

**FOR SALE OR BUILD-TO-SUIT**



**1177 CONCORD ROAD  
JEFFERSON, GA 30549**



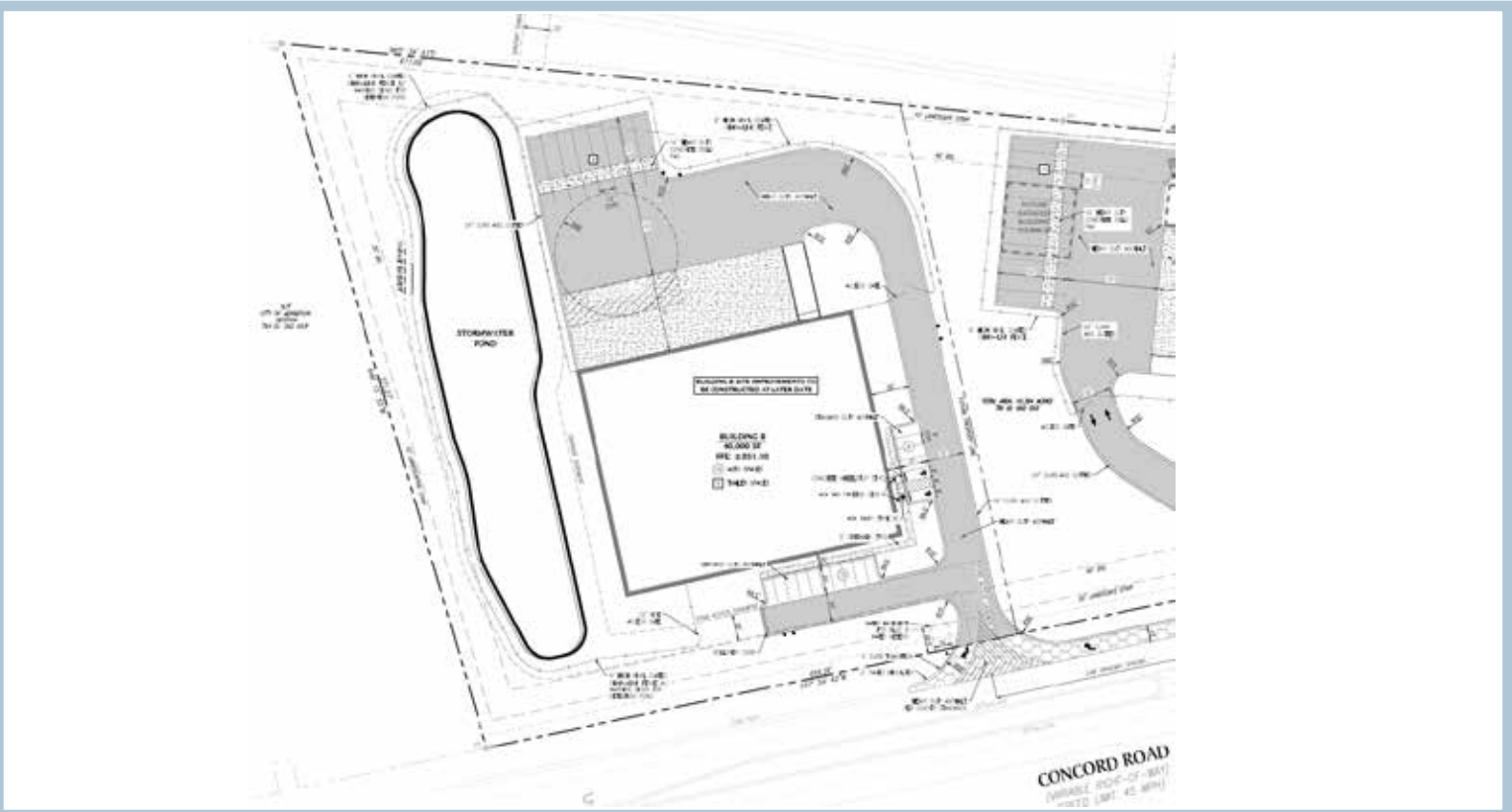
### **SUMMARY SITE INFORMATION**

- 4.992 acres, 217,460 sq. ft.
- 1.5 miles to I-85 and US Hwy 129 full interchange
- Light industrial zoning
- Fully cleared and graded, all utilities to site
- Rectilinear parcel, setbacks: Front 40', Side 30', Rear, 40'
- Up to 40,000 sq. ft. building footprint

**TYLER REAL ESTATE PARTNERS  
DAVID C. TYLER REALTY, INC.**

404.668.2070 | David@DavidCTyler.com

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### ACCESSIBILITY

- I-85 (1 Mile)
- I-285 (42 Miles)
- I-985 (13 Miles)
- I-75 (55 Miles)
- I-20 (56 Miles)

