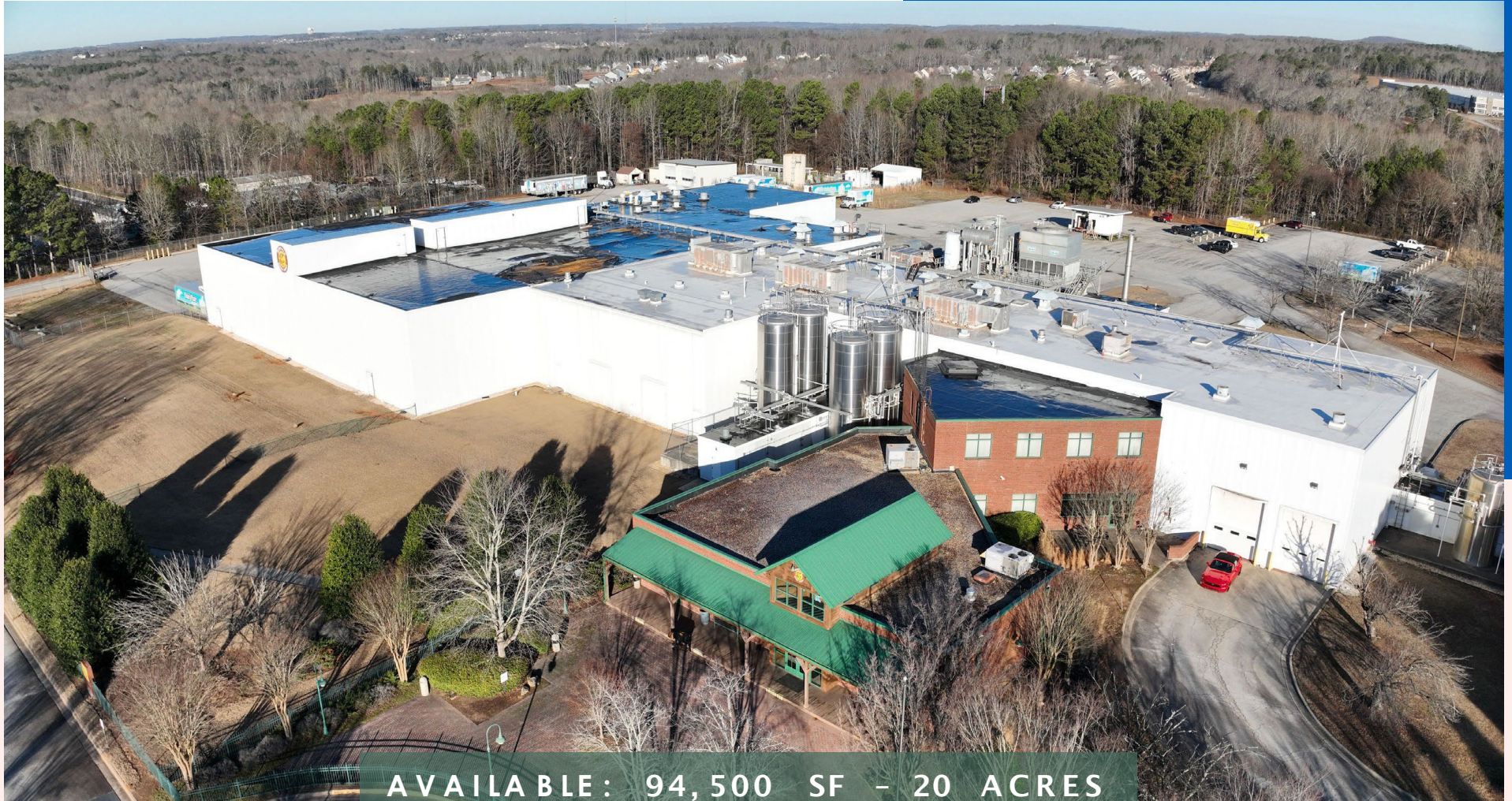


# FOOD PROCESSING FACILITY

BRASELTON, GEORGIA

1160 BROADWAY AVENUE  
BRASELTON, GA 30517



AVAILABLE: 94,500 SF - 20 ACRES

## ATLANTA

3455 PEACHTREE ROAD, SUITE 1800, ATLANTA, GA 30326  
770-552-2400

[nmrk.com](http://nmrk.com)

