

DELIVERED & MOVE-IN READY

Available Building for Lease ±500,000 - 1,027,000 SF

McClure 85 Logistics Center

668 Thomas Pkwy | McClure Industrial Park | Jefferson, Georgia | Jackson County



DISTRIBUTION | WAREHOUSE | MANUFACTURING

- Acreage: ±105
- Floor Slab: 8" Reinforced Concrete Slab
- Dimensions: 640' D x 1604' L
- Building Construction: Tilt-up Concrete Panel Walls
- Column Spacing: 50' D X 54' W (70' loading bays)
- Clear Height: 40'
- Office: 5,000 SF Speculative Office
- Roof: 22 Gauge Metal Roof Deck with 2.0" Rigid Insulation (R20) and a White Reinforced TPO Roof System (60 mil) with 20-Year Roof Warranty
- Truck Court: 360' and 185' (including trailer parking)
- Dock Loading: 196 - 9' x 10' Dock High Doors (60 with mechanical dock levelers)
- Drive-In Door: 4 - 12' x 14' Drive-In Ramped Doors
- Trailer Parking: 467 Off-Dock Spaces (56 additional trailer parks available, if needed)
- Onsite Queuing Capacity (up to 14 trucks)
- Car Parking: 301 Spaces (353 additional spaces, if needed)
- Warehouse Lighting: LED Fixtures on Motion Sensors (30 fc)
- Sprinkler System: ESFR
- Mechanical: To Suit
- Electrical: 5200 Amps
- Close proximity to the Northeast Georgia Inland Port (completion in 2026)

