



# BROADWAY DISTRIBUTION CENTER II

753 BROADWAY AVENUE | BRASELTON, GA 30217

+/- 500,080 SF AVAILABLE

**CBRE**

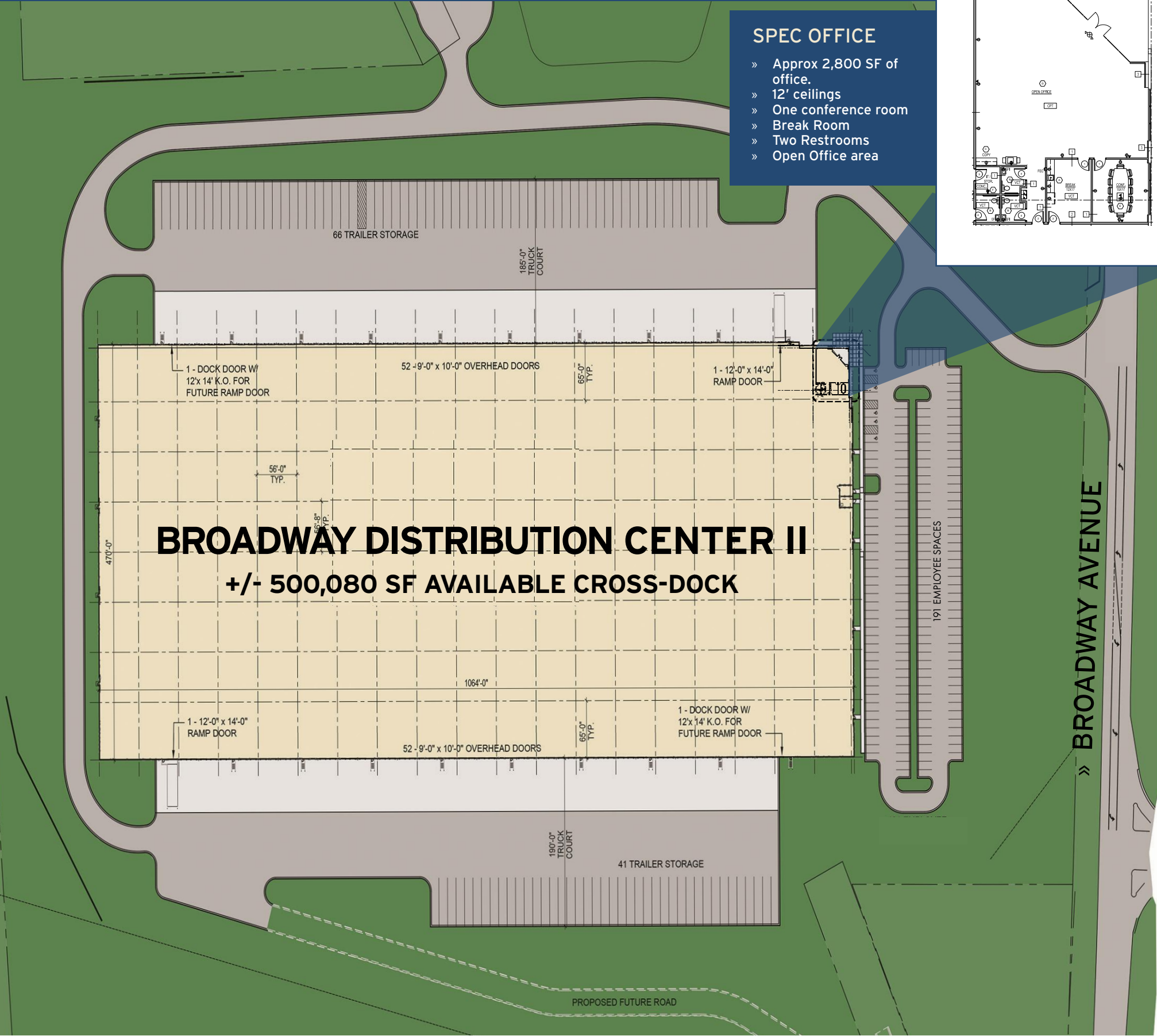
 **TPAGROUP**



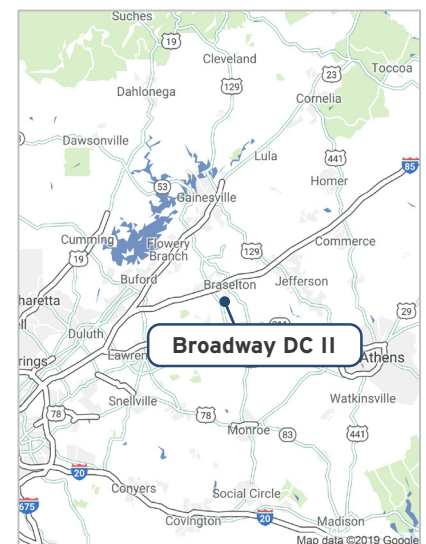
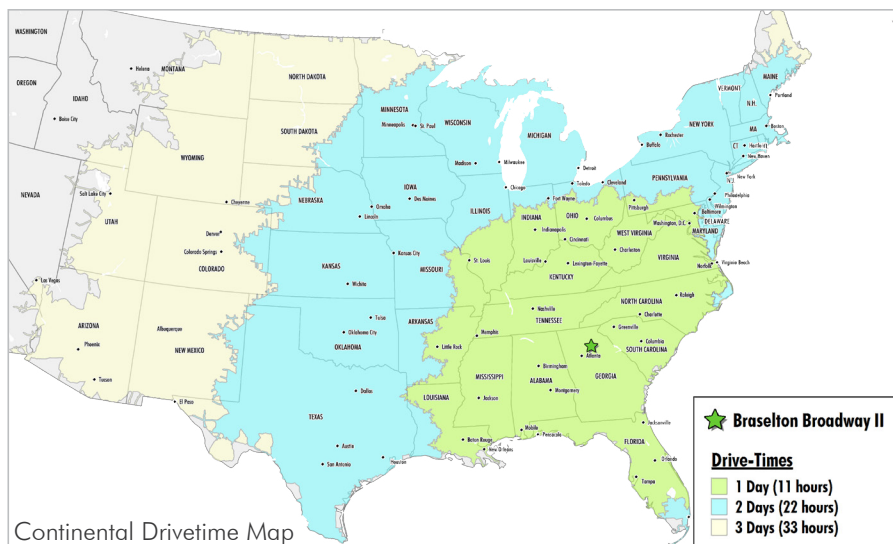


# PROPERTY SPECIFICATIONS

PROPERTY	753 BROADWAY AVENUE BRASELTON, GA 30217
AVAILABLE SF	+/- 500,080 SF
OFFICE SPACE	Speculative office plan of 2,800 SF (expandable)
CONSTRUCTION	Tilt-up concrete panels with KOs for clerestory windows throughout
BUILDING DIMENSION	470' D x 1064' W
CEILING HEIGHT	36' minimum clear height
COLUMN SPACING	56'-8" D x 56' W (65' at speed bays)
TRUCK COURTS	185'/190'
TRUCK STORAGE	106 spaces
CAR PARKING	191 spaces
DOCK DOORS	106 (9'x10') dock high doors - Six (6) 35,000 lb pit levelers Two (2) (12'x14' drive-in doors
FLOORING	7" concrete 4000 PSI unreinforced concrete with 6" structured fill sub Fully reinforced at staging bays
ROOF	TPO single-ply membrane system R-20 insulation
SPRINKLER SYSTEM	2,000 480V 3 phase electrical service
HEAT	Gas-fired Cambridge® units in warehouse
ELECTRICAL	BTS
LIGHTING	LED lighting in warehouse to 25 fc with motion sensors 10 ft whip electrical cords to allow for relocation
TRANSPORTATION	60 miles to Hartsfield-Jackson International Airport  Excellent access to I-85  290 miles to Savannah 350 miles to Brunswick 390 miles to Jacksonville 510 miles to Norfolk 720 miles to Miami







## FOR MORE INFORMATION, PLEASE CONTACT:

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

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

**CBRE, Inc.**  
**+1 404 504 7900**  
**www.cbre.us/atlanta**