



For lease

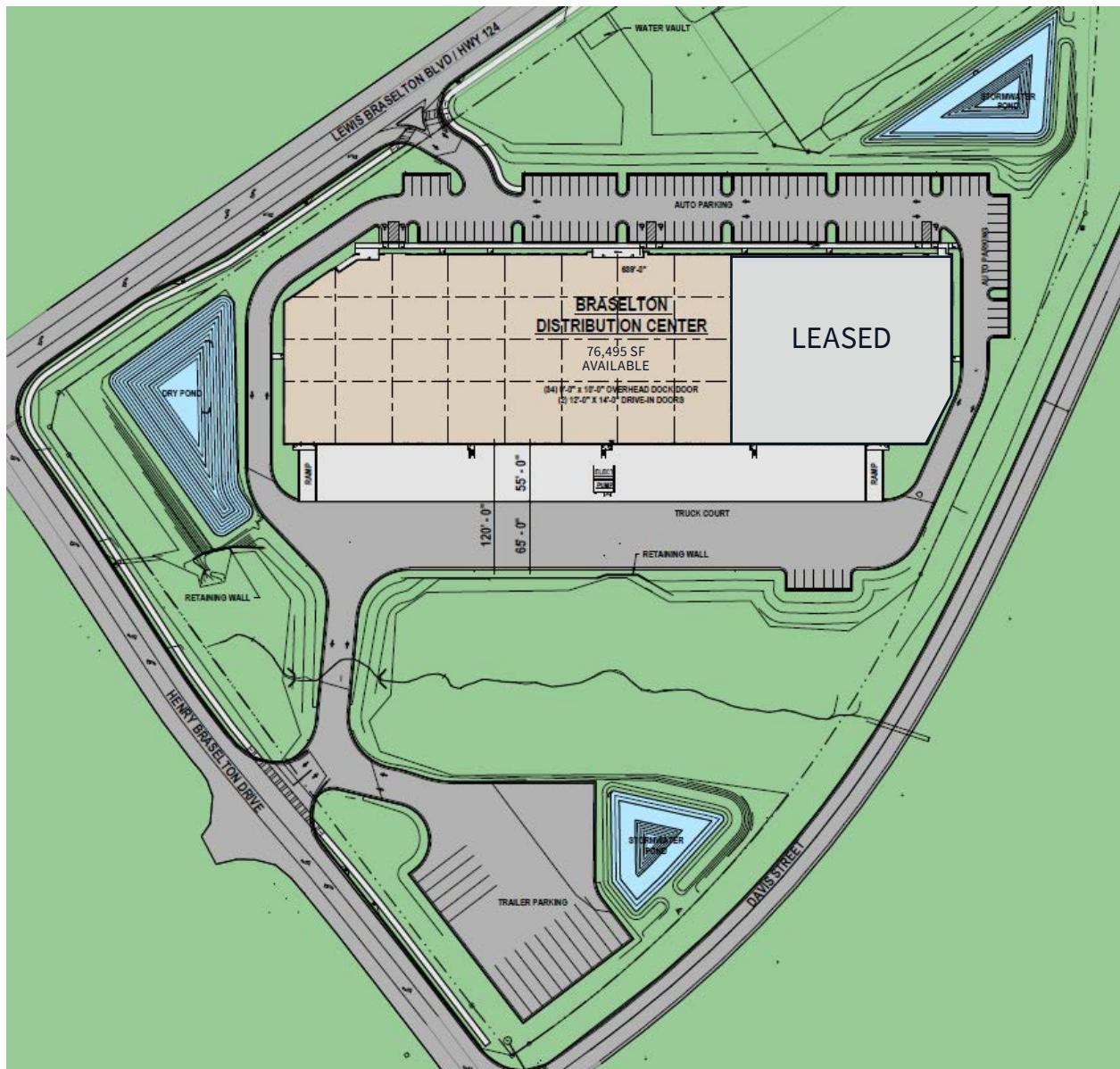
Braselton Technology Center

11425 Lewis Braselton Boulevard
Braselton, GA 30517

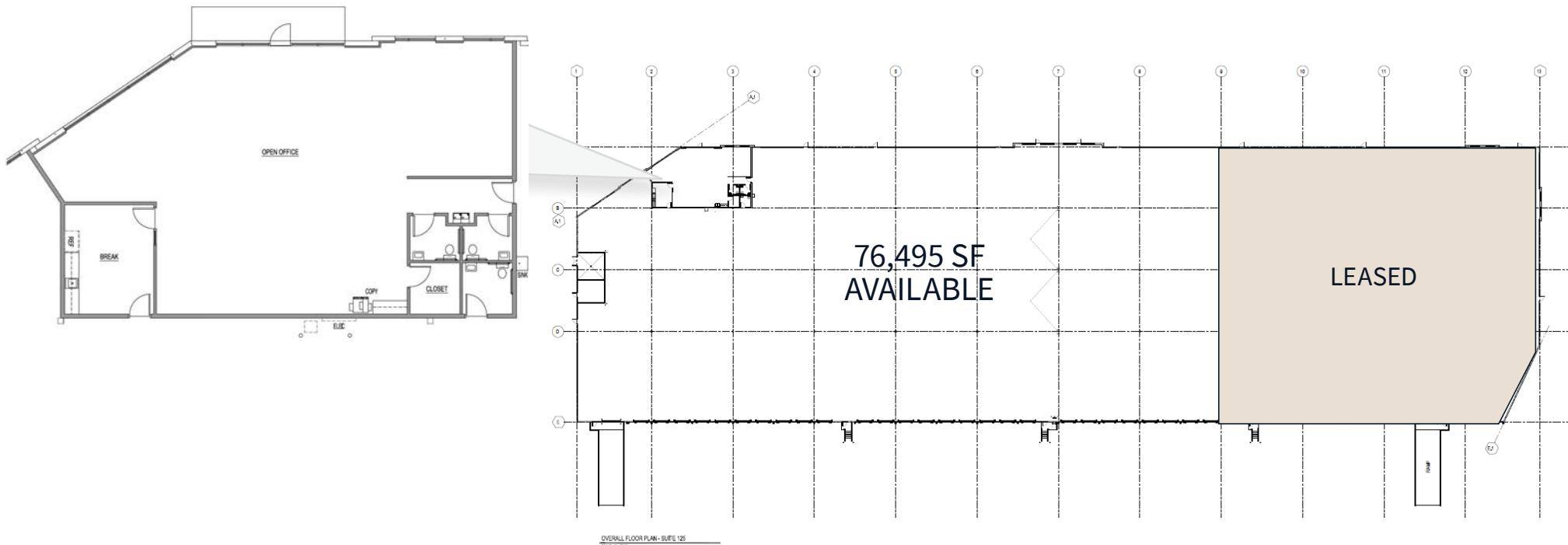
76,495 SF Available

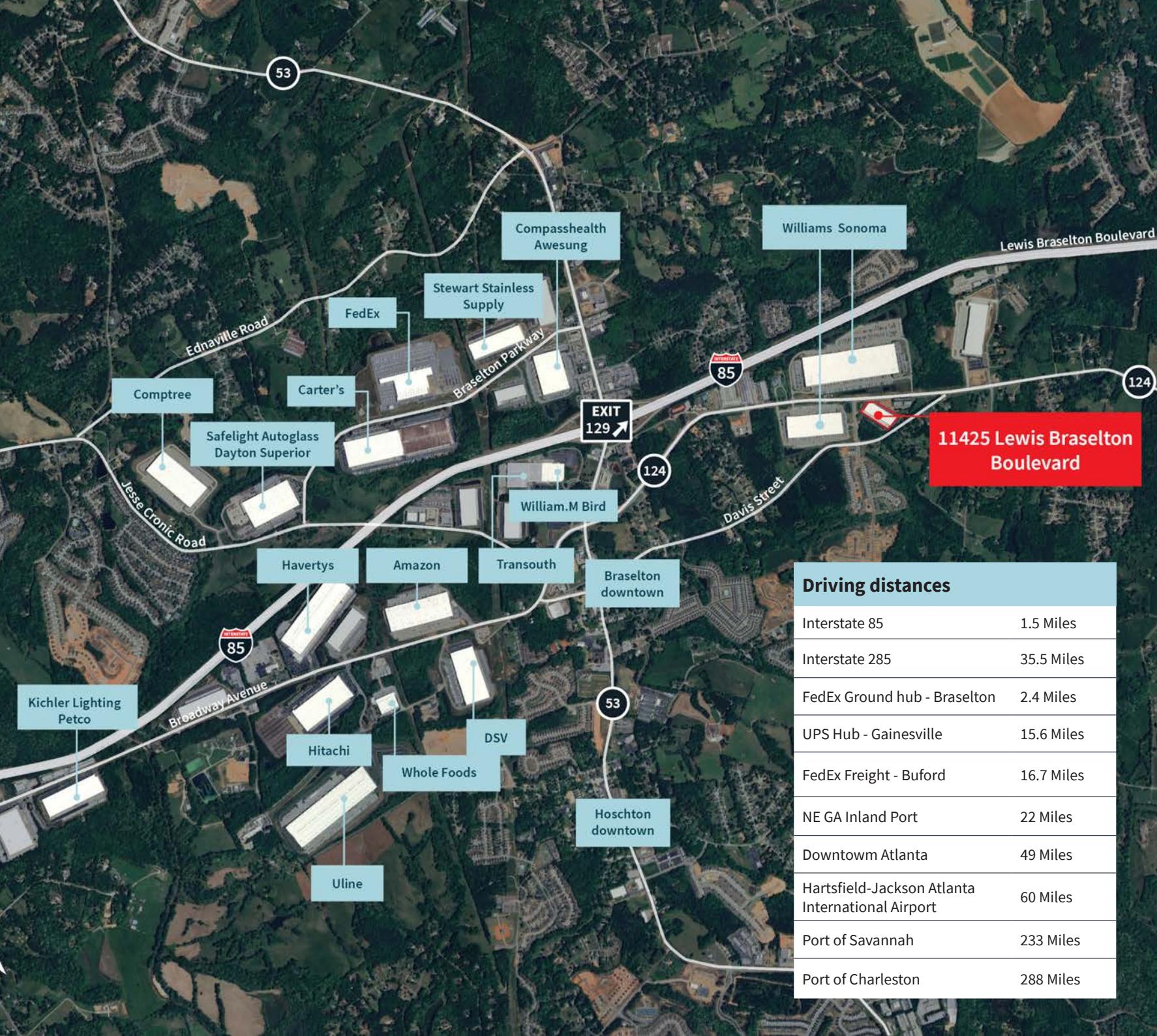
Building Specifications

Total building SF	114,780 SF
Total available SF	76,495 SF
Office SF	2,487 SF
Configuration	Rear load
Dimensions	182'9" x 639'
Land	13.11 acres
Clear height	32' minimum
Construction type	Concrete tilt-wall
Column spacing	54' w x 41' d with 60' speed bays
Dock doors	26 (9' x 10')
Drive-in doors	1 - 12' x 14' (ramped)
Warehouse lighting	LED
Roof	45 mil TPO with R-15 insulation (R-25 included at future office locations)
Sprinklers	ESFR
Electrical	277/480 volt/3 phase/2,000 amp
Auto parking	122 spots
Potential trailer storage	16 trailer stalls
Charging station	EV charging station
Truck court depth	120' deep
Floor slab	6' non-reinforceable slab on grade



2,487 SF Office





Contact us:

Reed Davis, SIOR

Executive Managing Director
reed.davis@jll.com
404.995.2227

Bob Currie

Vice Chairman
bob.currie@jll.com
404.995.2280

Ryan Manfredi

Associate
ryan.manfredi@jll.com
404.995.2118

Driving distances

Interstate 85	1.5 Miles
Interstate 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 International Airport	60 Miles
Port of Savannah	233 Miles
Port of Charleston	288 Miles



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