



20 CRESTRIDGE

20 Crestridge Drive, Suwanee, GA 30024

100,800 SF AVAILABLE FOR LEASE OR PURCHASE



Property Offering

20 Crestridge Drive is available for lease or for purchase. The 100,800 sf distribution building is located on 12.3 acres and can be doubled in size. The use has been distribution of pharmaceutical supplies and 30% of the facility is improved with both high quality freezer and cooler units. In addition, it is 100% air conditioned. Proposed uses include:

- Pharmaceutical supply distribution
- Food distribution
- Light manufacturing
- Final assembly of components

Foreign Trade Zone Designation

- Service Area #26 – User designation available

Labor

- Deep labor pool of 1.5M in immediate Gwinnett County region
- Right-to-Work state
- Among the fastest growing counties in the nation
- Customized job training program through Quick Start

Georgia Incentives

- Potential for Ad Valorem Tax incentives for job creation and investment in equipment and real estate
- Expedited plan reviewing and permitting
- Potential for permit fee reductions
- Corporate income tax credits up to \$1,250 per new employees (25 or more)
- Georgia ports tax credits
- 100% inventory tax exemptions for goods shipped outside of Georgia including e-commerce fulfillment

Location

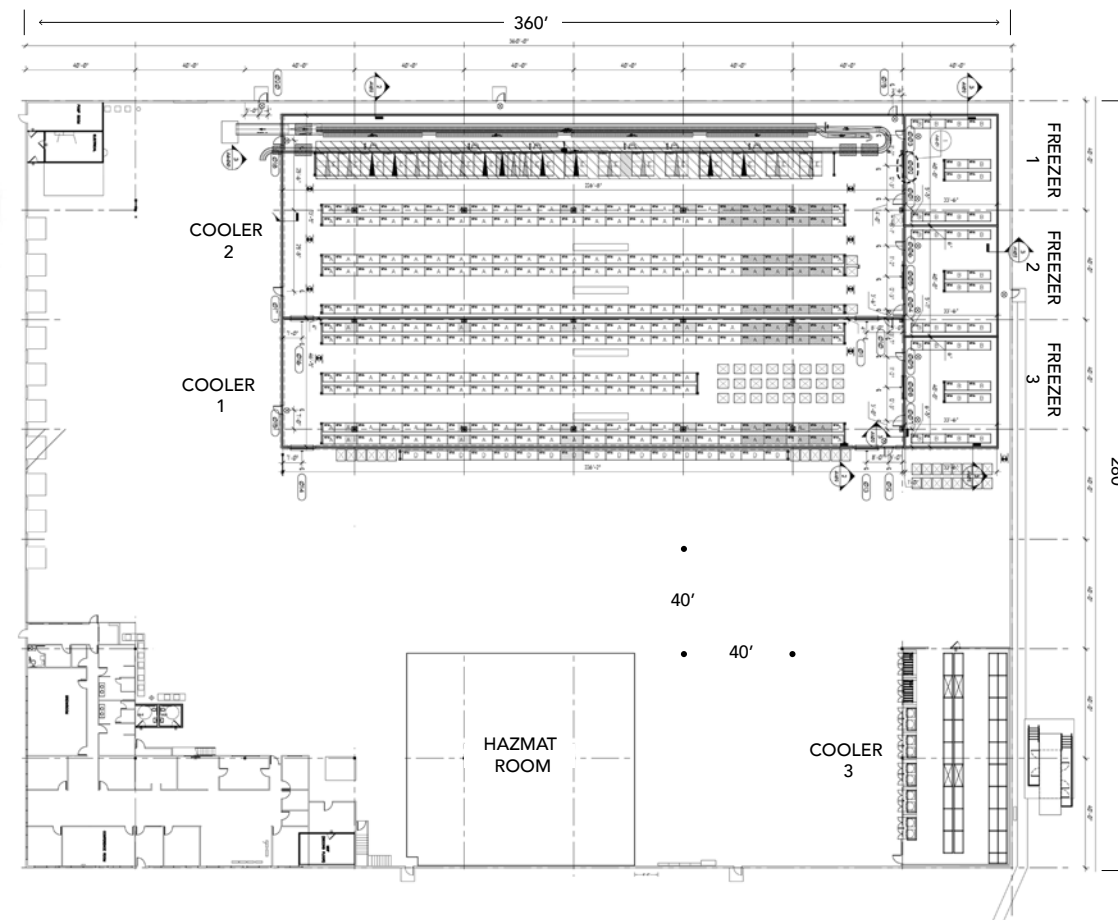
- Located 1.5 miles off of I-85 exit 111 in Gwinnett County Industrial Submarket
- Hartsfield-Jackson Atlanta Airport – 41 miles
- Atlanta CBD – 31 miles
- Port of Savannah – 274 miles

