

COMMERCE CROSSROADS AVAILABLE SITES



FOR MORE INFORMATION

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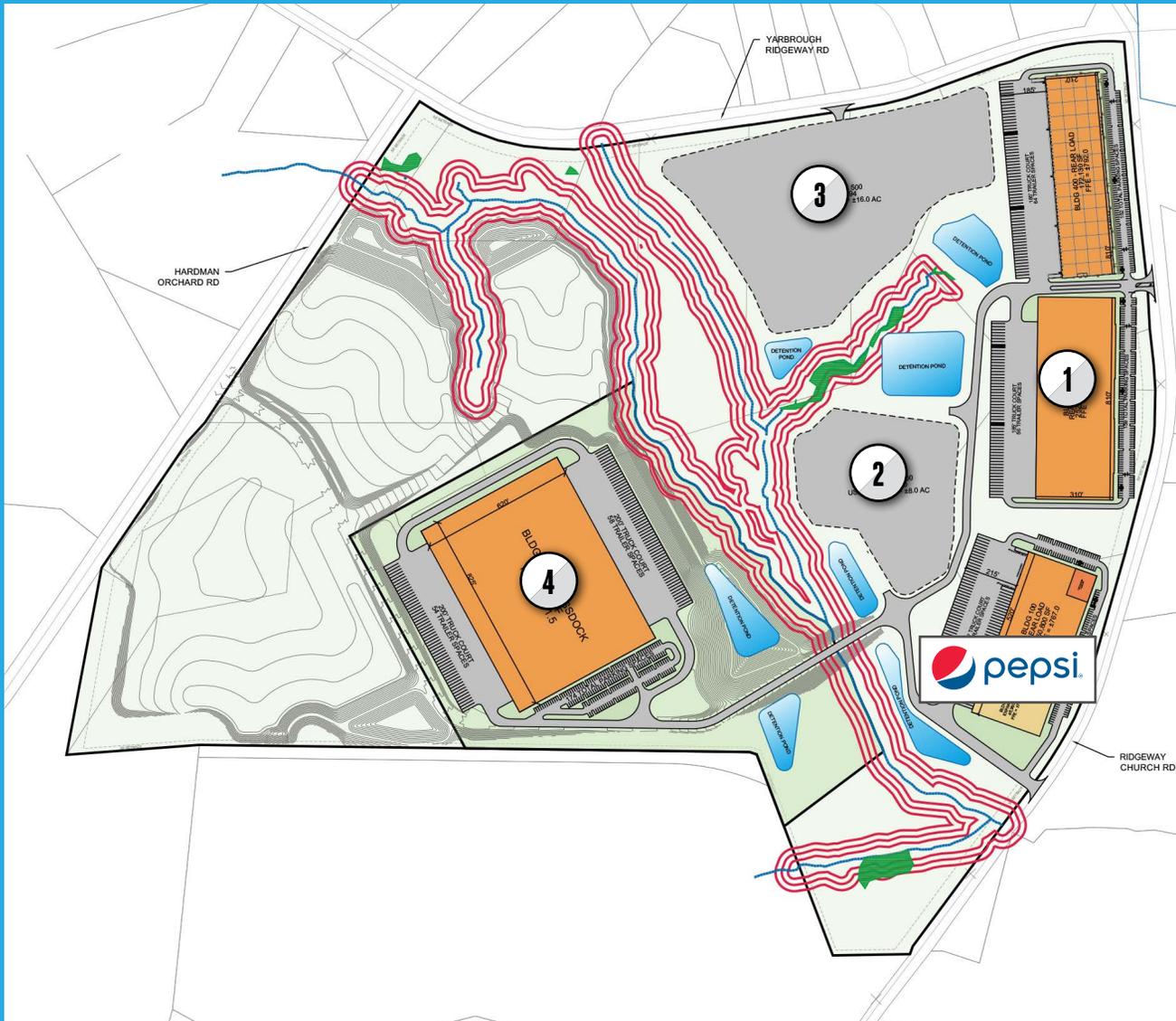
Mike Chambers / 404 812 4011 / mchambers@naibg.com

- ◆ For Sale and BTS Opportunities
- ◆ Located Directly Across I-85 from SK Innovation Plant
- ◆ Situated in a 221-Acre Controlled Business Park Environment



- ◆ Surrounding Businesses Include GE, Restaurant Depot, Enchem, Toyota and Ollie's Bargain Outlet
- ◆ Pro-Business City/County/State
- ◆ Entrepreneurial "Get It Done" Ownership

SITE PLAN



1. **PAD 300**
Graded, Offsite Storm in Place, Sewer, UG Storm, Water, Fire Lines, Pad Ready with Permit Approved Plans for 252,500 SF with 185' Truck Court Ready to Build Site
2. **PAD 200**
140,625 SF - 187,500 SF
8 Acre Pad Site for Sale or BTS; Graded, Offsite Storm in Place, Sewer, Water, Fire Lines, Pad Ready
3. **PAD 500**
26.3 Acres with 16 Acres Usable Site for Sale or BTS; Raw Site, Planned and Grading Plan Available
4. **PAD 600**
140 Acre Raw Site Zoned with All Utilities

85



PAD 300
16 ACRES
252,200 SF

PAD 300

- ◆ 16 Acres
- ◆ Full Graded/Pad Ready
- ◆ Up to 252,200 SF
- ◆ Permit Approved Plans in Place
- ◆ Graded
- ◆ Offsite Storm in Place
- ◆ Sewer & Water
- ◆ UG Storm
- ◆ Fire Lines
- ◆ Ready to Build Site
- ◆ M-2 Zoning
- ◆ City of Commerce Incentives



