

Q1 2026 Delivery

 **ALLIANCE 985
BUSINESS PARK**

FOR LEASE

Atlanta Hwy, Building 100 & 200
Flowery Branch, GA, 30542

Building 100: 113,536 SF
Building 200: 426,872 SF

For more information, contact:

Jason Holland, CCIM

Senior Vice President
404 840 2669

jason.holland@avisonyoung.com

Andrew D. Joyner, CCIM

Senior Vice President
678 617 6036

andrew.joyner@avisonyoung.com

Chris Hoag, CCIM

Senior Associate
770 714 4472

chris.hoag@avisonyoung.com

**AVISON
YOUNG**

 **ALLIANCE**
INDUSTRIAL COMPANY



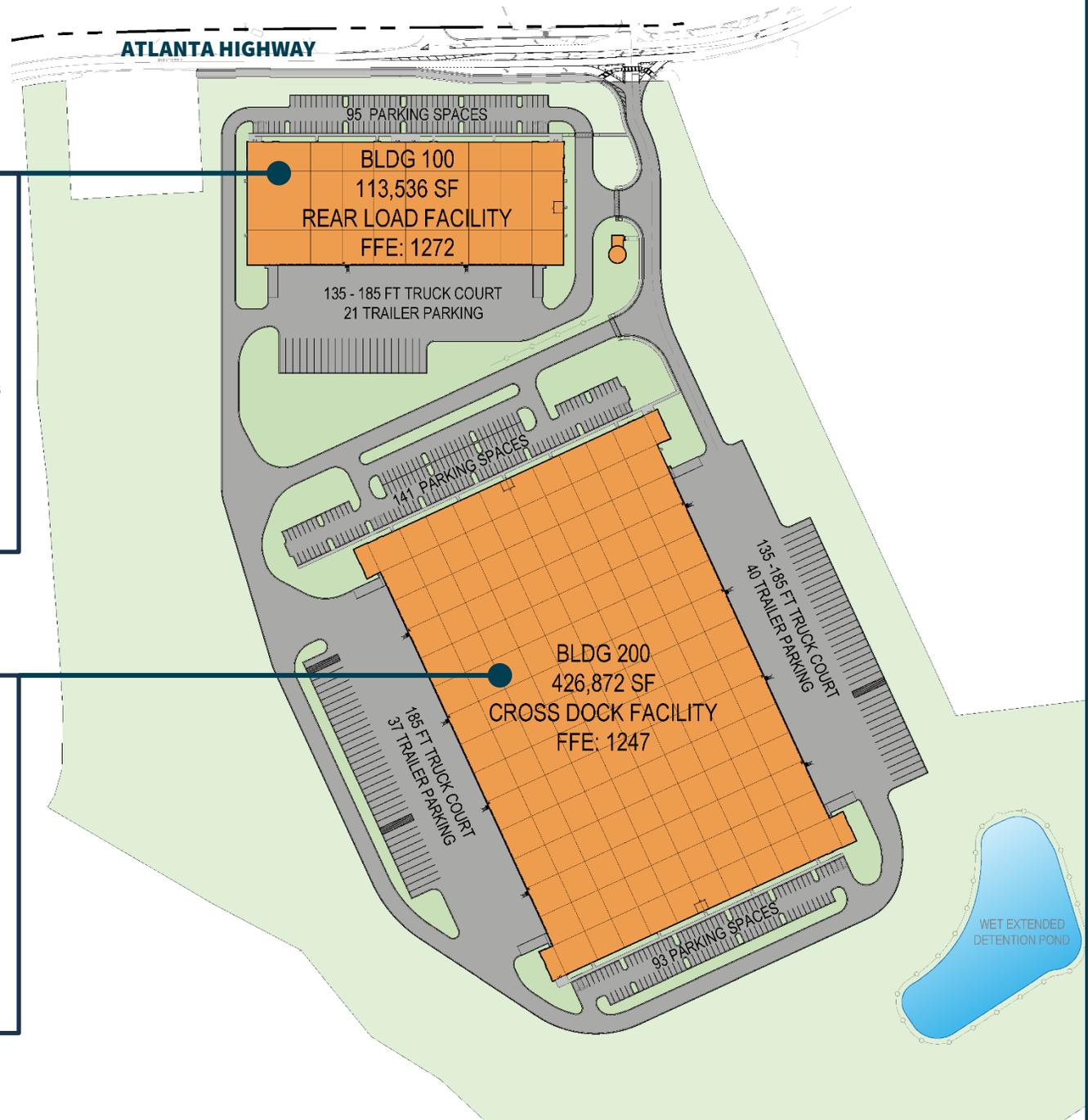
PARK PLAN

Building 100 Specs

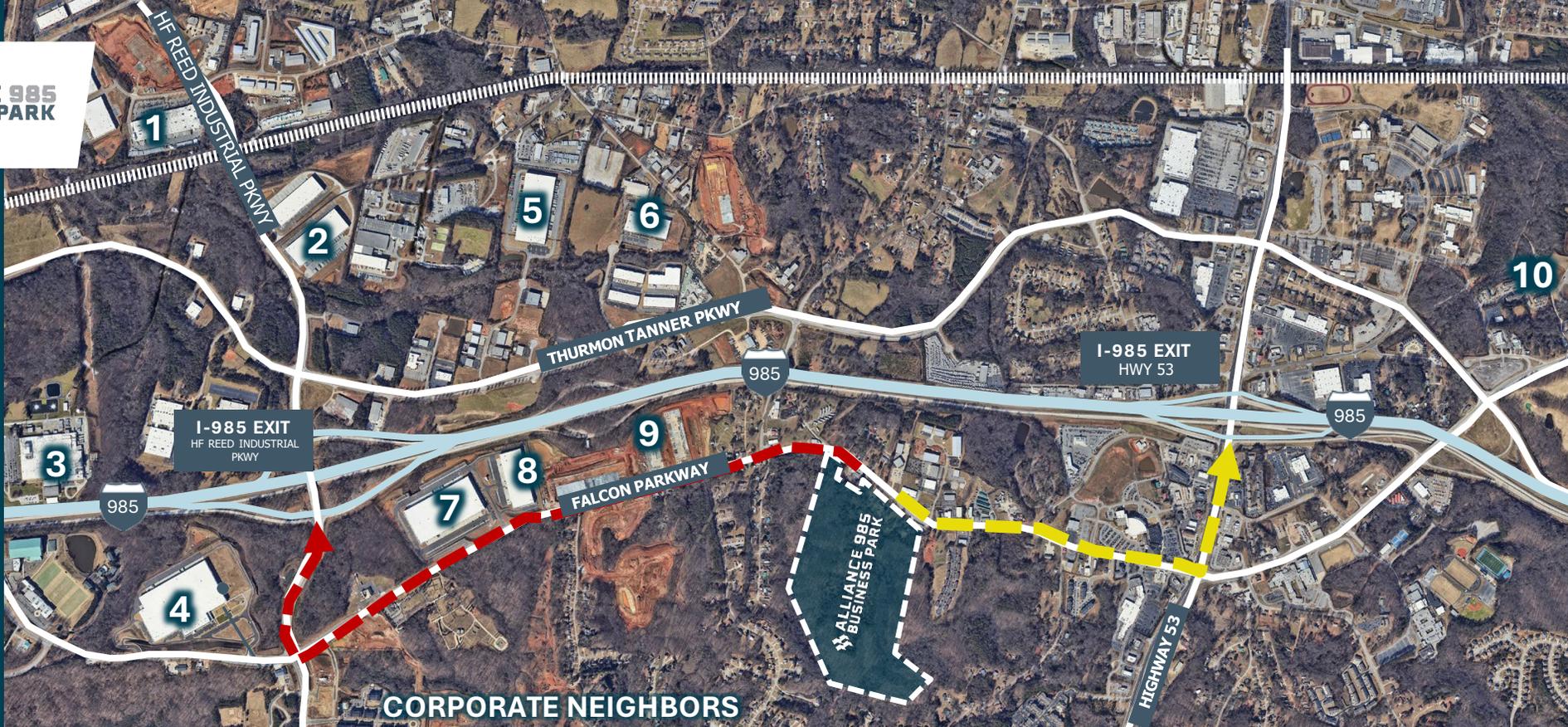
- Total Size: 113,536 SF (210' x 540')
- Configuration: Rear-load
- Clear Height: 32' clear
- Dock Doors: 29 (9' x 10') dock-high doors
- Drive-In Doors: 2 (12' x 14') drive-in doors
- Auto Parking: 95 auto parks
- Trailer Parking: 21 trailer parks
- Column Spacing: 50' x 54' with 60' staging bays
- Roof: 45 mil, R-15 TPO
- Sprinkler System: ESFR
- Slab: 6" unreinforced concrete, 4,000 PSI
- Truck Court: 185' all concrete truck
- Additional Features: 5' x 5' clerestory windows

Building 200 Specs

- Total Size: 426,872 SF (520' x 810')
- Configuration: Cross-dock
- Clear Height: 36' clear
- Dock Doors: 83 (9' x 10') dock-high doors
- Drive-In Doors: 4 (12' x 14') drive-in doors
- Auto Parking: 234 auto parks
- Trailer Parking: 77 trailer parks
- Column Spacing: 50' x 54' with 60' staging bays
- Roof: 45 mil, R-15 TPO
- Sprinkler System: ESFR
- Slab: 7" unreinforced concrete, 4,000 PSI
- Truck Court: 135' – 185' all concrete truck courts
- Additional Features: 5' x 5' clerestory windows



