

FOR LEASE

JEFFERSON 85 LOGISTICS CENTER

DRY POND ROAD | JEFFERSON, GA 30549



AVAILABLE Q2 2024 | 497,094 SF CROSS DOCK

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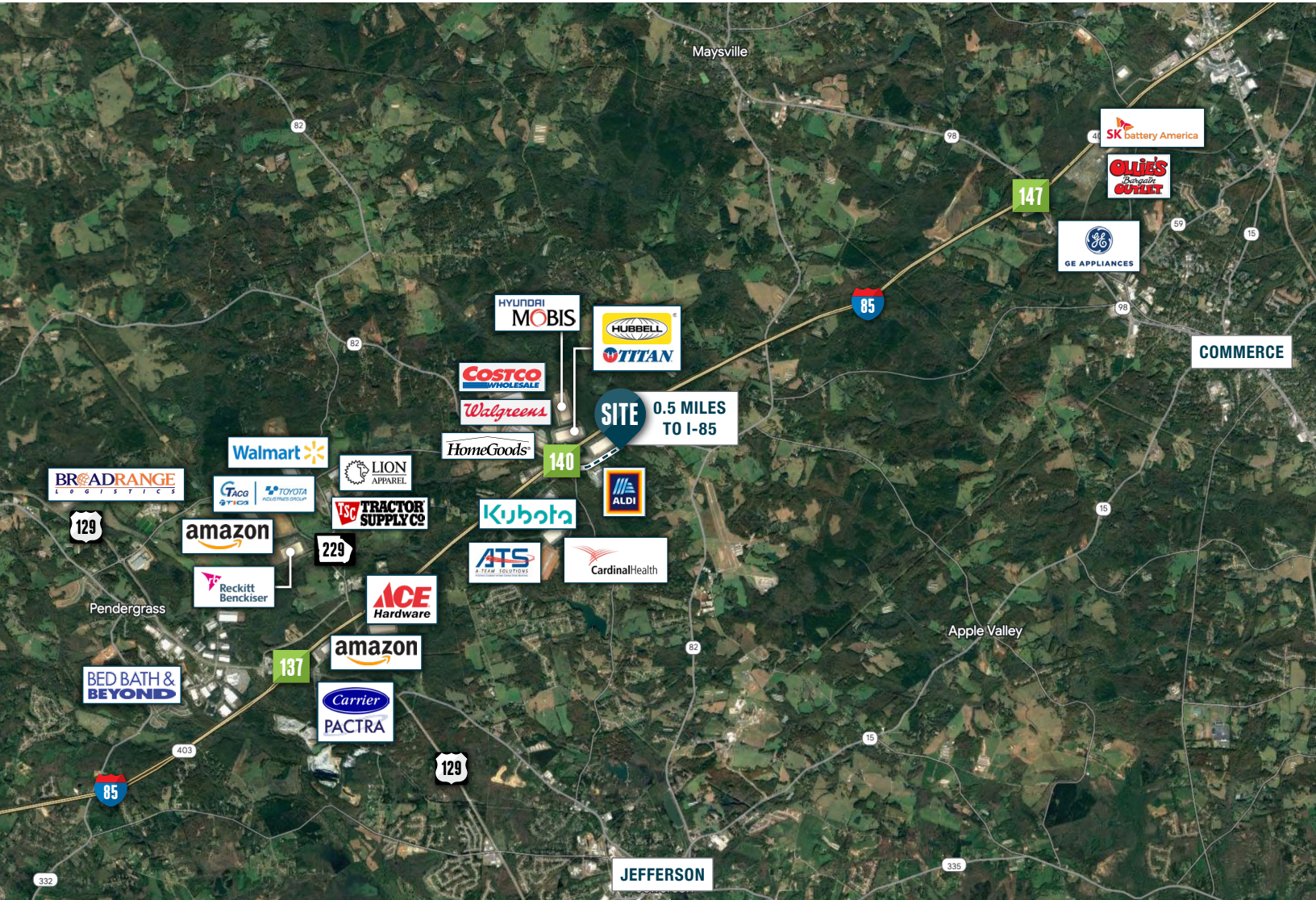