### AIRPORTS

- Hartsfield Jackson International Airport (69 Miles)
- Greenville-Spartanburg International Airport (102 Miles)

### PORTS

- Savannah (235 Miles)
- Charleston (292 Miles)
- NE GA Inland Port (18 Miles)
- Greer Inland Port (109 Miles)

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### CITIES

- Chattanooga, TN (137 Miles)
- Greenville, SC (90 Miles)
- Birmingham, AL (204 Miles)
- Charlotte, NC (190 Miles)
- Athens, GA (28 Miles)

### PARCEL HUBS

- FedEx Ground (10 Miles)
- UPS Customer Center (43 Miles)

### RAIL INTERNATIONAL

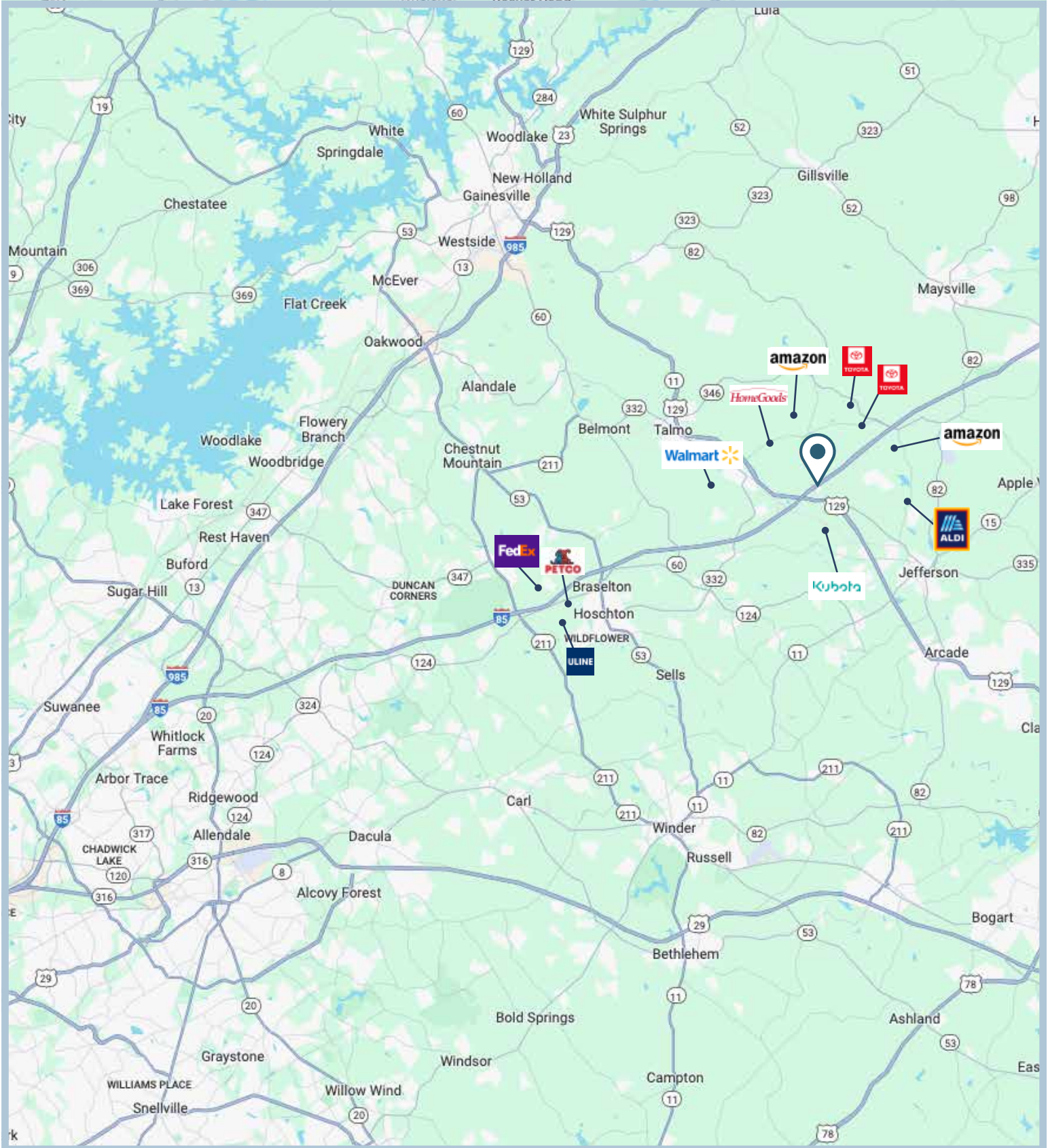
- Norfolk Southern Gainesville (18 Miles)
- CSX Fairburn (80 Miles)



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# Sample Market Area Tenants



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Recently Opened  
Adjacent Warehouse/  
BTS Prototype



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