# NEWMARK

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AVAILABLE

# BRASELTON, GEORGIA

## FACILITY OVERVIEW

Address:	1160 Broadway Avenue, Braselton, GA 30517
Building Size:	Total ±94,500 SF <ul style="list-style-type: none"> <li>○ Cooler Warehouse – 26,250 SF</li> <li>○ Dry Warehouse – 4,650 SF</li> <li>○ Maintenance &amp; Support Areas – 18,218 SF</li> <li>○ Process Areas – 11,612 SF</li> <li>○ Lab – 300 SF</li> <li>○ Front Office – 6,000 SF</li> <li>○ Milk Receiving – 2,496 SF</li> <li>○ Wastewater Treatment – 2,054 SF</li> <li>○ Truck Maintenance – 2,054 SF</li> <li>○ 2<sup>nd</sup> Storage Office, Dry Storage &amp; Electrical Switchgear – 20,000 SF</li> </ul>
Lot Size:	±20 acres
Date of Construction:	1997 – 2005
Construction:	<p><u>Floors:</u> Minimum 6' concrete. Floor drains throughout. Borings may be necessary to confirm thickness.</p> <p><u>Walls:</u> Insulated metal sandwich panel &amp; concrete block</p> <p><u>Columns:</u> Varies – Cooler Warehouse 25' x 50'</p> <p><u>Ceiling:</u> Insulated metal</p> <p><u>Roof:</u> TPO (½ replaced in 2020 with 17 years remaining on warranty. Other ½ replaced in 2024 with 20 years warranty).</p>
Condition of Property:	Good
Paved Parking:	<u>Manufacturing &amp; office area:</u> 185 paved & marked
Expansion:	Total potential of 200,000 SF. Pad graded for 30,000 SF cooler expansion
Ceiling Heights:	<p>Cooler Warehouse – 26' clear</p> <p>Process Areas – 16' - 20' clear</p> <p>Dry Warehouse – 16' clear</p>

Lighting:	Primarily T-8 fluorescent with some LED
Sprinkler System:	100% Wet system
Ammonia Refrigeration System:	<p>Chillers: (4) Thermos Power Corp 300 PSI</p> <p>Cooling Towers: (2) Evapco chilling towers</p> <p>Ammonia 1150 lbs</p>
Compressed Air:	<p>(2) Kaeser air compressors – DS 140</p> <p>(1) Kaeser air dryer</p>
Boiler:	Superior Boiler with 150 PSI and 13,800 steam capacity, 400 HP
Conveyors:	Automated warehouse retrieval system
Truck Loading:	<p><u>Refrigerated Warehouse:</u></p> <p>(12) 10'x10' tailgate docks with seals and dock locks. (6) with levelers &amp; (2) with lip levelers.</p> <p><u>Dry Warehouse:</u></p> <p>(7) 10'x10' tailgate docks with seals and locks. (3) with levelers. (4) covered.</p> <p><u>Processing Area:</u></p> <p>(5) 10'x10' tailgate docks with seals and locks. (1) with leveler.</p> <p><u>Milk Receiving:</u></p> <p>(4) Drive-in doors</p>
Zoning:	Industrial
OPEX:	<p><u>Taxes:</u> 2023 - \$83,186.58 or \$0.88 PSF</p> <p><u>Insurance:</u> Self-insured</p> <p><u>CAM:</u> \$45,000 OR \$0.40 PSF</p>
Last Use:	Dairy processing
Security:	Fenced manufacturing & truck court
Possession:	Immediate
Transportation:	Located 1.8 miles off I-85 and 49 miles North of Atlanta, I-75, I-20 & the Hartsfield-Jackson Atlanta International Airport.

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# BRASELTON, GEORGIA

## FACILITY OVERVIEW

Column Spacing:	Cooler warehouse 25'x50' - varies
Office:	~ 6,000 SF of first floor office which includes visitor center, private offices, conference room, meeting room, lab, breakroom & kitchen. ~ 3,000 SF of 2 <sup>nd</sup> story office with elevator.
Restrooms:	Lockers & restroom in processing area. Ample restrooms throughout facility.
Utilities	<u>Power</u> : Supplied by Jackson EMS – 4,000 KVA <u>Gas</u> : Supplied by Atlanta Gas Light <u>Water</u> : Supplied by Braselton Water & Sewer <u>Sewer</u> : Supplied by Braselton Water & Sewer
Heat:	Gas fire units
Air Conditioning:	Office only