Hubs

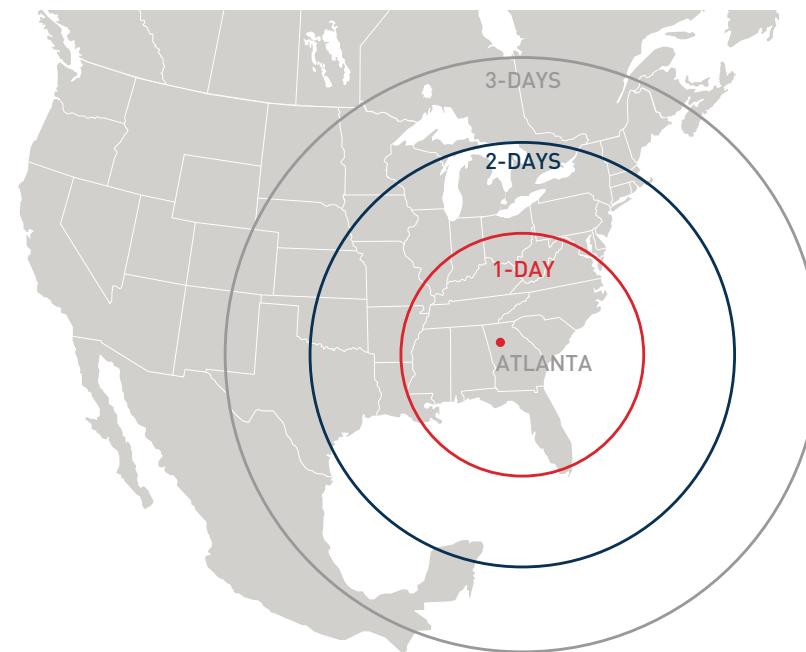
- UPS Hub – 8.5 miles and 41 minutes drive time
- FedEx Hub – 14.5 miles and 17 minutes drive time

Intermodals

- Austell, GA – 47 miles (Norfolk Southern)
- Fairburn, GA – 54 miles (CSX)



