

# FOR LEASE



BRASELTON TECHNOLOGY CENTER BUILDINGS 100 & 200

**354 TOM WHITE ROAD  
BRASELTON, GA**



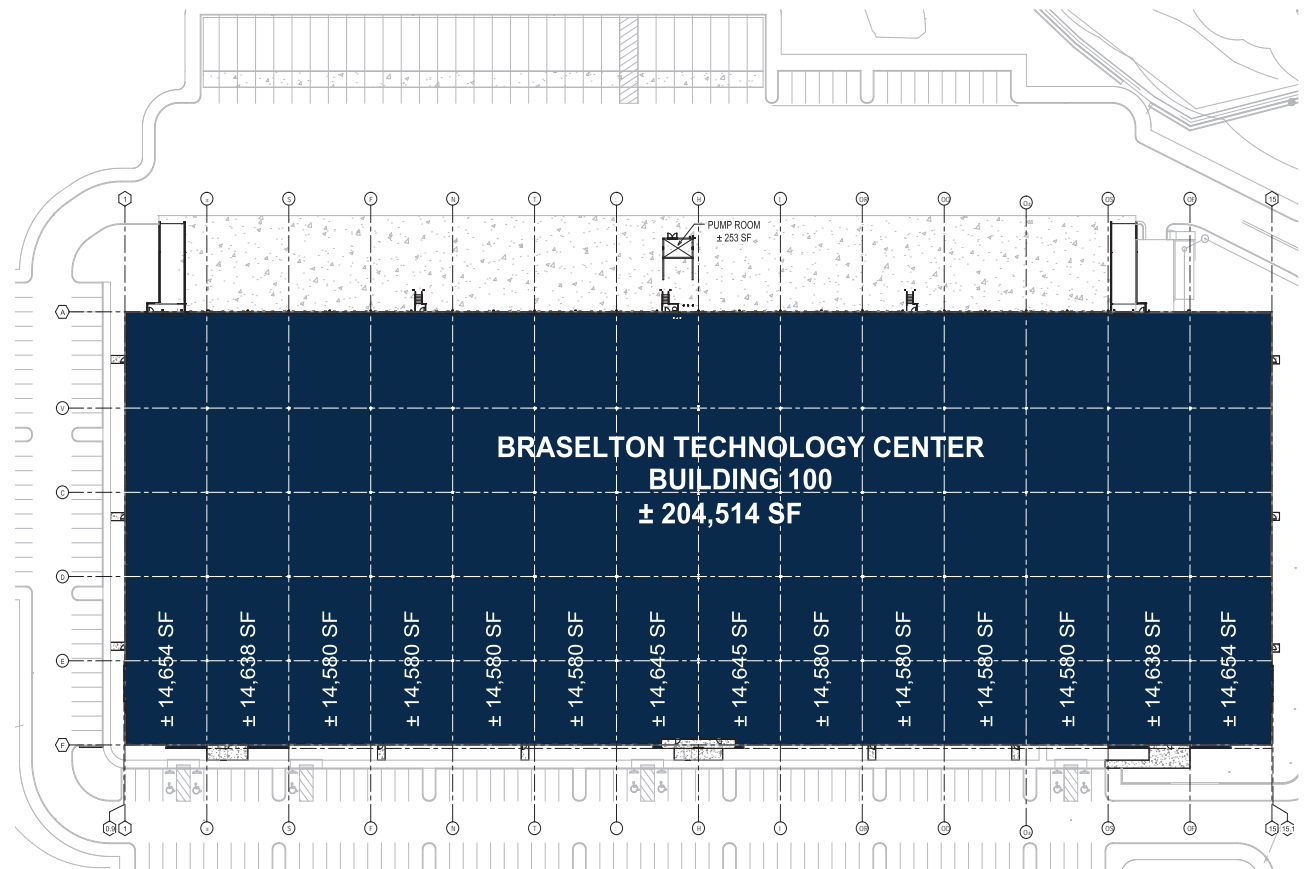
**Building 100** (204,514 SF) - November 2026 Completion Date  
**Building 200** (149,318 SF) - Pad Ready/Proposed



# SPECIFICATIONS - BUILDING 100



<b>Total building SF</b>	204,514 SF
<b>Office SF</b>	BTS
<b>Configuration</b>	Rear load
<b>Dimensions</b>	756' x 270'
<b>Clear height</b>	32' minimum
<b>Construction type</b>	Concrete tilt-wall
<b>Dock high doors</b>	41
<b>Drive-in doors</b>	Two (2) - 12' x 14'
<b>Warehouse lighting</b>	LED
<b>Roof</b>	60 mil TPO with R-15 insulation (R-25 included at future office locations)
<b>Sprinklers</b>	ESFR
<b>Auto parking</b>	193 spaces
<b>Trailer storage</b>	30 trailer spaces
<b>Truck court depth</b>	185' deep
<b>Floor slab</b>	6' non-reinforceable slab on grade