Miscellaneous:	<u>Trucking Area</u> 42 trailer parking slots Fenced truck court with guard shack Fleet shop with (2) 16' x 18' drive-in-doors Charging stations for trailers Truck scale  <u>Cooler Warehouse</u> 35° temperature with A PS & 1054 Pallet Positioner  <u>Production &amp; Case Docks</u> 35° temperature Pre-treatment Facility – 130,000 GPD Permit/DAF System  <u>Milk receiving bay with internal piping to silos</u> Silos: (8) milk silos (2) Resin silos
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# BRASELTON, GEORGIA

FACILITY PHOTOS

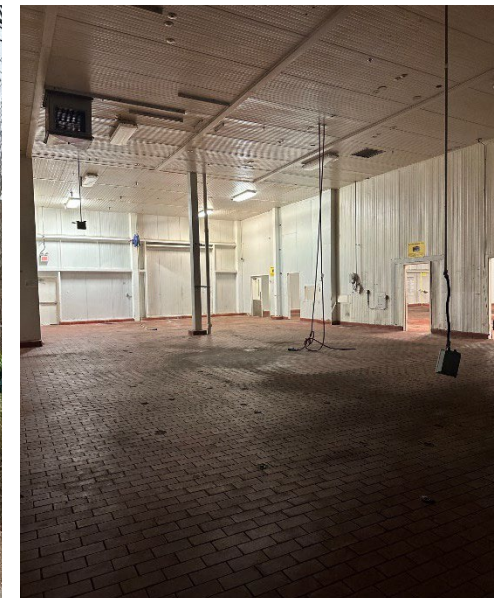
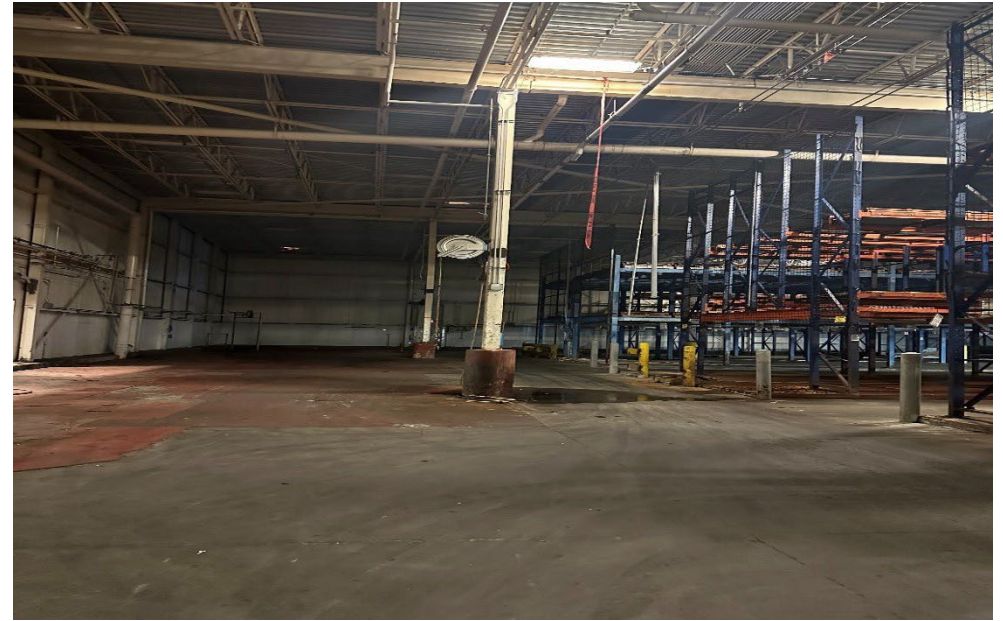