DAYS TRUCK DRIVE FROM SITE



Specifications

Building

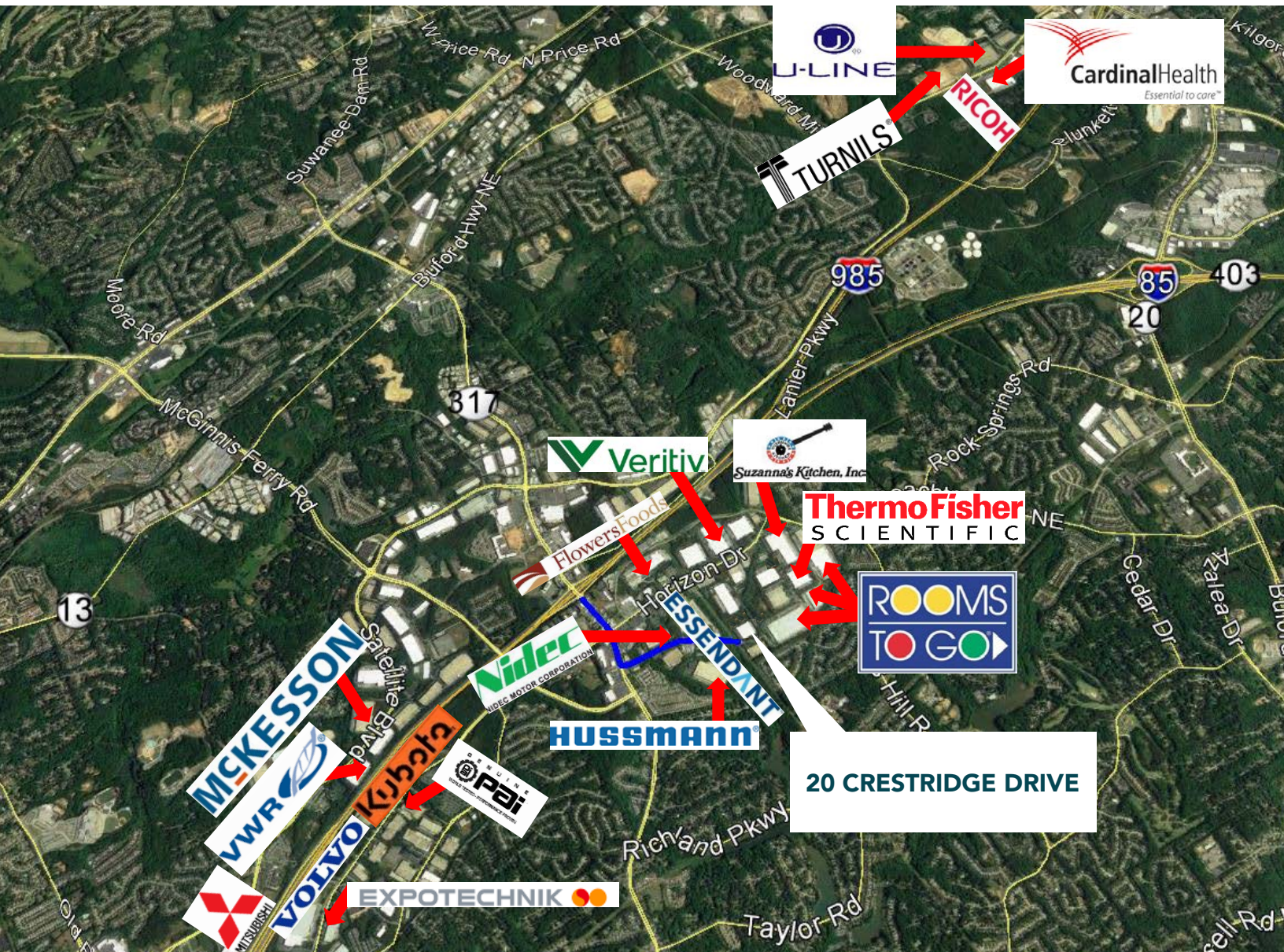
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|-----------------------|--|
| Acreage | 12.3 |
| Building SF | 100,800 - expandable to ±201,600 |
| Office SF | ±6,400 |
| Dimensions | 360' x 280' |
| Clear Height | ±28' |
| Column Spacing | 40' x 40' |
| Loading Configuration | Single load |
| Dock Doors | 10 9'x10' with Serco hydraulic levelers and truck restraints |
| Ramped Door | 1 9'x10' |
| Grade Level | 1 10'x12' at rear of building (expansion wall) |
| Truck Court Depth | 125' |
| Trailer Parks | 8 plus expansion land |
| Sprinkler | ESFR with ¾" heads |
| Power | Heavy power (two 2,000 amp panels & 4 800 amp panels) |
| Lighting | T5 lights on sensors |
| Year Built | 1999 |
| Roof | Replaced 2014 – white undercoat |
| HVAC | Throughout including warehouse |
| Back-up Generator | 1250 kW |
| Slab | Joints caulked |

Refrigerated Units

| | |
|--|--------------------------------|
| Cooler | Three units totaling 27,427 SF |
| • Main unit installed 2011 (Coolers 1 & 2) | |
| • 4" insulated metal panel construction | |
| • 35 to 40 degrees Fahrenheit | |
| • Coolers 1 & 2 R404 Freon | |
| • Cooler 3 R22 Freon | |
| Freezers | Three units totaling 4,020 SF |
| • Installed 2011 | |
| • 5" insulated metal panel construction | |
| • Minus 20 degrees Fahrenheit | |
| • R404 Freon | |

Hazardous Materials Room

| | |
|-----------------|--|
| Size | ±6,478 SF |
| Dimensions | 82'x79' with safety railing |
| Sprinkler | In-rack |
| Wall thickness | 9" |
| Interior access | 2 10'x14' roll up doors with safety bollards |
| Height | ±25' 9" – dry fogged white underside of roof |



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