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PAD 200

- ◆ 8 Acres
- ◆ Full Graded/Pad Ready
- ◆ 140,625 SF – 187,500 SF
- ◆ Shovel Ready with 10 Months Delivery
- ◆ Fully Graded
- ◆ Offsite Storm in Place
- ◆ Sewer & Water
- ◆ Fire Lines
- ◆ Ready to Build Site
- ◆ M-2 Zoning
- ◆ City of Commerce Incentives

PAD 200
 8 ACRES
 140,625 SF - 187,500 SF



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PAD 500
 28.3 ACRES;
 16 ACRES USABLE

PAD 500

- ◆ 16 Acres Usable
- ◆ Raw Condition
- ◆ Sewer & Water
- ◆ M-2 Zoning
- ◆ City of Commerce Incentives



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PAD 600

140 ACRES



RIDGEWAY CHURCH RD

PAD 600

- ◆ 140 Acres
- ◆ 511,500 SF; expandable to 1,001,000 SF
- ◆ Raw Condition
- ◆ Sewer & Water
- ◆ M-2 Zoning
- ◆ City of Commerce Incentives

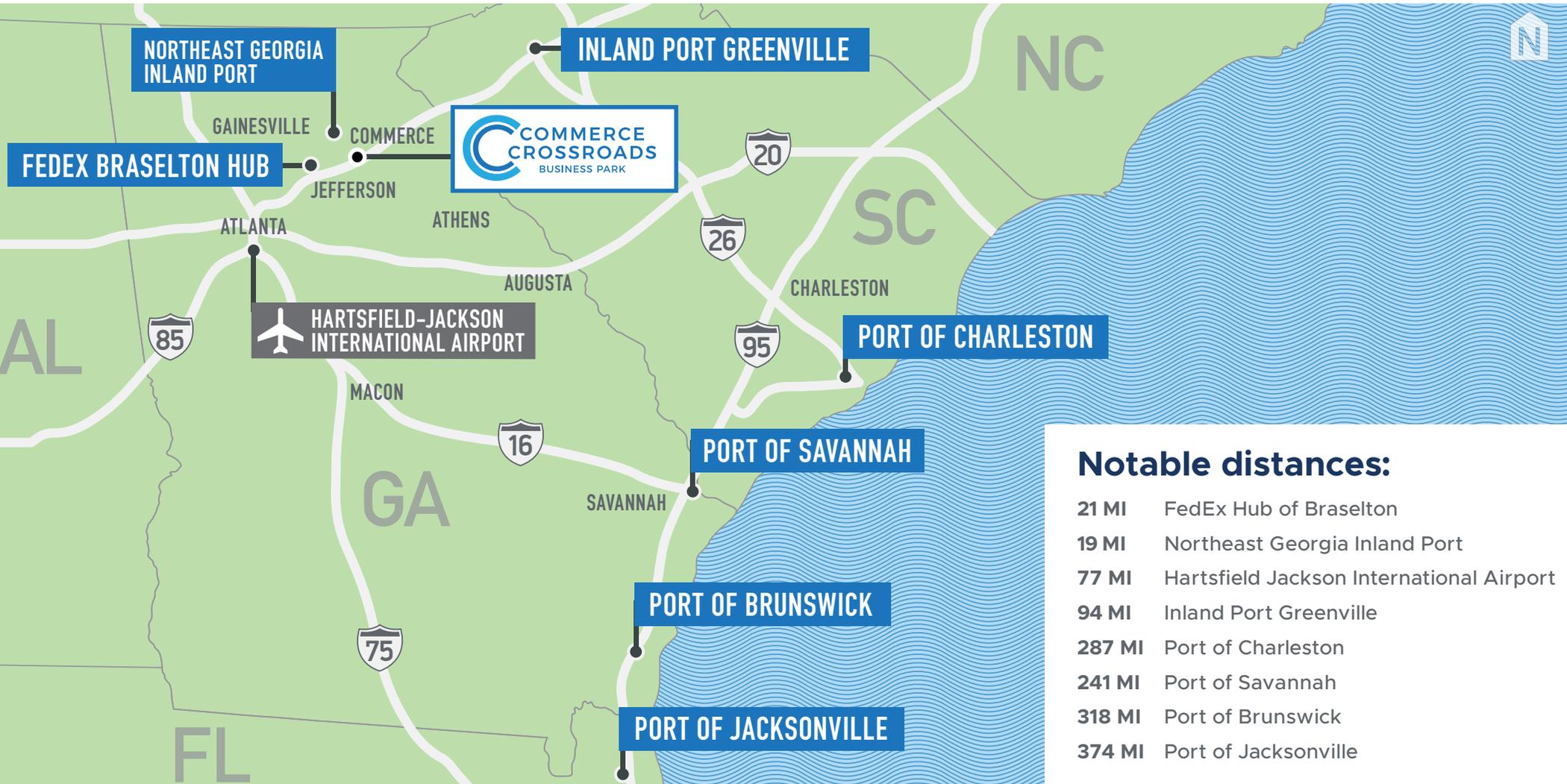


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Take your place on Interstate 85 at Exit 147



Notable distances:

21 MI	FedEx Hub of Braselton
19 MI	Northeast Georgia Inland Port
77 MI	Hartsfield Jackson International Airport
94 MI	Inland Port Greenville
287 MI	Port of Charleston
241 MI	Port of Savannah
318 MI	Port of Brunswick
374 MI	Port of Jacksonville



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