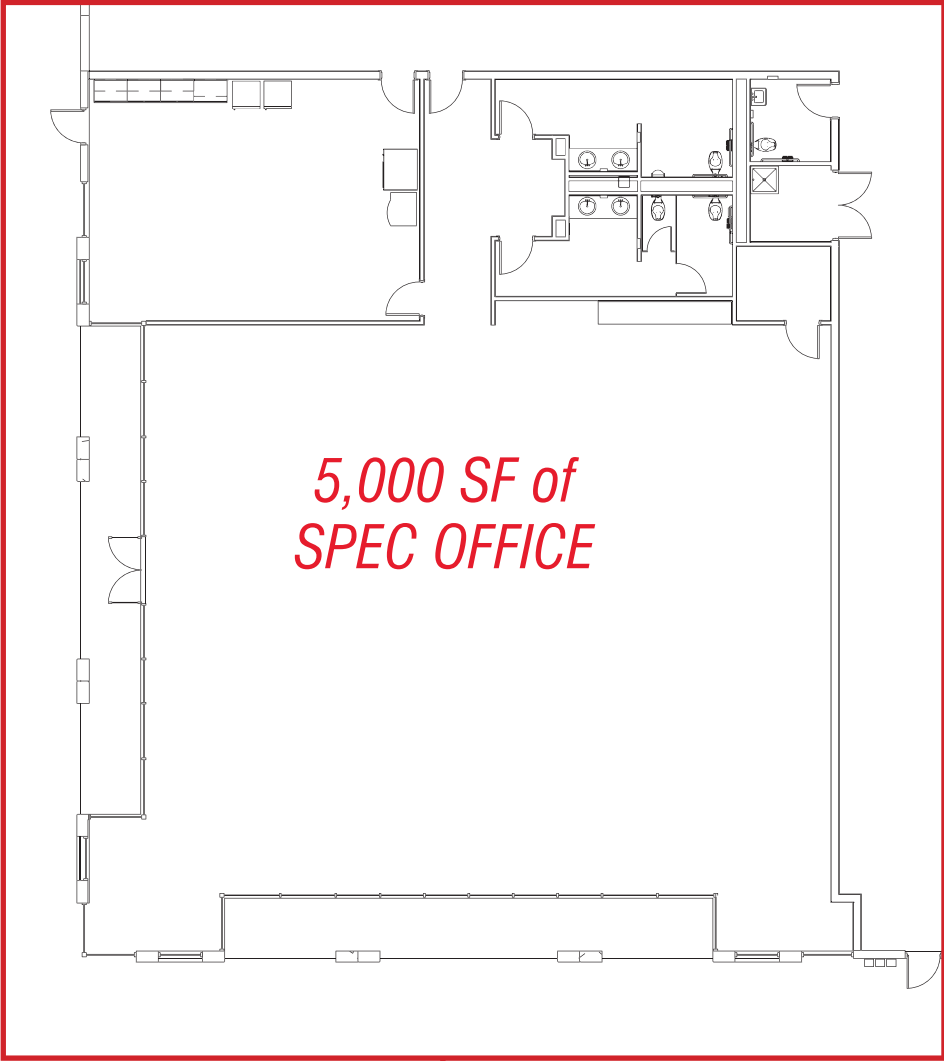


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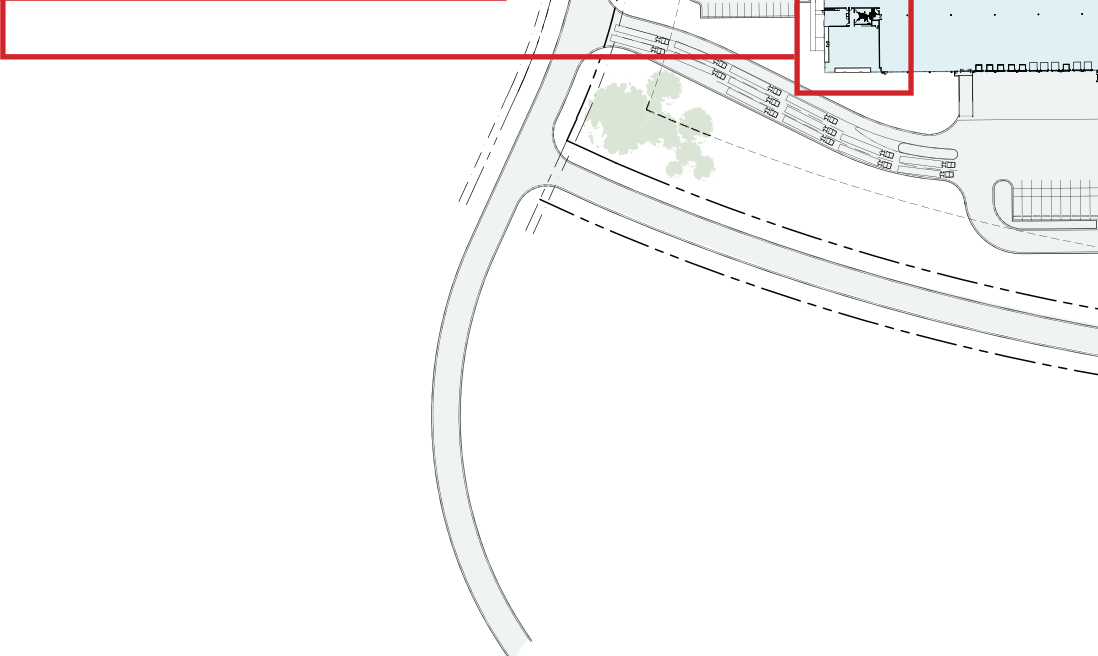
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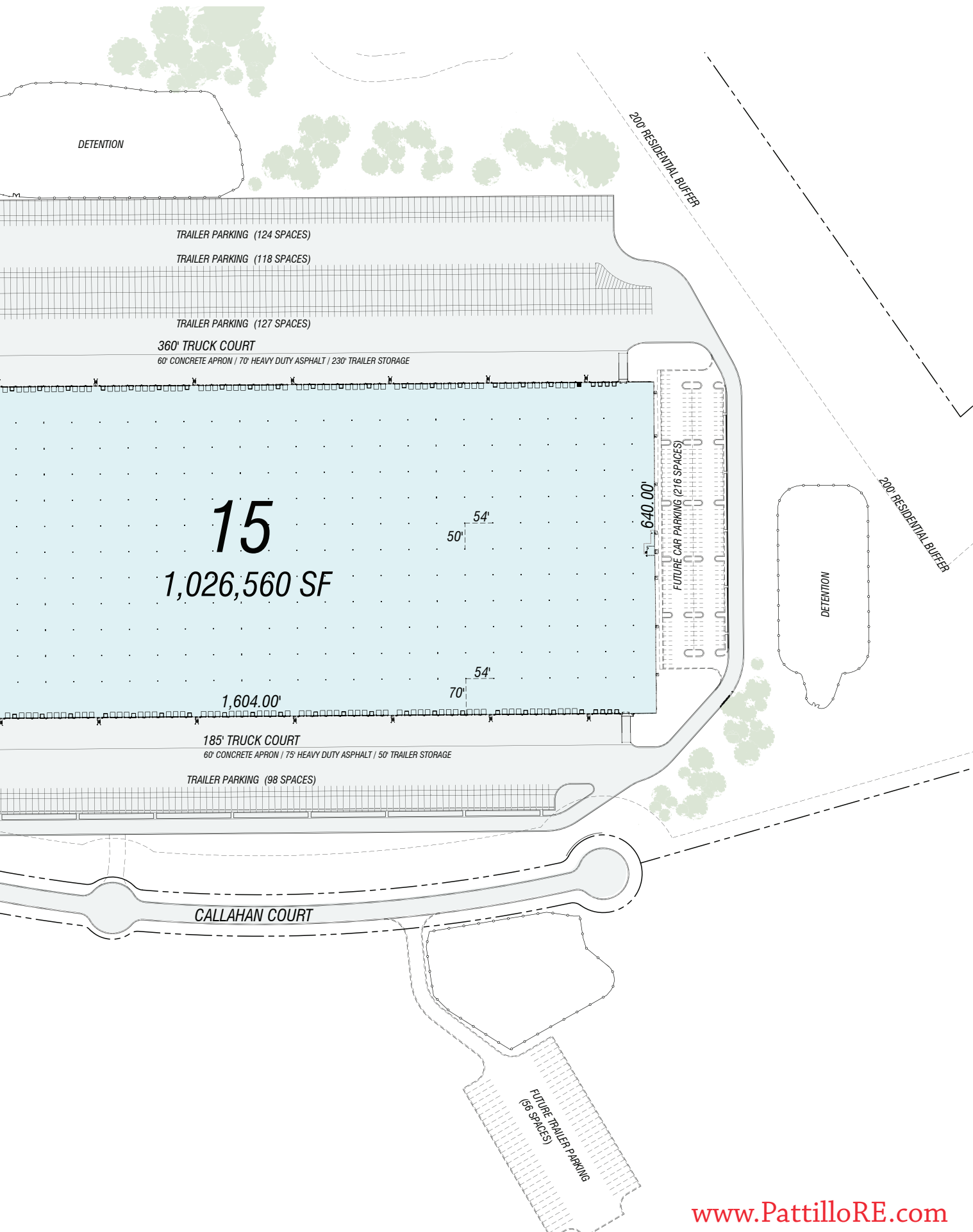
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*5,000 SF of
SPEC OFFICE*





