

For Lease

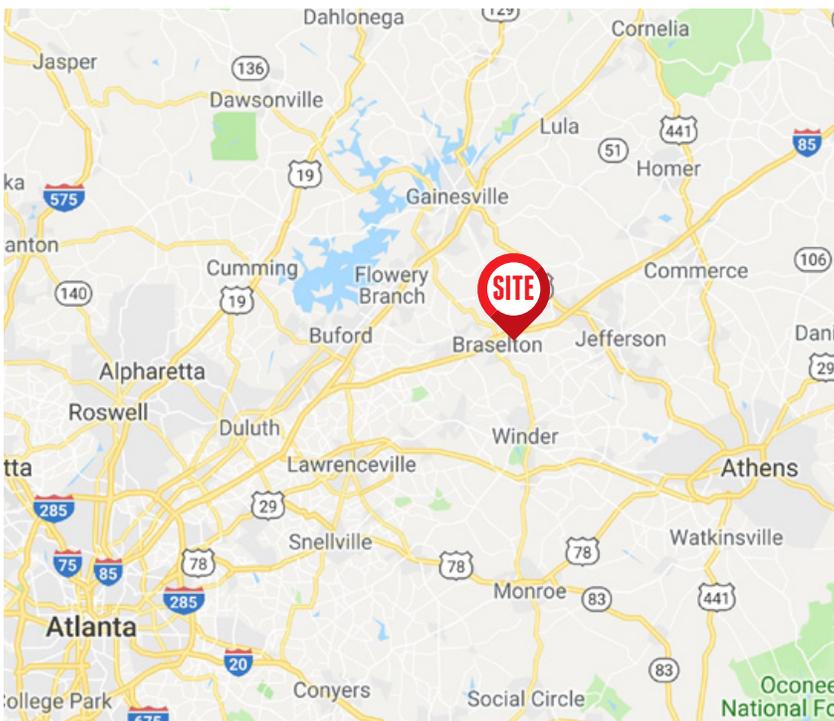
200,000–
462,000 SF



Braselton Point Logistics Center

BARINGS

11665 Lewis Braselton Boulevard
Braselton, Georgia 30517



Nathan Anderson

President/Principal

404 812 4020 / nanderson@naibg.com

Darren Butler

Managing Director

404 812 4021 / dbutler@naibg.com

Information is deemed from reliable sources. No warranty is made as to its accuracy.

Available:	200,000–462,000 SF
Office:	2,000 SF
Construction:	Tilt-up 9.25" thick concrete with clerestory windows
Dimensions:	420' deep x 1,100' wide
Clear Height:	36'
Dock Doors:	120 (9' x 10'), covered by 4' bullnose canopy
Levelers:	(4) 35,000-lb mechanical pit levelers
Drive-In Doors:	4 (12' x 14')
Sprinkler:	ESFR
Column Spacing:	54' wide x 50' deep (60' deep at speed bays)
Floor Type:	6" Ductilcrete slab
Roof Type:	45 mil mechanically fastened TPO single ply membrane system; R-20 insulation value with white roof deck
Lighting:	To suit; clerestory windows along dock walls throughout; speed bays have existing LED lights
Heat:	Cambridge roof-mounted make-up air units
Electrical:	One 2,000-Amp service with capacity to upgrade
Truck Courts:	185' concrete truck courts
Trailer Storage:	106 trailer spaces
Car Parking:	181 spaces (expandable to 253)

