



LOGISTICS[®]
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GAINESVILLE 85 BUSINESS CENTER

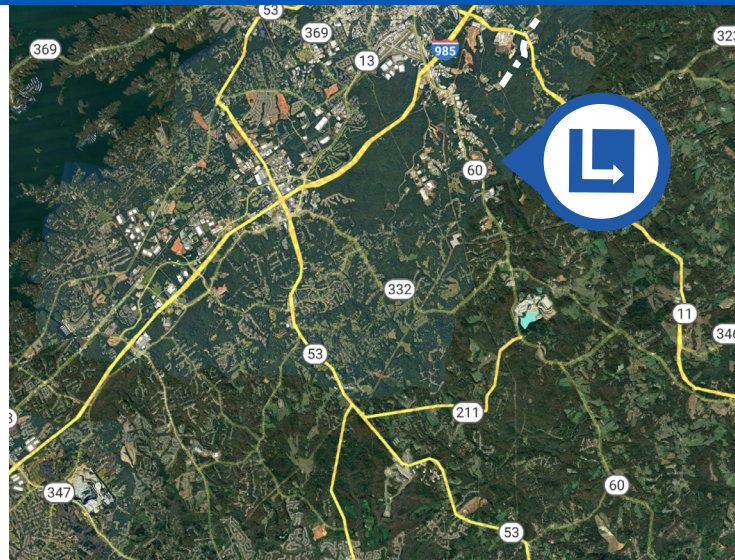
1900 Fulenwider Road, Gainesville, GA 30507 - Building 100

1950 Fulenwider Road, Gainesville, GA 30507 - Building 200



BUILDING 100 - 334,670 SF | BUILDING 200 - 250,990 SF | AVAILABLE NOW

- Two modern, Class A rear-load distribution facilities
- LEED Certified
- Strategic I-985 Northeast Atlanta Location
- Direct access to Hwy 60 and Hwy 129
- Spec office space available at building delivery
- 10.8 miles south of planned Northeast Georgia Inland Port
- ~2,250,000 population within a 35-miles radius
- Available Job Tax Credits
 - Eligible businesses can receive a \$3,500/job/year tax credit for qualified job creation through the Georgia Job Tax Credit Program Less Developed Census Tract (LDCT)



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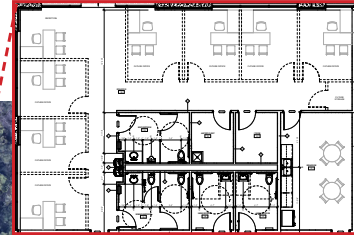
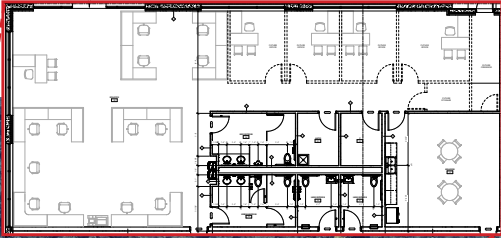
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Spec Office Space
3,580 SF

Spec Office Space
2,420 SF



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PROPERTY HIGHLIGHTS

BUILDING 100

Building Size	334,670 SF (divisible)
Spec Office	3,580 SF
Dock Doors	63 (9'x10') Dock Equipment – 14 (35,000 lb) levelers and seals
Drive-In Doors	2 (14'x16')
Truck Court	185'
Trailer Parking Spaces	88
Auto Parking Spaces	239
Clear Height	36'
Lighting	LED lighting at 25 FC
Sprinkler	ESFR
Power	2000 amps base

BUILDING 200

Building Size	250,990 SF (divisible)
Spec Office	2,420 SF
Dock Doors	44 (9'x10') Dock Equipment – 14 (35,000 lb) levelers and seals
Drive-In Doors	2 (12'x14')
Truck Court	185'
Trailer Parking Spaces	60
Auto Parking Spaces	171
Clear Height	32'
Lighting	LED lighting at 25 FC
Sprinkler	ESFR
Power	2000 amps base