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# BRASELTON, GEORGIA

## FACILITY PHOTOS





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# BRASELTON, GEORGIA

## FACILITY PHOTOS





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# BRASELTON, GEORGIA

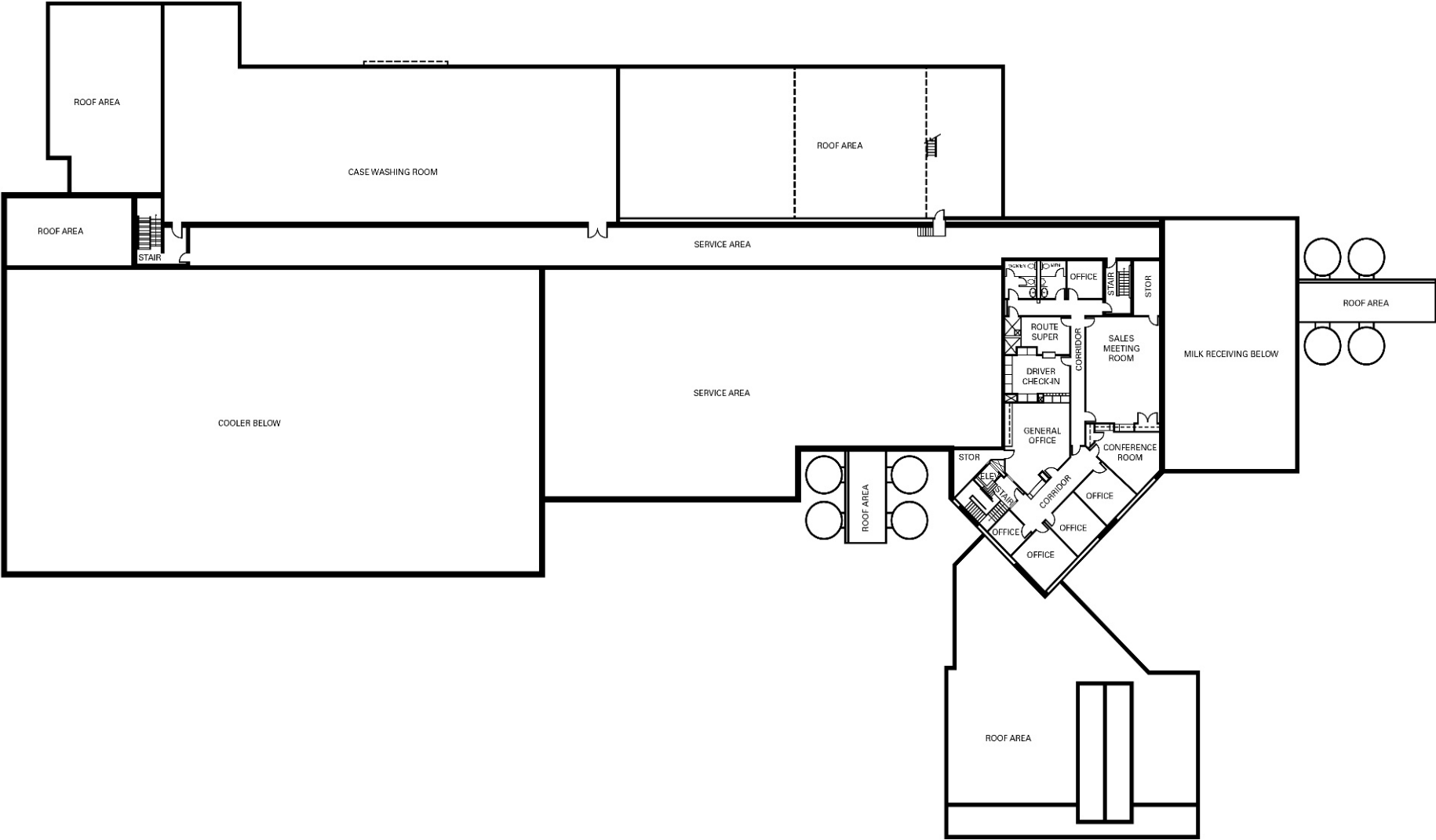
## FACILITY PHOTOS



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# BRASELTON, GEORGIA

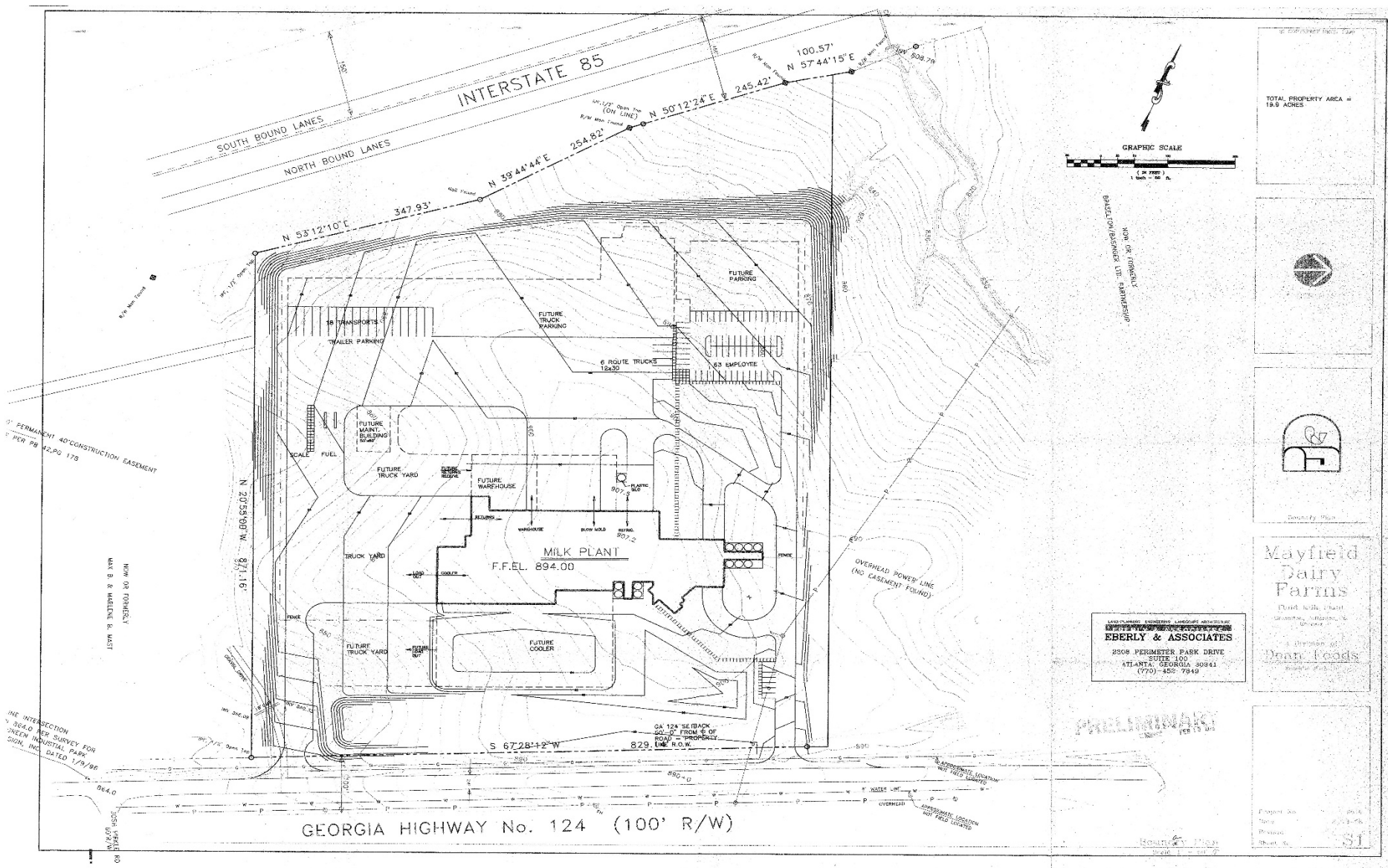