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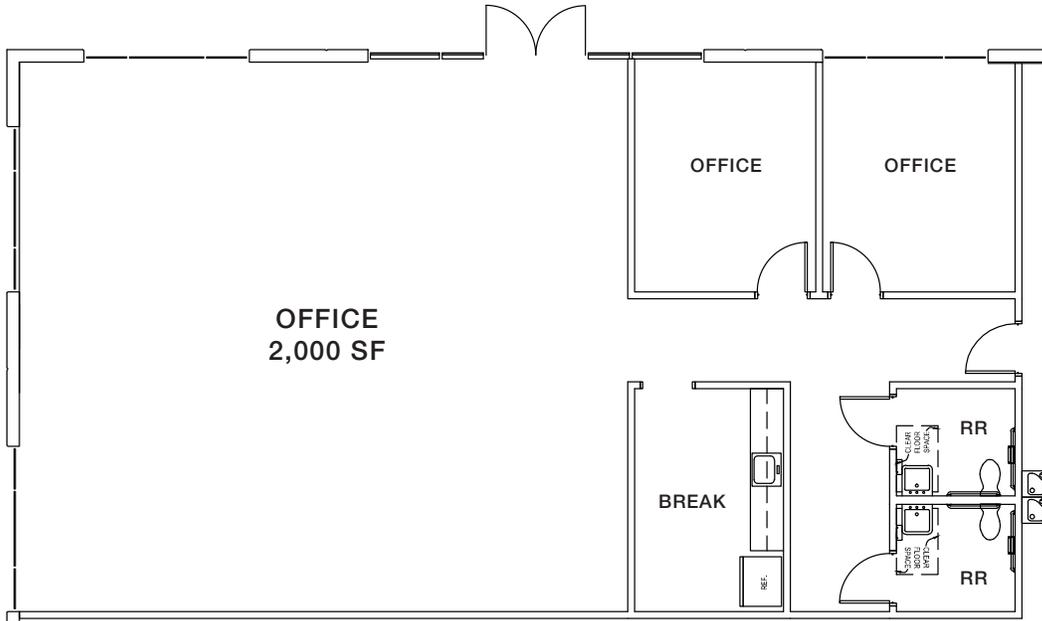
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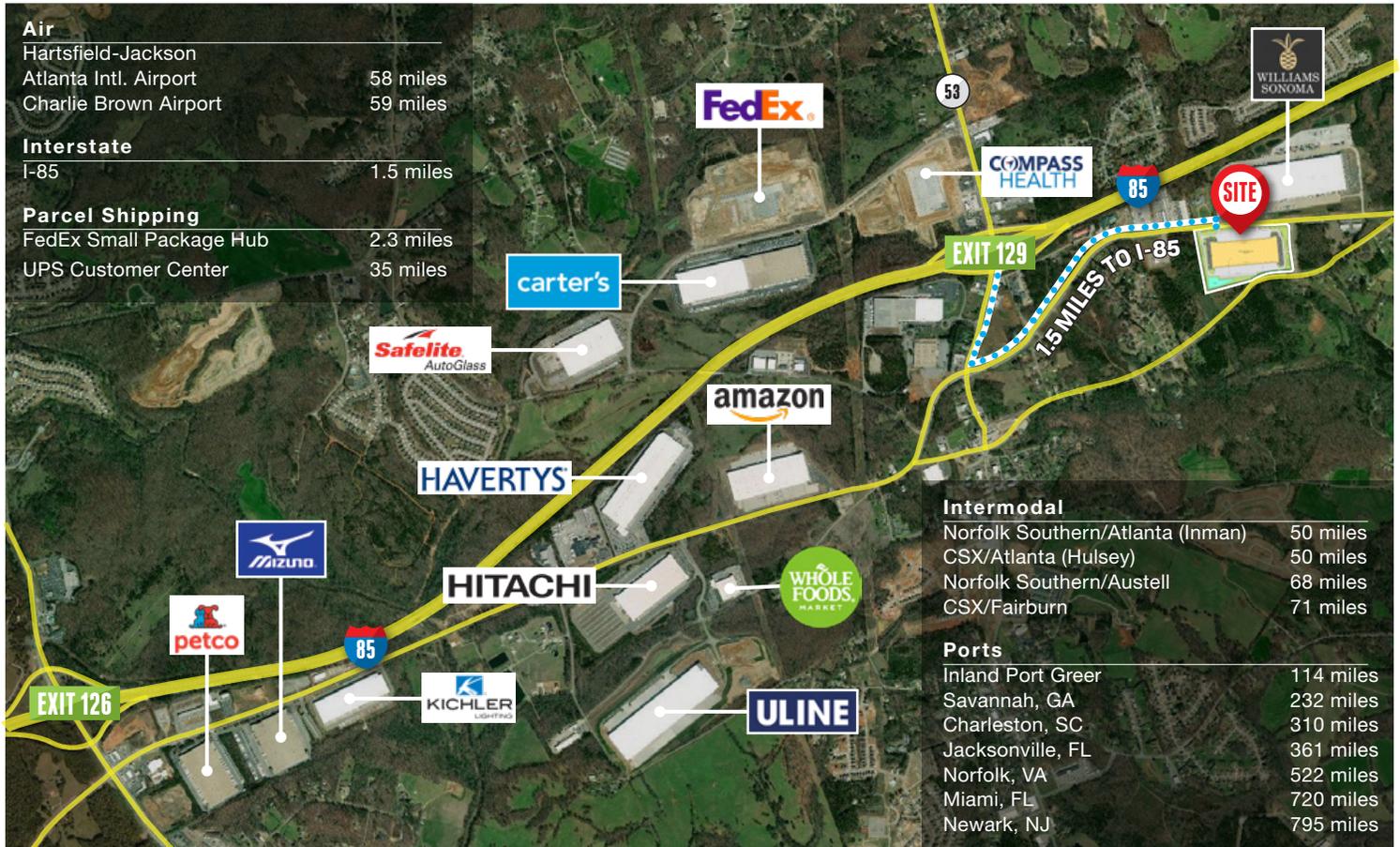
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Braselton Point Logistics Center is strategically located in the Northeast Atlanta industrial corridor on Braselton Highway with close proximity to I-85. Braselton Point provides excellent access to the new FedEx ground hub, a large amenity pool and a labor force comprised of 7 counties and 9 metro areas.

Atlanta is the largest and most dynamic industrial market in the Southeast and is ranked fourth in the US in total size. The city's mature and nimble transportation network includes the busiest passenger airport in the world (Hartsfield-Jackson International), three major interstate highways and the Port of Savannah within a four-hour drive.

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