BUILDING SPECIFICATIONS

Total SF	497,094 SF (520' D x 956' W)
Office	BTS
Clear Height	40'
Dock High Doors	101 (9' x 10') Overhead Doors
Drive-In Doors	4 (12' x 10') Oversized Doors with Concrete Ramps
Bay Staging	54' 4" x 50' with 60' Staging Bays
Truck Court Depth	185'
Truck Apron	7" Thick Concrete with 6" Aggregate Base
Trailer Storage	131 Trailer Drops (Expandable to 229)
Car Parks	261 Car Parks
Sprinkler	ESFR
Power	3,000 Amp, 3-Phase, 277/480 Volt
Floor Thickness	7" Unreinforced, 4,000 PSI
Lighting	Interior and Exterior LED
Windows	5' x 5' Clerestory at Dock Wall (Every other structural bay)

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CORPORATE NEIGHBORS



DEMOGRAPHICS

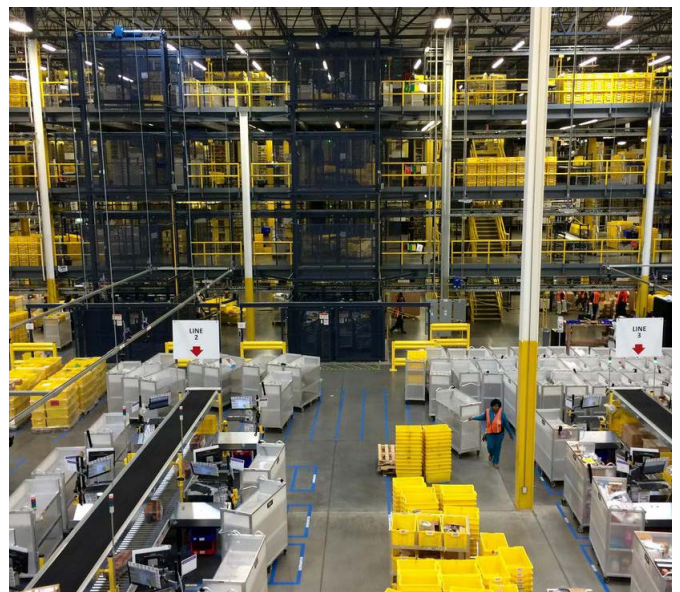
LOCATION PROXIMITY DEMOGRAPHICS				
	1 Mile	3 Miles	5 Miles	10 Miles
Population	262	4,304	13,521	69,611
Household Income	\$106,328	\$97,028	\$91,079	\$88,613

The City of Jefferson and Jackson County's attention to Metro Atlanta's industrial and logistics boom has helped welcome distribution centers for major corporations such as Amazon, which now boasts three centers in the county, and has helped place Jefferson and Jackson County on the map. Industrial parks and logistics centers have been developed within the city limits and adjacent to the city to accommodate the continued interest. Not only is this area leading Atlanta's industrial market expansion up the northeast I-85 corridor, but in recent years, Jackson County has been recognized as one of the fastest growing counties in the United States.

Regional, national and international manufacturing companies alike are choosing Jackson County, GA as their base of operations in Metro Atlanta and the Southeast.