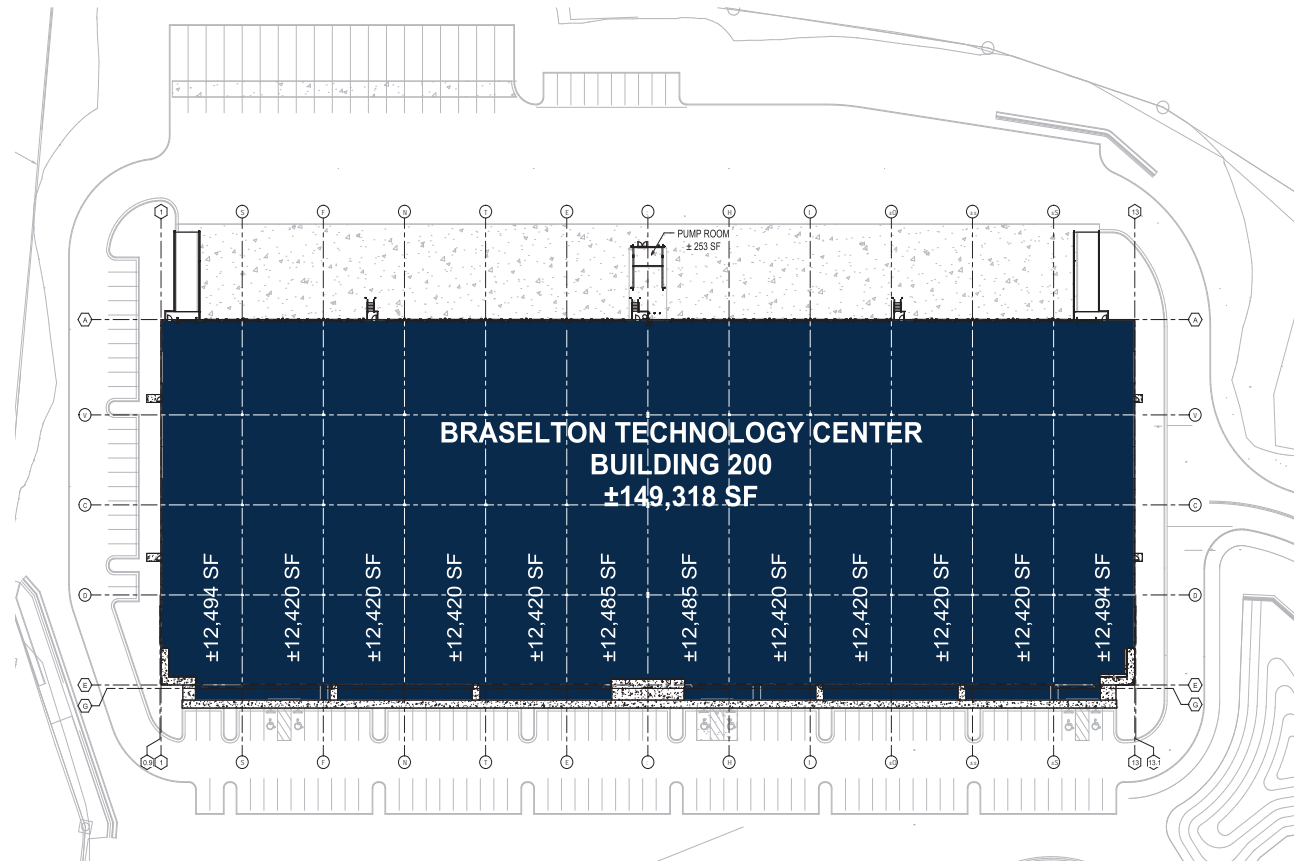


354 TOM WHITE RD, BRASELTON, GA

# SPECIFICATIONS - BUILDING 200



<b>Total building SF</b>	149,318 SF
<b>Office SF</b>	BTS
<b>Configuration</b>	Rear load
<b>Dimensions</b>	648' x 230'
<b>Clear height</b>	32' minimum
<b>Construction type</b>	Concrete tilt-wall
<b>Dock high doors</b>	38
<b>Drive-in doors</b>	Two (2) 12' x 14'
<b>Warehouse lighting</b>	LED
<b>Roof</b>	60 mil TPO with R-15 insulation (R-25 included at future office locations)
<b>Sprinklers</b>	ESFR
<b>Auto parking</b>	154 spaces
<b>Trailer storage</b>	19 trailer spaces
<b>Truck court depth</b>	185' deep
<b>Floor slab</b>	6' non-reinforceable slab on grade



## Driving distances

I-85	1.5 Miles
I-285	35.5 Miles
FedEx Ground Hub (Braselton)	2.4 Miles
UPS Hub (Gainesville)	15.6 Miles
FedEx Freight (Buford)	16.7 Miles
NE GA Inland Port	22 Miles
Downtown Atlanta	49 Miles
Hartsfield-Jackson Atlanta Intl. Airport	60 Miles
Port of Savannah	233 Miles
Port of Charleston	288 Miles



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