

FOR LEASE

# JEFFERSON 85 LOGISTICS CENTER

1015 DRY POND ROAD | JEFFERSON, GA 30549



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**AVAILABLE NOW | 497,094 SF CROSS DOCK**

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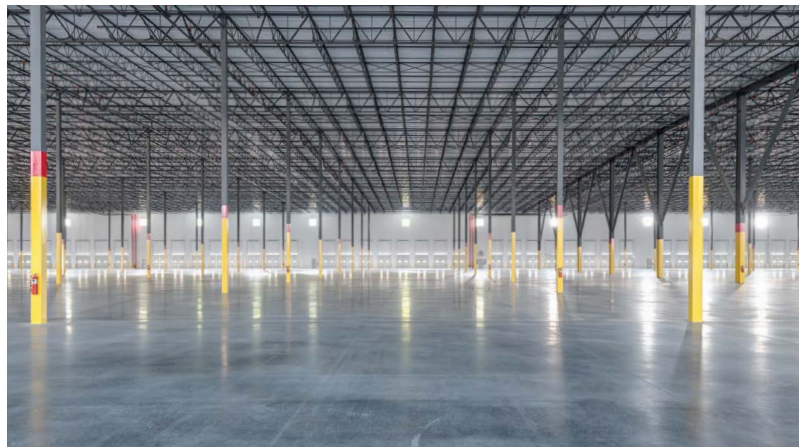


## BUILDING SPECIFICATIONS

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



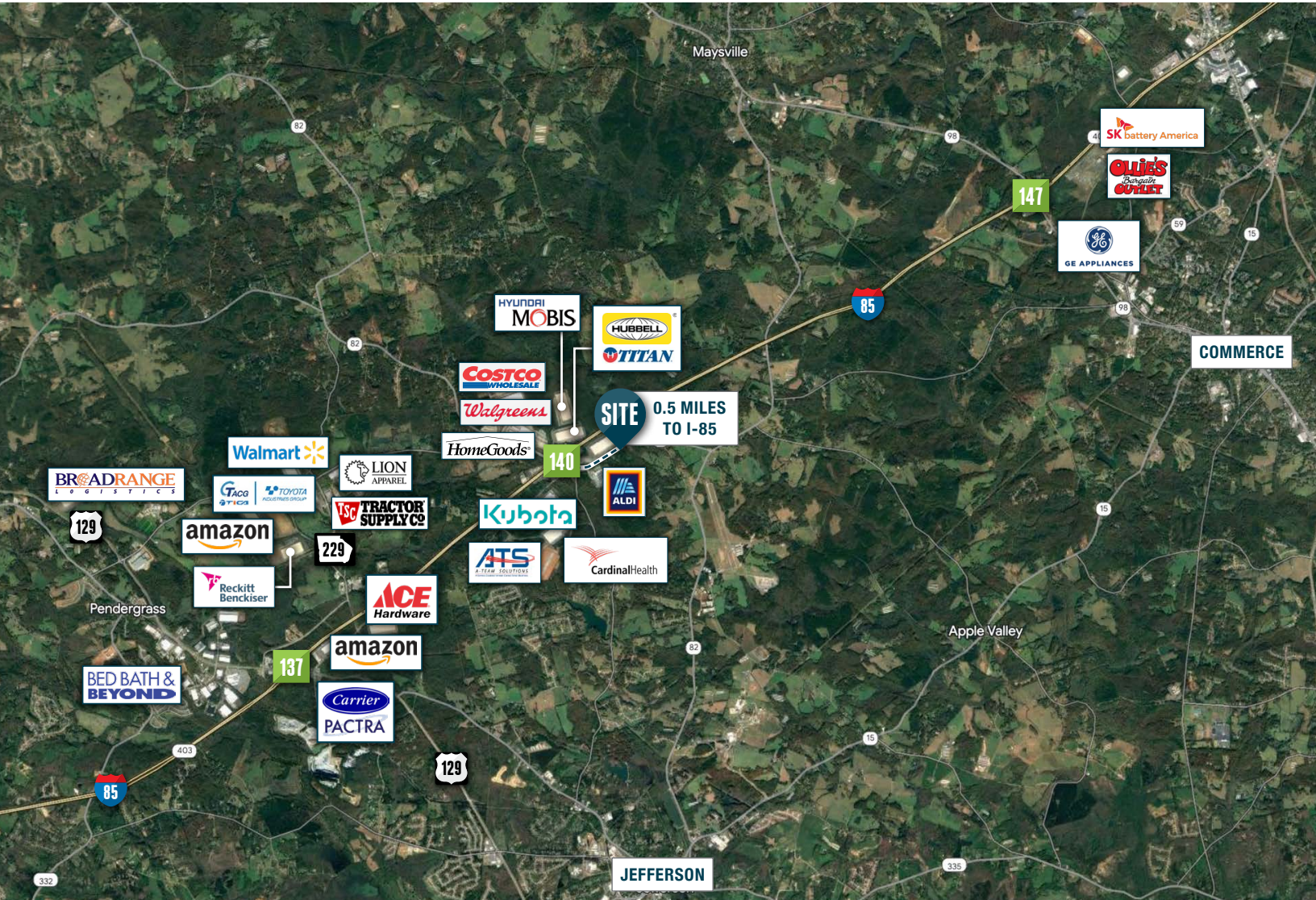
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## CORPORATE NEIGHBORS





