



**INDUSTRIAL PARK BTS**  
**2850 GAINESVILLE HWY**

**200,000 SF**  
**ALTO, GEORGIA**

**LUKE HERDER** 414-244-9575 | [LHERDER@PHOENIXINVESTORS.COM](mailto:LHERDER@PHOENIXINVESTORS.COM)



**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



## **PROPERTY HIGHLIGHTS**



**IDEAL FOR  
TRADITIONAL  
ECOMMERCE,  
WAREHOUSING,  
& DISTRIBUTION**



**EASY ACCESS TO I-985/  
HWY 23 & I-85**



**5 MILES FROM  
HABERSHAM  
AIRPORT**



# PROPERTY DETAILS

## 2850 GAINESVILLE HWY | ALTO, GA

<b>BUILDING SIZE</b>	Up to 200,000 SF
<b>AVAILABLE SPACE</b>	Up to 200,000 SF
<b>MINIMUM DIVISIBLE</b>	100,000 SF
<b>OFFICE SPACE</b>	BTS
<b>DOCK DOORS</b>	12
<b>DRIVE-IN DOORS</b>	3
<b>CLEAR HEIGHT</b>	32'
<b>COLUMN WIDTH/DEPTH</b>	30' x 60'
<b>ROOF</b>	TPO
<b>WALLS</b>	Metal
<b>FLOORS</b>	6 - 8" Reinforced Concrete
<b>FIRE SUPPRESSION</b>	ESFR
<b>LIGHTING</b>	LED
<b>POWER</b>	To Suit Based on Tenant Needs
<b>LAND AREA</b>	106.2 Acres
<b>PARCEL ID</b>	B12-003-1   B12-003-2

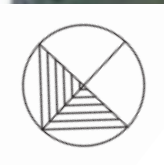


# SITE PLAN

2850 GAINESVILLE HWY | ALTO, GA

PROPOSED  
200,000 SQFT BTS

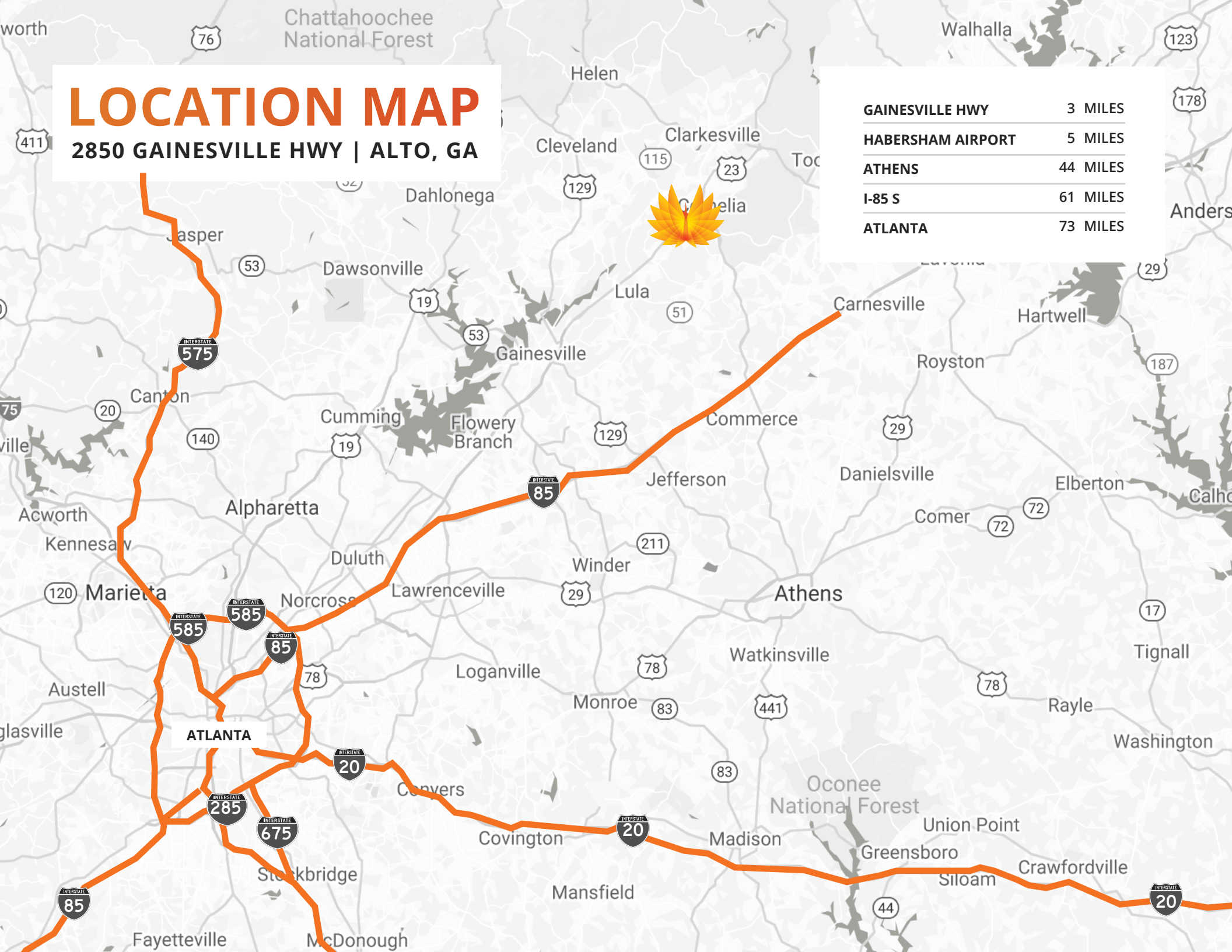
(12) RECESSED LOADING DOCKS  
EMPLOYEE PARKING SPACES  
TRAILER PARKING  
SPACES AVAILABLE



# LOCATION MAP

2850 GAINESVILLE HWY | ALTO, GA

<b>GAINESVILLE HWY</b>	3 MILES
<b>HABERSHAM AIRPORT</b>	5 MILES
<b>ATHENS</b>	44 MILES
<b>I-85 S</b>	61 MILES
<b>ATLANTA</b>	73 MILES





**INDUSTRIAL PARK BTS**  
**2850 GAINESVILLE HWY**

**200,000 SF**  
**ALTO, GEORGIA**

LUKE HERDER 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM



**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*