

1,021,440 SF
AVAILABLE

INDUSTRIAL

VALENTINE 85 LOGISTICS CENTER

117 Valentine Industrial Pkwy | Pendergrass, GA 30567

Building Features

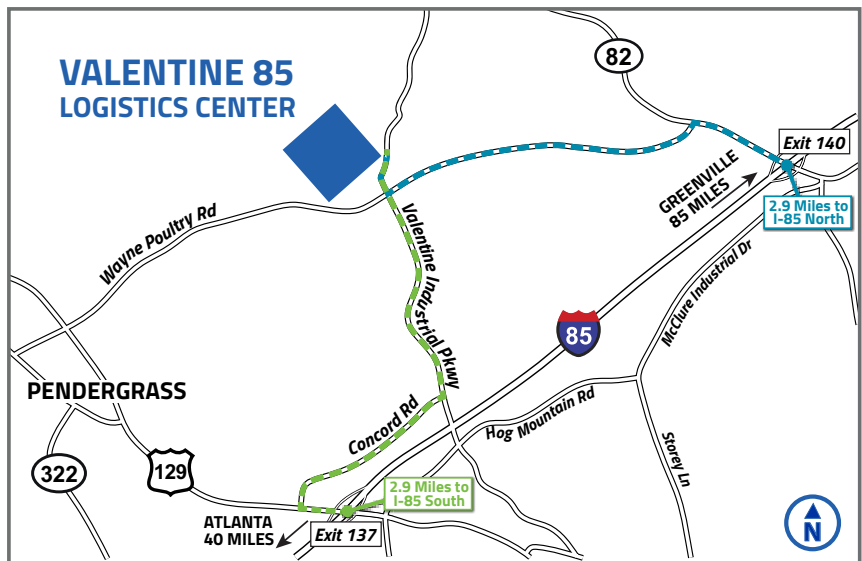
- » Available: 1,021,440 SF
- » Construction: Tilt-Up Concrete, Site-Cast
- » Configuration: Cross dock
- » Clear Height: 40' Minimum
- » Spec. Office: 3,540 SF
- » Column Spacing: 50' x 56' Typical (60' Staging Bay)
- » Floor Slab: 7" Ductilcrete
- » Truck Courts: 185' Full Concrete
- » Dock-High Doors: 205 (9' x 10')
- » Drive-In Doors: 4 (12' x 14')
- » Trailer Parking: 267 Spaces (Expandable to 311)
- » Auto Parking: 446 Spaces (Expandable to 637)
- » Fire Protection: ESFR
- » Roof: 45 mil TPO
- » Natural Lighting: Clerestory Windows

For Development Information:



7000 Central Pkwy | Ste 970 | Atlanta, GA 30328
www.hillwood.com

Tony Blake | Vice President
770.407.4759 (o) | tony.blake@hillwood.com



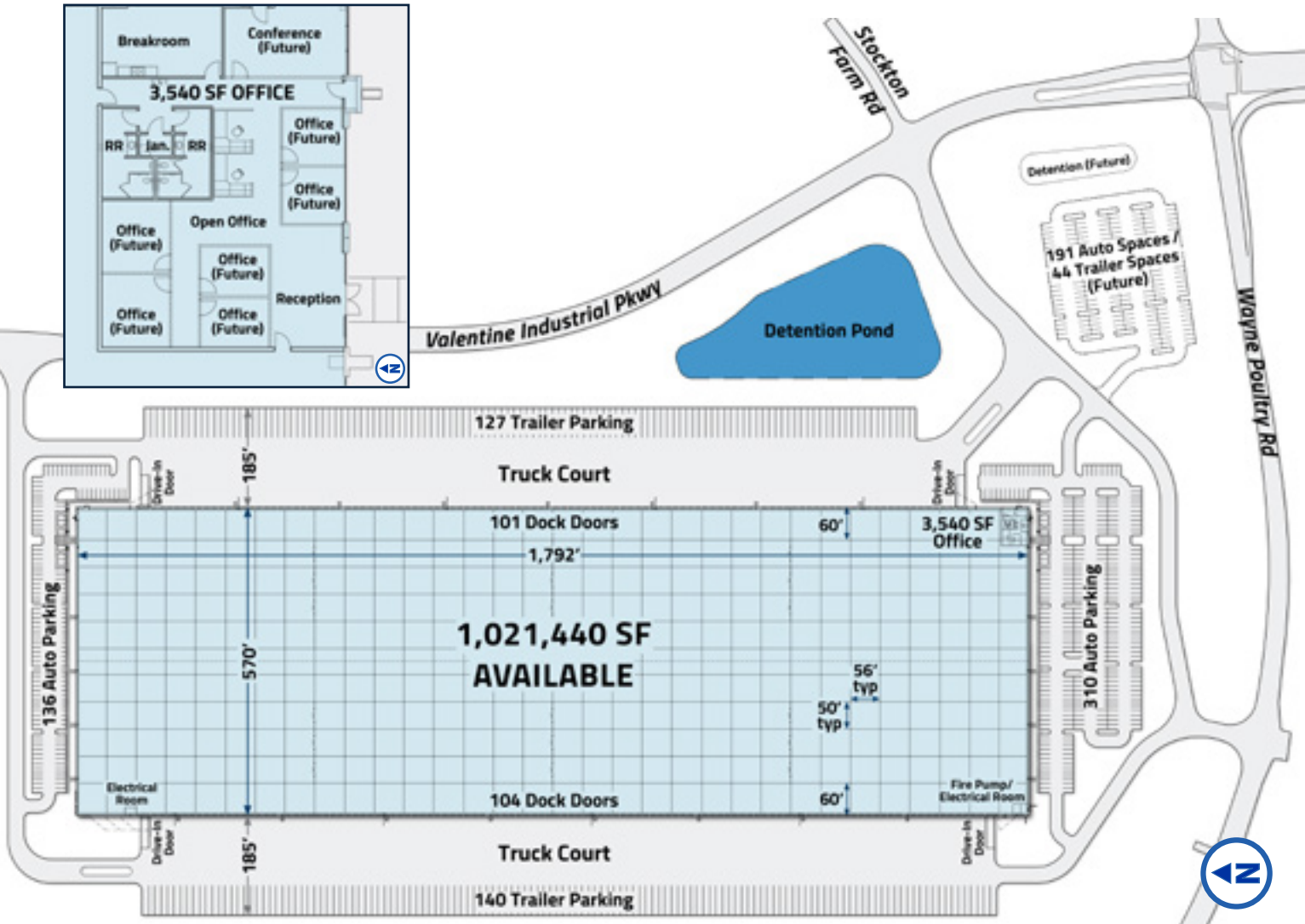
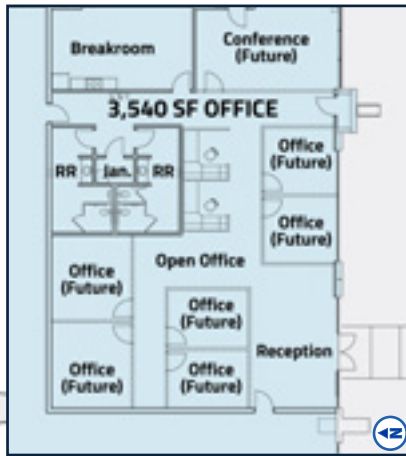
For Leasing Information:



5555 Glenridge Connector | Ste 1100 | Atlanta, GA 30342
404.812.4000 (o) | www.naibg.com

Nathan Anderson | President/Principal
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Austin Brannen | Vice President
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Area Amenities

- » Valentine 85 Logistics Center is strategically positioned in the premier Northeast Atlanta submarket and offers direct access to Interstate 85
- » Located within 60 miles of Hartsfield-Jackson Atlanta International Airport, the busiest passenger airport in the world
- » Norfolk Southern and the Georgia Ports Authority recently announced plans for a new inland port located along the Northeast Georgia corridor that will provide direct rail service to the Port of Savannah, the largest single container terminal in North America
- » Corporate neighbors include Amazon, Toyota, Cardinal Health, Bed Bath & Beyond, Williams Sonoma, Hitachi, Carter's and Havertys

