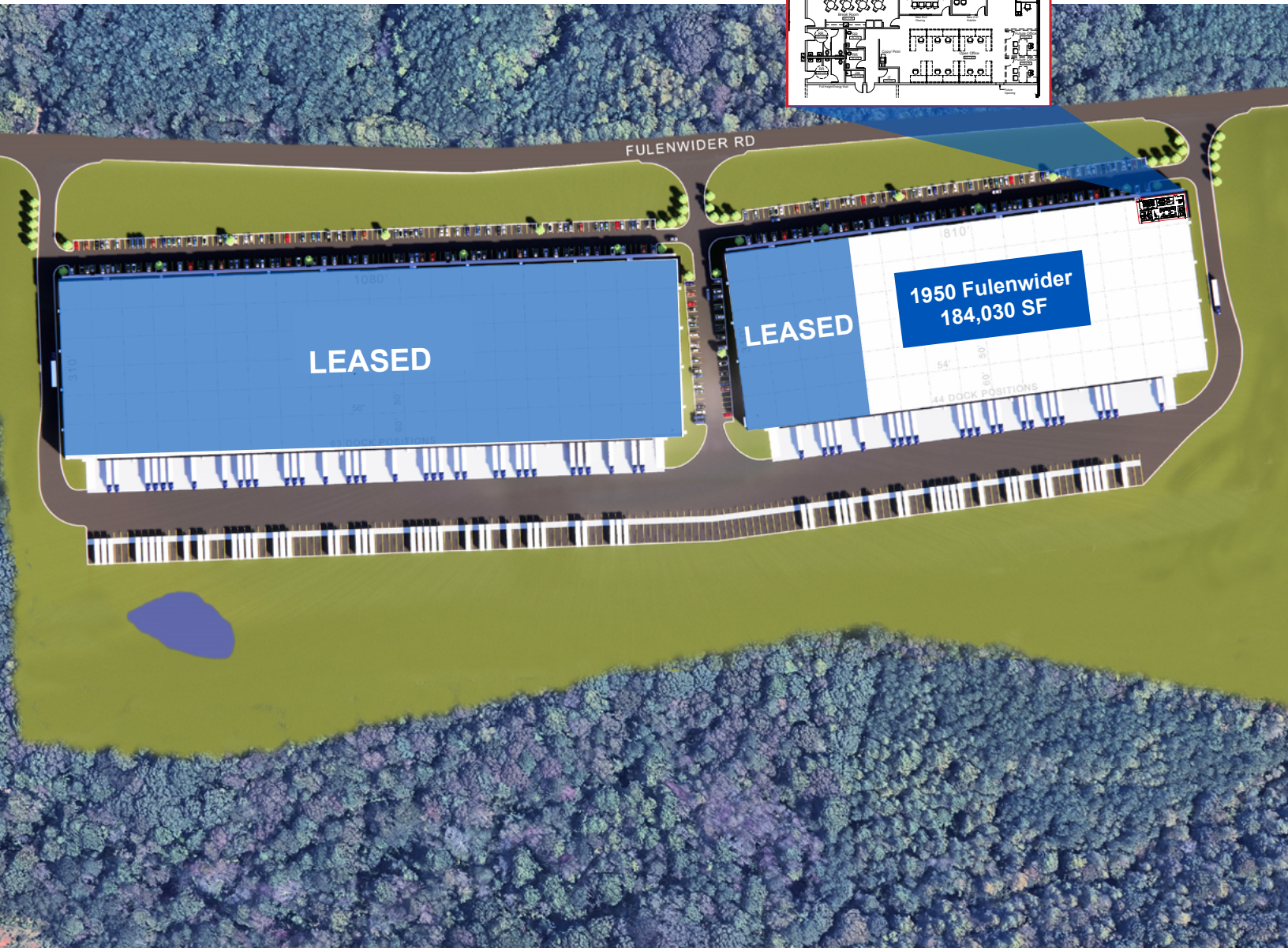
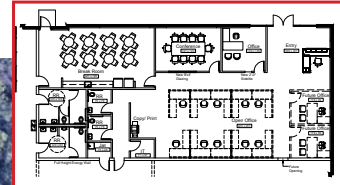
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AVAILABLE NOW:

**Spec Office Space
3,622 SF**



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todd.barton@cbre.com

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mark.hawks@cbre.com

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joanna.blaesing@cbre.com

Matt Higgins
+1 404 895 0483
matt.higgins@cbre.com



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PROPERTY HIGHLIGHTS

1900 FULENWIDER ROAD (LEASED)

Building Size	334,670 SF
Spec Office	Approximately 2,420 SF
Dock Doors	66 (44 Available) (9' x 10') 14 (+/- 9 Available) (35,000 lb.) levelers and seals
Drive-In Doors	2 (1 Available) (14' x 16')
Slab	7"
Truck Court	185'
Trailer Parking Spaces	88 (+/- 60 Available)
Auto Parking Spaces	239 (+/- 165 Available)
Clear Height	36'
Lighting	LED lighting at 25 FC
Sprinkler	ESFR
Power	2000 amps base Heavy power available in park

1950 FULENWIDER ROAD

Building Size	250,990 SF (184,030 Available)
Spec Office	Approximately 2,420 SF
Dock Doors	44 (9' x 10') 14 (35,000 lb.) levelers and seals
Drive-In Doors	1 (12' x 14')
Slab	6"
Truck Court	185'
Trailer Parking Spaces	33
Auto Parking Spaces	114
Clear Height	32'
Lighting	LED lighting at 25 FC
Sprinkler	ESFR
Power	2000 amps base Heavy power available in park



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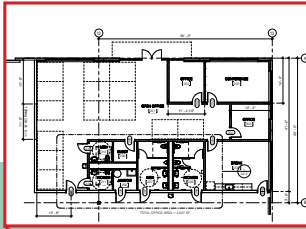
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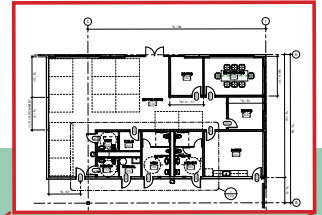
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UNDER CONSTRUCTION | AVAILABLE Q2 2026



Spec Office Space
3,027 SF



Spec Office Space
2,400 SF

FULENWIDER ROAD

1800 Fulenwider Road
126,360 SF

1850 Fulenwider Road
199,680 SF



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[cbre.com/atlanta](https://www.cbre.com/atlanta)

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PROPERTY HIGHLIGHTS

1800 FULENWIDER ROAD

Building Size	126,360 SF (divisible)
Spec Office	Approximately 3,027 SF
Dock Doors	38 (9' x 10') 12 (35,000 lb.) mechanical dock levelers
Drive-In Doors	2 (12' x 14')
Slab	6"
Truck Court	130' / 185'
Trailer Parking Spaces	26
Auto Parking Spaces	178
Clear Height	32'
Lighting	LED lighting at 25 FC
Sprinkler	ESFR
Power	2000 amps base Heavy power available in park

1850 FULENWIDER ROAD

Building Size	199,680 SF (divisible)
Spec Office	Approximately 2,400 SF
Dock Doors	43 (9' x 10') 12 (35,000 lb.) mechanical dock levelers
Drive-In Doors	2 (14' x 16')
Slab	7"
Truck Court	185'
Trailer Parking Spaces	61
Auto Parking Spaces	145
Clear Height	36'
Lighting	LED lighting at 25 FC
Sprinkler	ESFR
Power	2000 amps base Heavy power available in park

