

GRAVEL 85 DISTRIBUTION CENTER

2323 Brown Road, Buford, GA

BUILDING 100



69,120 - 330,588 SF
AVAILABLE NOW

Interstate (I-85) Visibility
One mile from new GA 324 / I-85 Interchange

A DEVELOPMENT BY:



CLARION PARTNERS



GRAVEL 85 DISTRIBUTION CENTER

2323 Brown Road
Buford, GA

BUILDING INFORMATION

Location:	Brown Road via Gravel Springs Road (SR 324)
County:	Gwinnett
City:	Buford
Building Size:	330,588 SF Rear Load
Available Size:	69,120 - 330,588 SF
Construction:	Pre-Cast, Concrete Tilt Wall
Clear Height:	36'

Pursuing LEED Certification

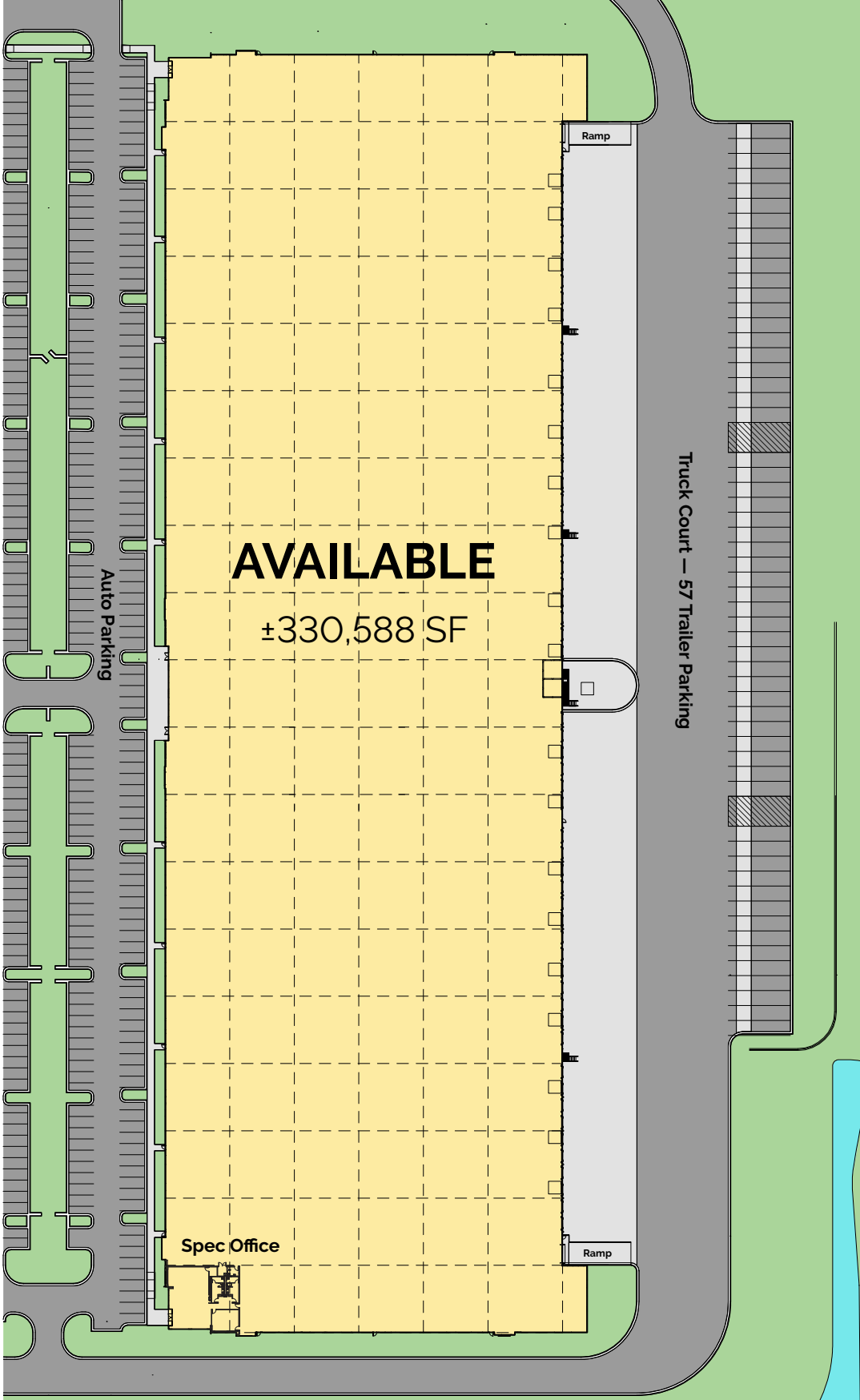


BUILDING 100 SPECS

Available:	69,120 - 330,588 SF
Construction:	Tilt-up concrete, site-cast
Loading Configuration:	Rear-load
Office Size:	3,500 SF - Expandable
Building Depth:	320'
Truck Court Depth:	185'
Dock Doors:	57 (9'x10') insulated
Dock Equipment:	19 dock levelers/seals
Drive-in Doors:	2 (14'x16') insulated
Lighting:	LED on Motion Sensors - 25' candle @ 36'
Bay Size:	52'x54' Typical
Trailer Parking:	57 spots
Speed Bay Size:	60'x54' Loading
Clear Height:	36' (first bay in)
Power:	BTS
Fire Protection:	ESFR
Roof:	60 mil TPO
Slab:	7" reinforced w/ #3 @ 16" O.C.
Auto Parking:	191 spots

A DEVELOPMENT BY:







NEW
GA 324 Interchange

Truck Time to Ports



DRIVE TIMES

Interstate 85:	1 min.
Interstate 985:	8 min.
Interstate 285:	43 min.
Hartsfield-Jackson Int'l Airport:	58 min.

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