## DEMOGRAPHICS

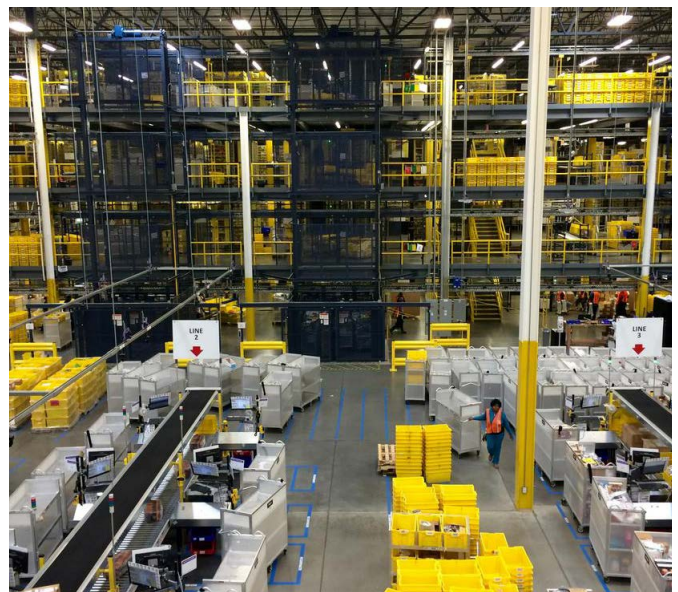
LOCATION PROXIMITY DEMOGRAPHICS				
	1 Mile	3 Miles	5 Miles	10 Miles
<b>Population</b>	262	4,304	13,521	69,611
<b>Household Income</b>	\$106,328	\$97,028	\$91,079	\$88,613

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.

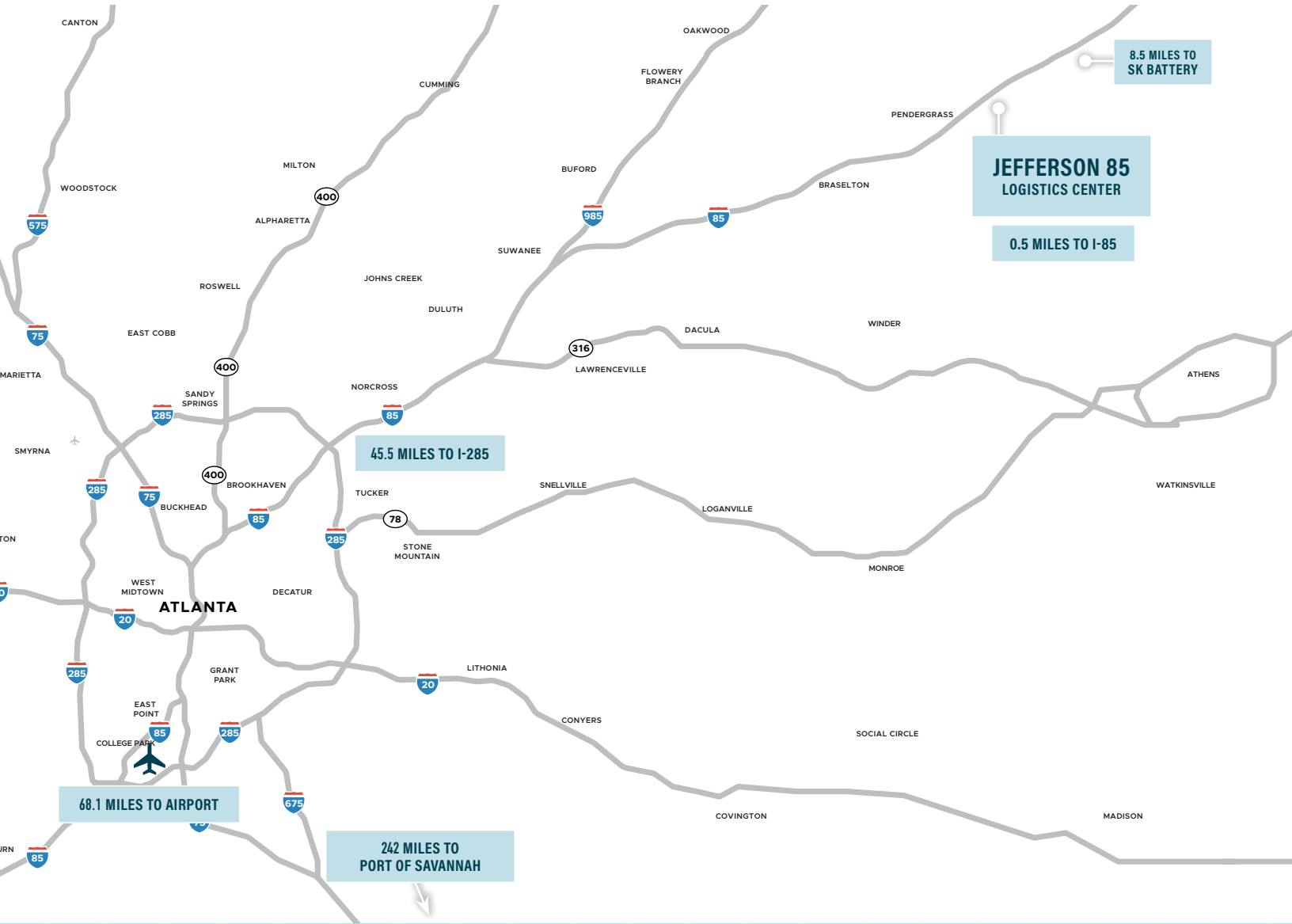
### JACKSON COUNTY'S LARGEST EMPLOYERS

- 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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