

FOR LEASE

Owned and Operated by



Azalea Pointe Distribution Center

2961 Gravel Springs Road, Buford, GA

Delivering 2Q 2023



LEASING INFO & CONTACT

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FOUNDRY
COMMERCIAL

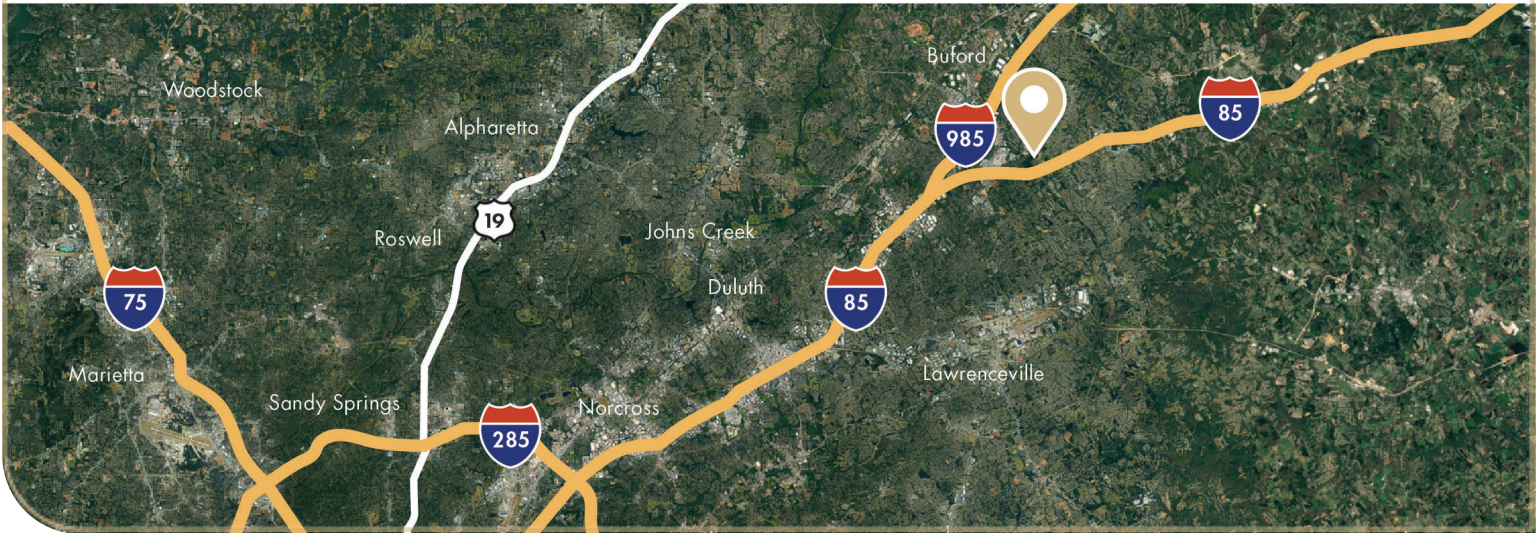
This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



BUILDING FEATURES

Building Size	251,629 SF
Clear Height	36'
Column Spacing	54' x 52' typical 60' speed bay
Foundation	7" Slab, 4,000 PSI
Roofing	45-mil TPO Roof w/ 15 Year Warranty
Electrical	3,000 amps, 480 / 277 volt Ability to upgrade to 5,000 amps

Sprinklers	ESFR
Dimensions	792' x 330'
Dock High Doors	45 - 9' x 10'
Drive-in Doors	2 - 12' x 14'
Truck Court	125' - 185'
Parking	180 auto spaces Dedicated trailer lot expandable by 80 future trailer spaces



TRANSIT OVERVIEW

TRANSPORTATION

Interstate 85	1.2 miles
Interstate 985	2.9 miles
FedEx Freight	5.2 miles
Interstate 285	23.9 miles
Hartsfield-Jackson Int'l Airport	46.4 miles

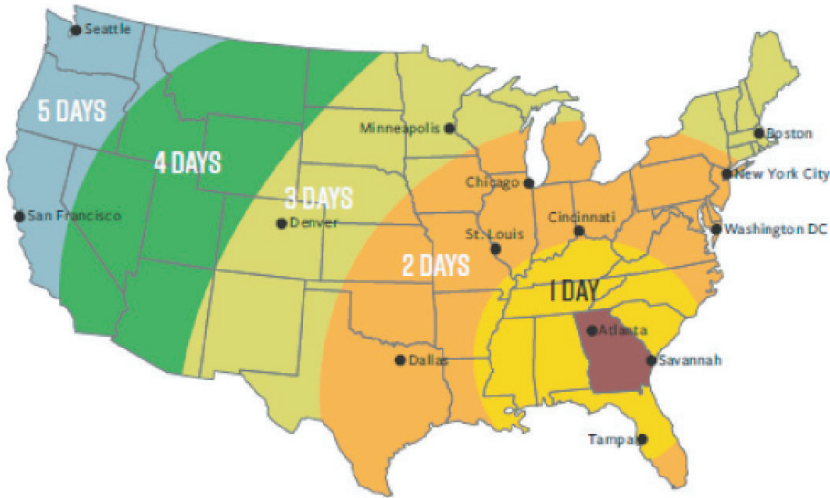
SEAPORTS & MAJOR CITIES

Charlotte	209 miles
Port of Savannah	243 mile
Port of Charleston	291 miles
Port of Brunswick	332 miles
Port of Jacksonville	348 miles
Raleigh/Durham	370 miles
Washington DC	588 miles

INTERMODAL

Gainesville Inland Port	26.5 miles
Norfolk Southern CSX	39.0 miles
Fairburn CSX	60.8 miles
Greenville Inland Port	124.0 miles

TRUCK TRANSIT TIMES MAP



AIR TRANSIT TIMES MAP



RAIL TRANSIT TIMES MAP