Park Features

- 920 Total Acres
- 8 Million SF of Projected Industrial Buildings
- Build to Suit from 50,000 SF - 1 Million SF
- Protective Covenants

Utilities

- All Utilities Located Onsite
- Water: City of Jefferson, 12" Main
- Sewer: City of Jefferson, 8" Main
- Electricity: Jackson EMC / GA Power
- Natural Gas: Customer Choice, 4" Main
- Voice/Data: Windstream
- Fire: City of Jefferson (Class 4 Insurance Rating)
- Police: City of Jefferson

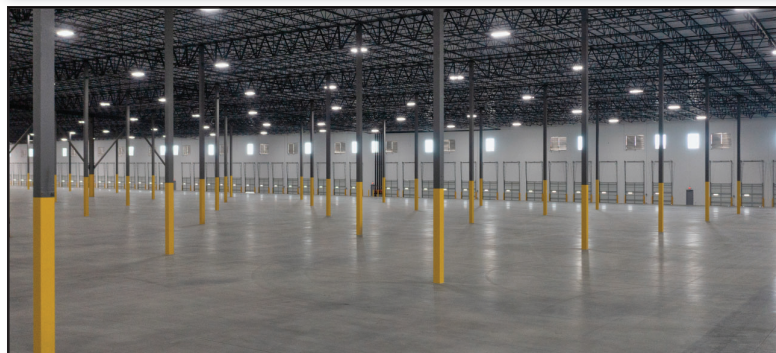
Community Contact

Jackson County Chamber of Commerce - John Scott
 Phone: 706-387-0300 / Email: jscott@jacksoncoga.com
 Website: jscott@jacksoncountyga.com

Distance to	Mile(s)
Interstate 85 (adjacent to park)	.5
Interstate 285 (via I-85)	45
Downtown Atlanta (via I-85)	55
Greenville, SC	85
Jackson County Airport	6
Hartsfield-Jackson Atlanta Int'l Airport	60
Athens Municipal Airport	30
Greenville-Spartanburg Airport	95
Port of Savannah	235
Port of Charleston	285
South Carolina Inland Port	103

Community Features

- Georgia Certified Work Ready Community
- Freeport Tax Exemption (100%):
 - Class 1 Raw Materials
 - Class 2 Goods in Process/Finished Goods
 - Class 3 Trans - Shipment Goods
- Skilled Labor Force
 - In Excess of 400,000 within 25 Mile Commuting Distance



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