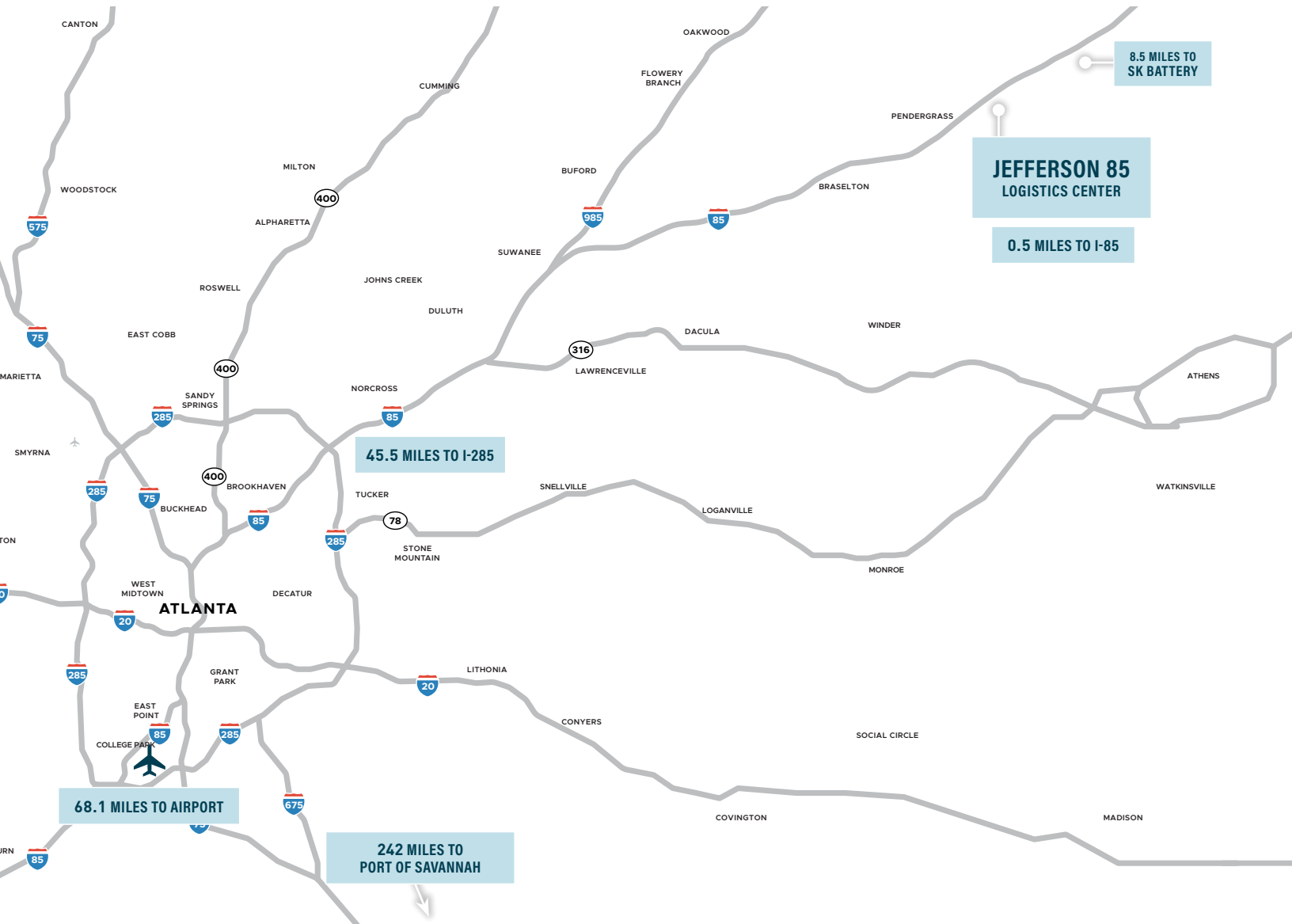
JACKSON COUNTY'S LARGEST EMPLOYERS

- Amazon.com Services, Inc.
- HG Georgia Merchants, Inc.
- Kubota Industrial Equipment Corporation
- SK Battery America, Inc.
- Staffing Solutions Southeast, Inc.
- TD Automotive Compressor, Georgia, LLC
- The William Carter Company
- Wayne Poultry
- Williams-Sonoma Direct, Inc.



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METRO ATLANTA LOCATION



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

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