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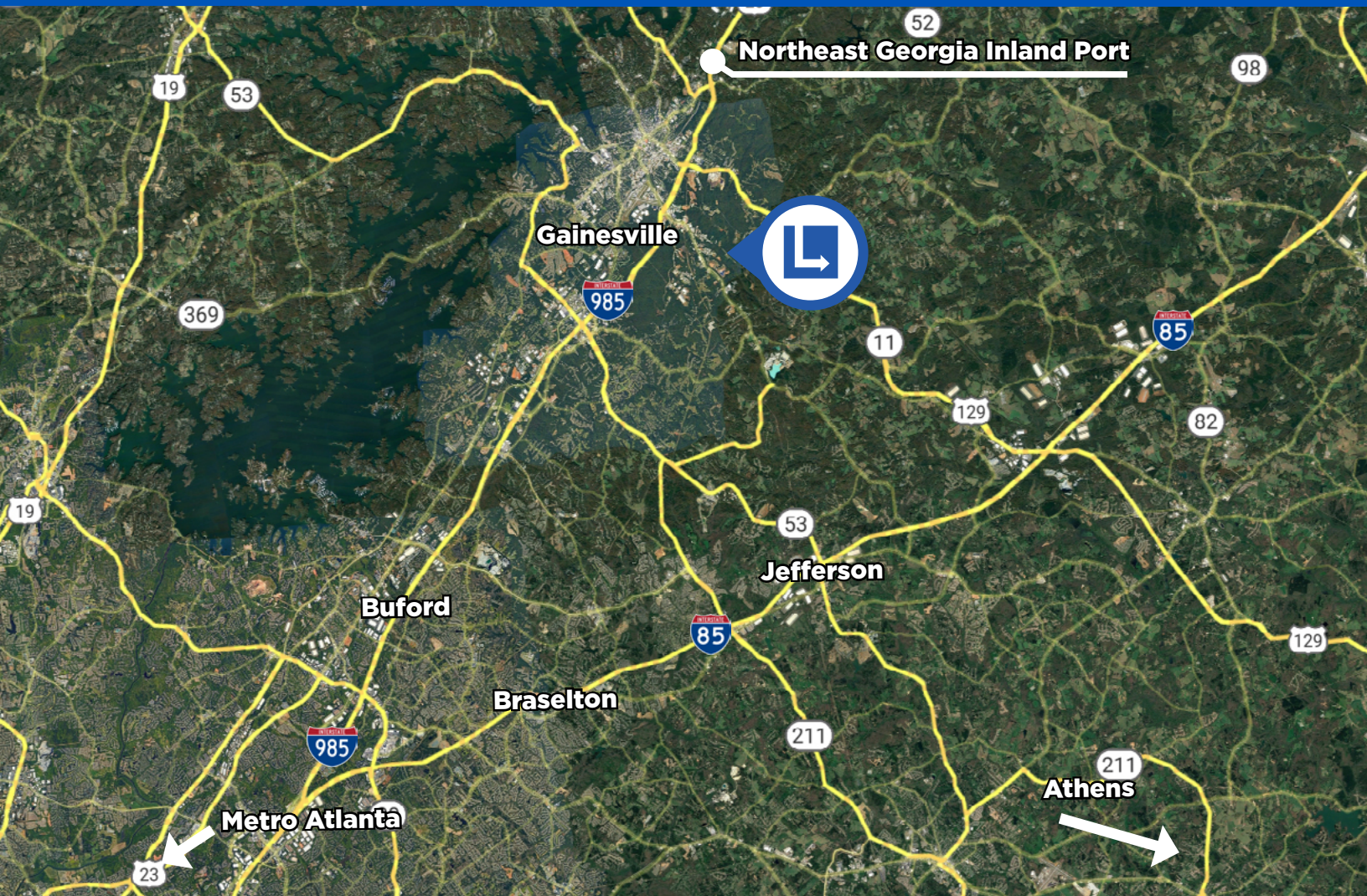


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LOCATION	DISTANCE
I-985	2 Miles
Northeast Georgia Inland Port	10.8 Miles
I-85	14 Miles
Downtown Atlanta	50 Miles
Hartsfield-Jackson Atlanta International Airport	63 Miles

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