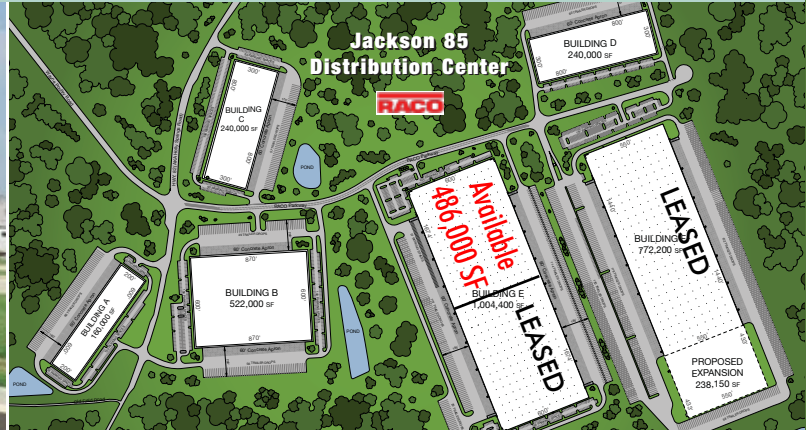


JACKSON 85 DISTRIBUTION CENTER

ATLANTA, GEORGIA

[phase II]

CB Richard Ellis | Atlanta Industrial Leasing Team



Location:	Jackson 85 Distribution Center Jackson County, Georgia SR 82, a half (1/2) mile west of I-85 Exit 140
Building Size:	Building E 1,004,400 SF (600' deep x 1,674' long)
Available Space:	486,000 SF
Site Size:	61 acres Build-to-suit sites also available
Exterior Walls:	Load bearing, site cast concrete tilt wall panels
Clear Ceiling Height:	32' minimum at the first column line
Dock Configuration:	Cross-dock
Truck Courts:	Building E has 185' truck courts on both sides of the building. All courts have 60' concrete pad adjacent to building and heavy duty asphalt paving at remainder.
Sprinkler:	Early Suppression Fast Response (ESFR) system
Warehouse Heat:	Freeze protection via gas fired unit heaters
Slab:	7" reinforced slab on grade; 4,000 PSI concrete
Column Spacing:	54' wide x 48' deep typical
Roof:	Single-ply, R-15 mechanically attached TPO or EPDM membrane
Trailer Storage:	Approximately 90 spaces for vacant space with concrete dolly pad. There is a site across Wayne Poultry Road for an additional 366 trailer storage spaces
Main Electrical Service:	TBD
Office Space:	Built-to-suit
Auto Parking:	Approximately 200 spaces
Zoning:	LI Conditional

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