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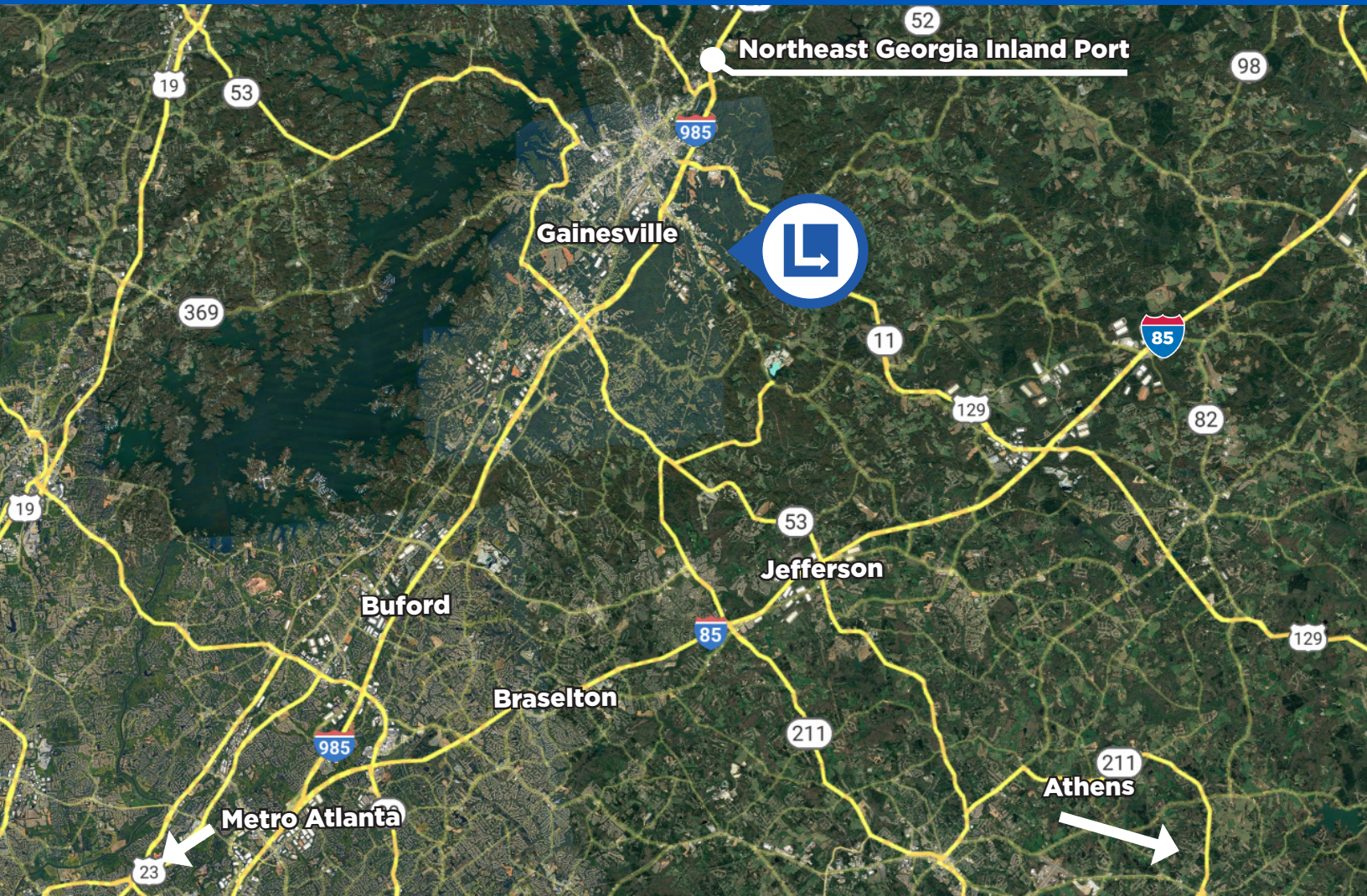
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LOCATION	DISTANCE
Gainesville 85 Business Center	
I-985	2 Miles
Northeast Georgia Inland Port (<i>planned</i>)	10.8 Miles
I-85	14 Miles
Downtown Atlanta	50 Miles
Hartsfield Jackson International Airport	63 Miles



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