## FLOOR PLAN





# BRASELTON, GEORGIA

# BUILDING SITE PLAN

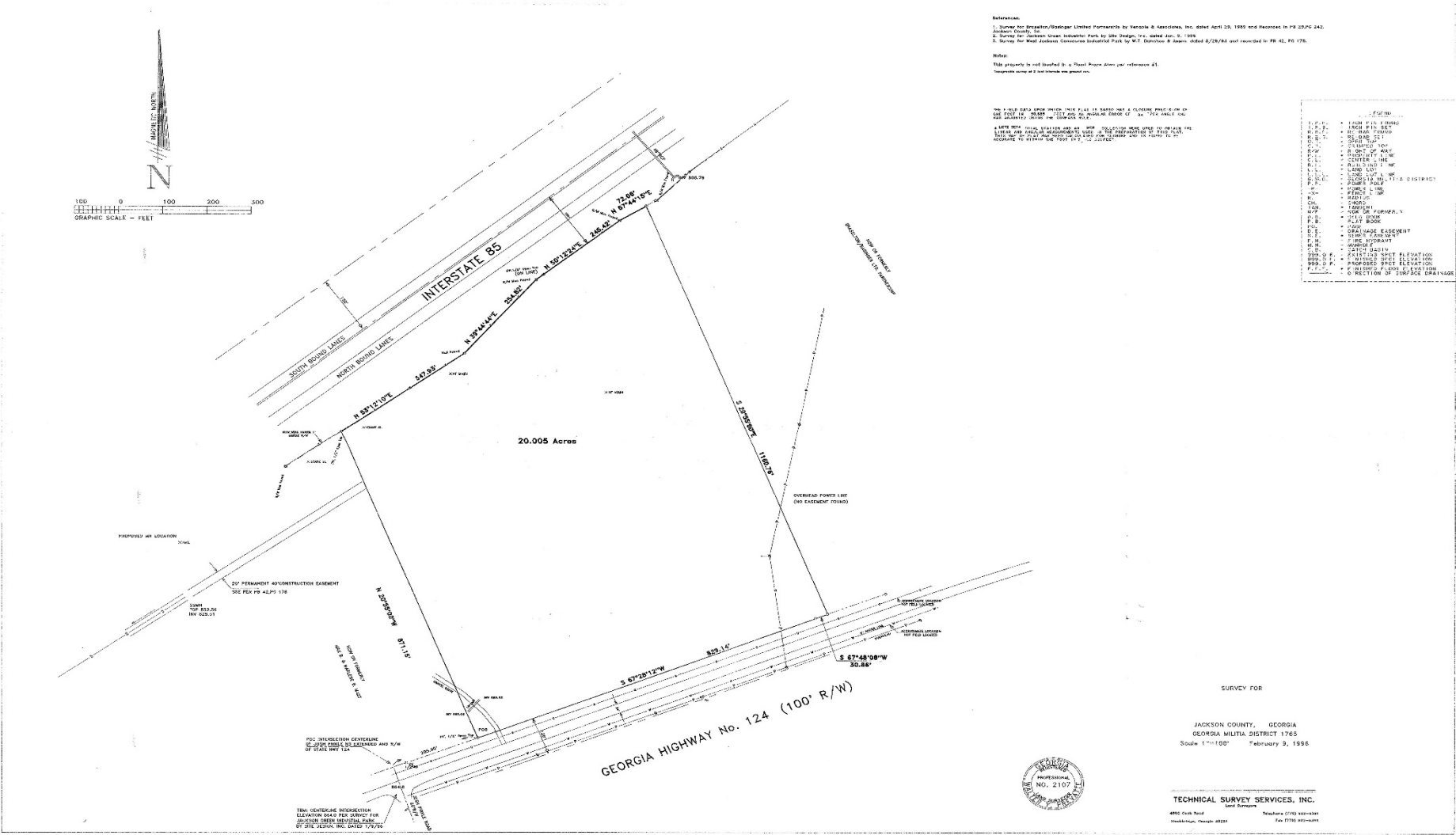




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# BRASELTON, GEORGIA

# GENERAL SITE PLAN





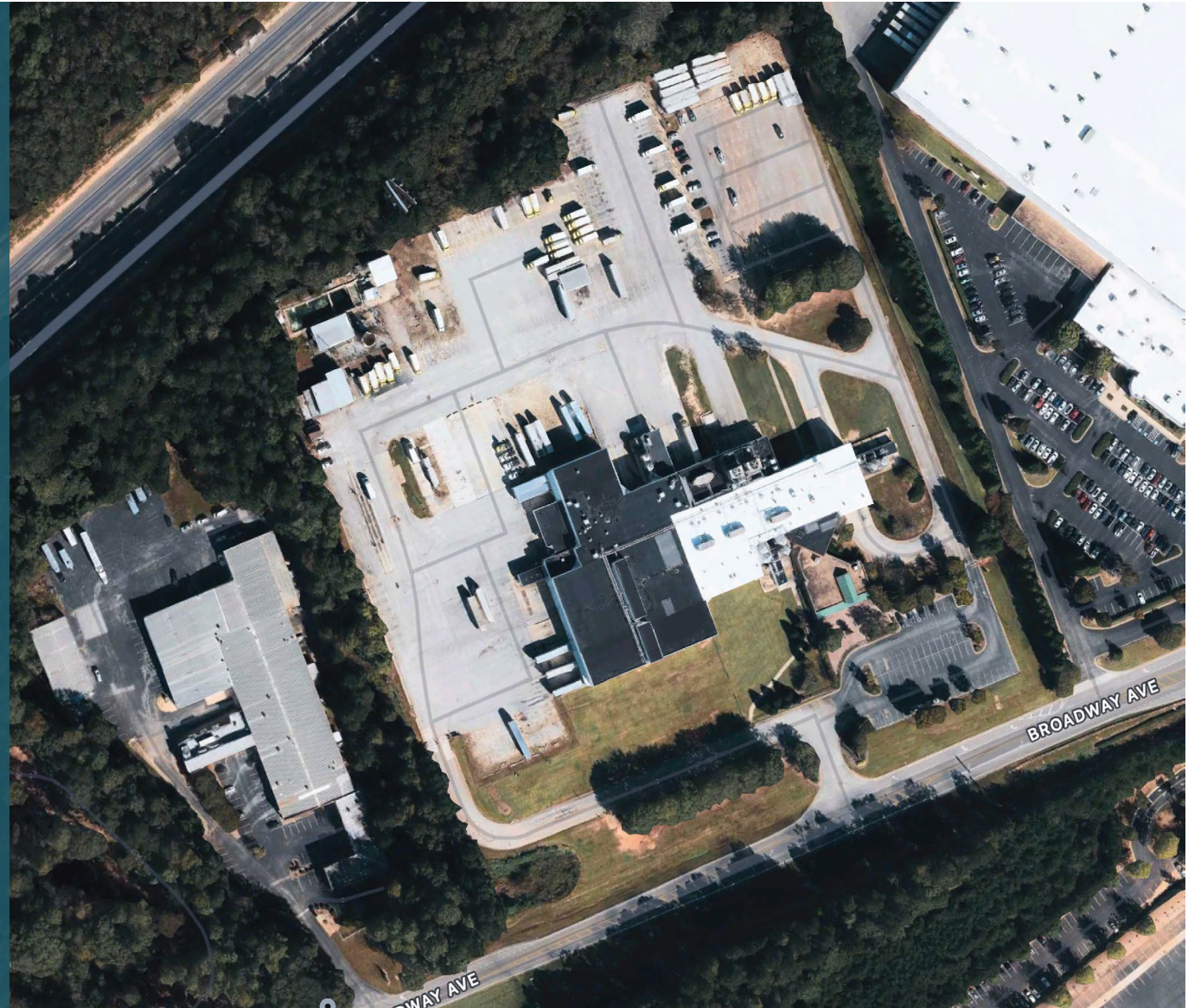
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# BRASELTON, GEORGIA

AERIAL

## Major companies in the area:

Amazon	HiKOKI
Awesung	Menasha
Carter's	Mizuna
Comptree	Petco
Duckyang	Safelite
Dollar General	Stark USA
DSV	Uline
FedEx	Williams Sonoma
Havertys	