ALLIANCE 985 BUSINESS PARK



CORPORATE NEIGHBORS

1	KING'S HAWAIIAN	5	PPG PAINTS	9	TTTC
2	TRACTOR SUPPLY CO	6	BITZER	10	FOX FACTORY
3	MARS WRIGLEY	7	SPANX		
4	Makita	8	ZEBRA		

METRO MAP



POINTS OF INTEREST

Hartsfield-Jackson Int' Airport	60 Miles
Atlanta CBD	45 Miles
UPS Package Hub (Buford)	9.1 Miles
FedEx Ground Hub (Braselton)	12 Miles
Inland Port - Gainesville	13 Miles

INTERSTATES

Interstate 985 (via Highway 53)	1.1 Miles
Interstate 985 (via HF Reed Industrial Pky)	2.3 Miles
Interstate 85	16 Miles
Interstate 285	33 Miles

ALLIANCE 985 BUSINESS PARK

5 Mile Demographics



25%
Bachelors/Grad Degree



34%
Blue Collar Work Force



37
Median Age



\$110,794
Average Household Income



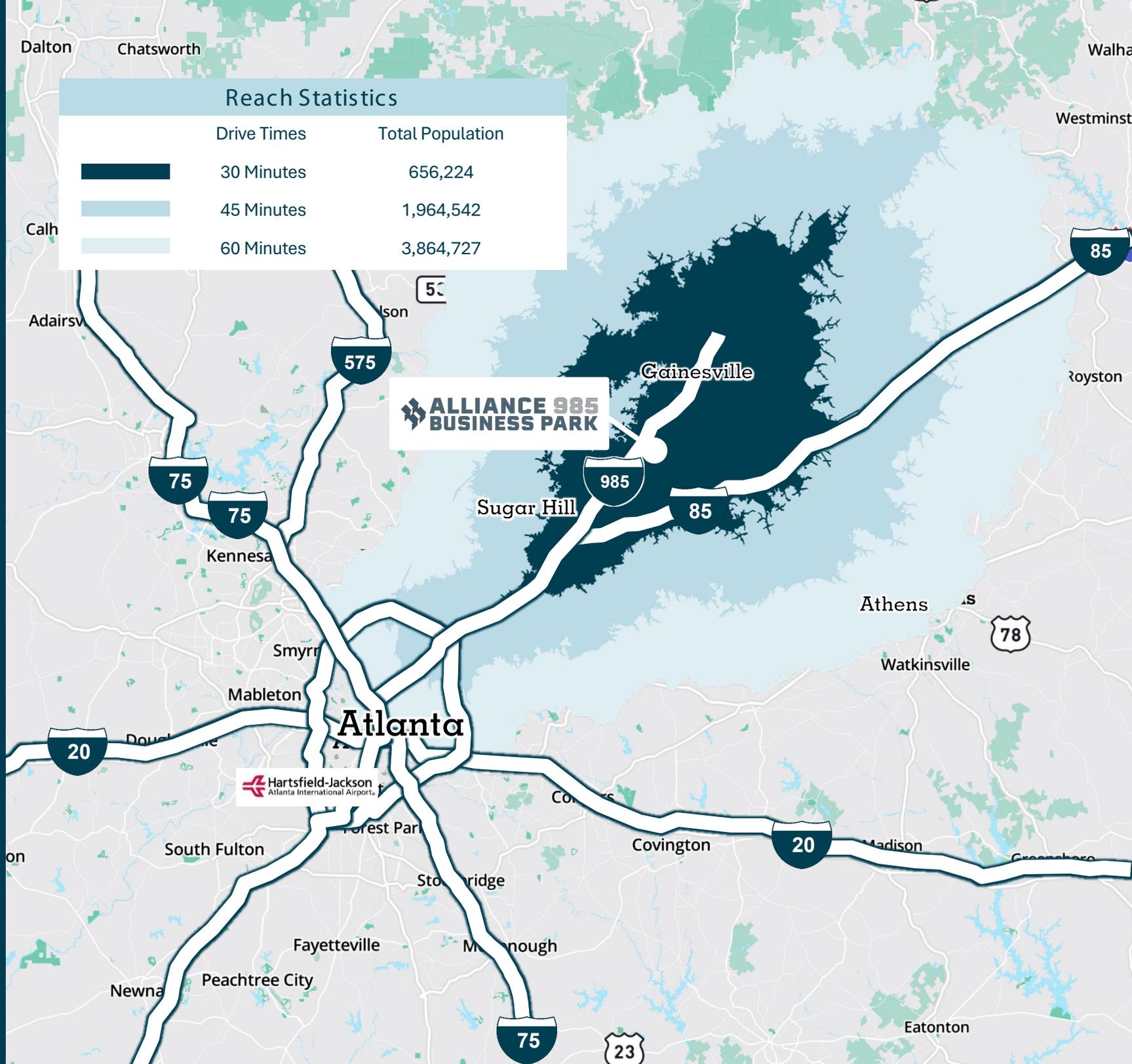
2.83
Average Household Size



\$505,393
Average Home Value

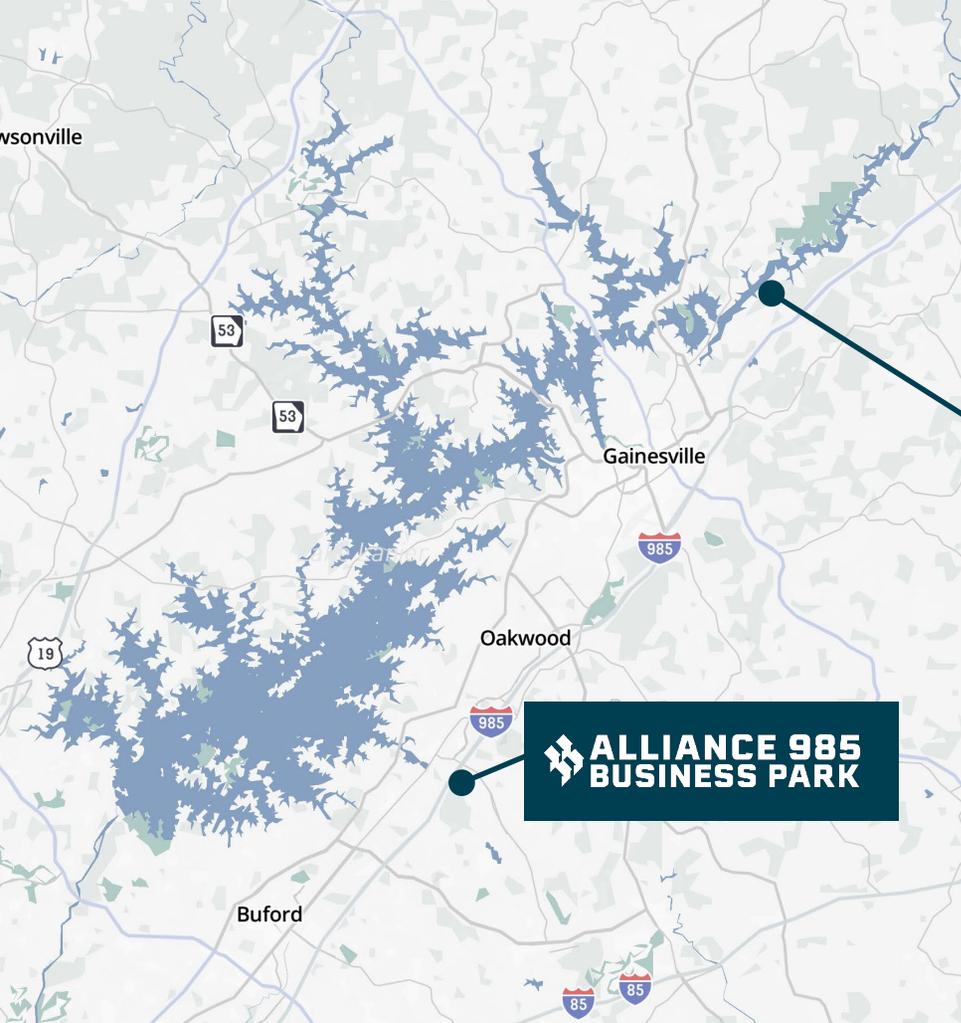
Reach Statistics

Drive Times	Total Population
30 Minutes	656,224
45 Minutes	1,964,542
60 Minutes	3,864,727



ALLIANCE 985 BUSINESS PARK

Hartsfield-Jackson
Atlanta International Airport



PROXIMITY TO THE INLAND PORT

The planned 104-acre Northeast Georgia Inland Port will provide a direct link to the Port of Savannah via Norfolk Southern. With the roundtrip truck route totaling 602 miles, the Northeast GA Inland Port alleviates approximately 36 million truck miles on Georgia highways.



The rail terminal will open with 9,000 feet of working track, expanding to 18,000 feet at full build-out



Serves the manufacturing and logistics corridor along I-85/985 in Northeast Georgia



Rail deliveries can shorten truck delivery times from approximately seven hours to less than 30 minutes



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CONTACTS

Frank Fallon, JR.

Alliance Industrial Company
404 805 6430
frank.fallon@allindustrialco.com

Jason Holland, CCIM

Senior Vice President
404 840 2669
jason.holland@avisonyoung.com

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