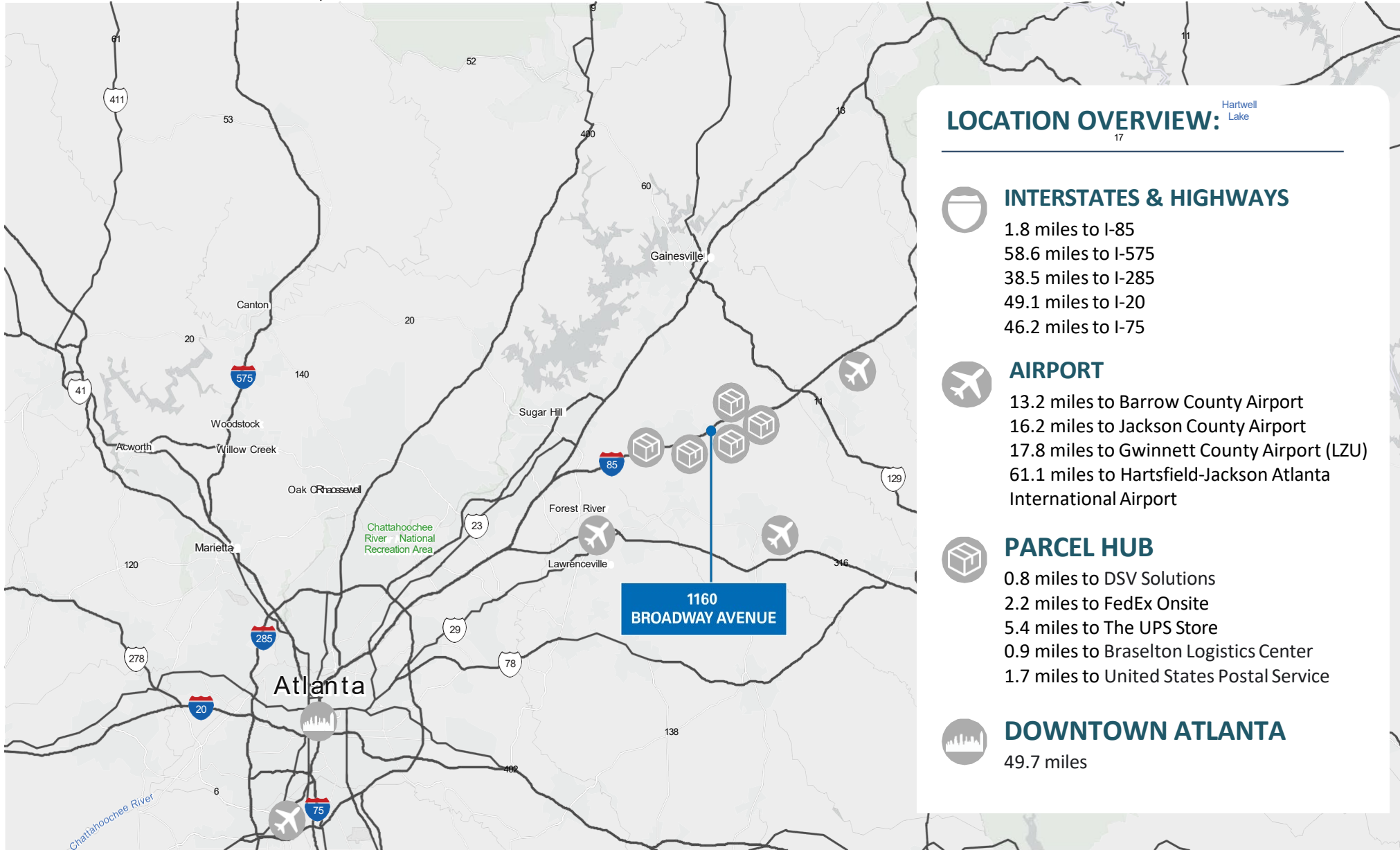




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# BRASELTON, GEORGIA

## LOCAL MAP



### LOCATION OVERVIEW:



#### INTERSTATES & HIGHWAYS

- 1.8 miles to I-85
- 58.6 miles to I-575
- 38.5 miles to I-285
- 49.1 miles to I-20
- 46.2 miles to I-75



#### AIRPORT

- 13.2 miles to Barrow County Airport
- 16.2 miles to Jackson County Airport
- 17.8 miles to Gwinnett County Airport (LZU)
- 61.1 miles to Hartsfield-Jackson Atlanta International Airport



#### PARCEL HUB

- 0.8 miles to DSV Solutions
- 2.2 miles to FedEx Onsite
- 5.4 miles to The UPS Store
- 0.9 miles to Braselton Logistics Center
- 1.7 miles to United States Postal Service



#### DOWNTOWN ATLANTA

- 49.7 miles



## ABOUT NEWMARK

We transform untapped potential into limitless opportunity.

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Since 1929, we've faced forward, predicting change and pioneering ideas. Almost a century later, the same strategic sense and audacious thinking still guide our approach. Today our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies.

Tapping into smart tech and smarter people, Newmark brings ingenuity to every exchange and transparency to every relationship. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

**\$2.9B+**

Revenues  
Trailing 12 Months

**+8,400**

professionals

**165\***

office locations

**~\$1.1T**

Transaction volume  
(2024)

**96**

Years in business  
Founded in 1929

\*Includes Newmark and  
independently owned offices

Prepared by:

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Newmark has implemented a proprietary database, and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at [ngkf.com/research](https://ngkf.com/research).

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## NORTH AMERICA

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United States

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Peru  
Puerto Rico

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Czech  
Republic  
France  
Germany  
Ireland  
Italy  
Netherlands  
Poland  
Portugal  
Romania  
Russia  
Spain  
Switzerland  
United  
Kingdom

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Indonesia  
Japan  
Malaysia  
New Zealand  
Philippines  
Singapore  
South Korea  
Taiwan  
Thailand

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Uganda  
Zambia  
Zimbabwe

## MIDDLE EAST

Saudi Arabia  
United Arab  
Emirates

# NEWMARK