

Q1 2026 Delivery

 **ALLIANCE 985
BUSINESS PARK**

FOR LEASE

Atlanta Highway, Building 100 & 200
Flowery Branch, GA, 30542

Building 100: 113,536 SF
Building 200: 426,872 SF

For more information, contact:

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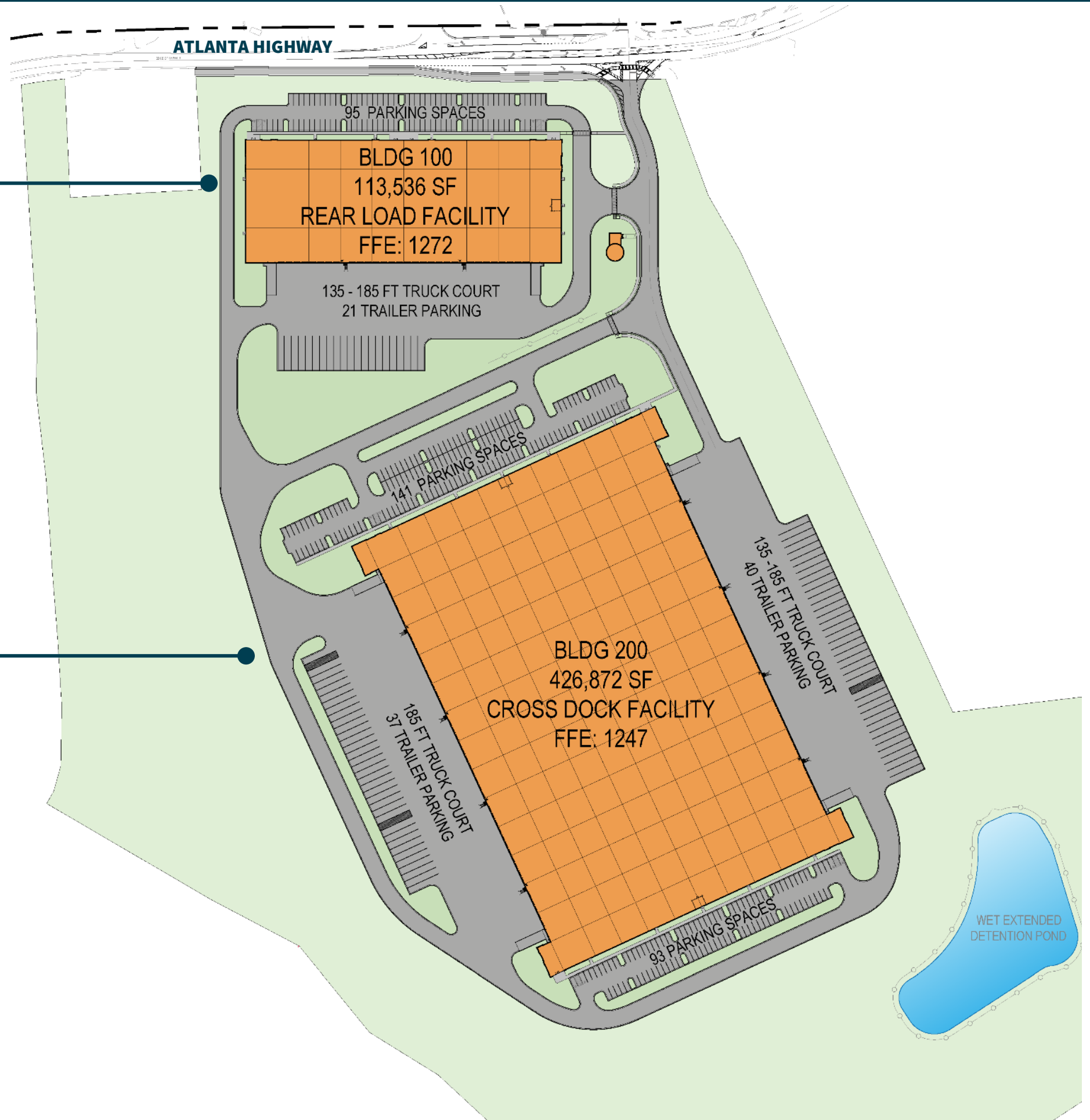
PARK PLAN

Building 100 Specs

- Total Size: 113,536 SF (210' x 540')
- Configuration: Rear-load
- Clear Height: 32' clear
- Dock Doors: 29 (9' x 10') dock-high doors
- Drive-In Doors: 2 (12' x 14') drive-in doors
- Auto Parking: 95 auto parks
- Trailer Parking: 21 trailer parks
- Column Spacing: 50' x 54' with 60' staging bays
- Roof: 45 mil, R-15 TPO
- Sprinkler System: ESFR
- Slab: 6" unreinforced concrete, 4,000 PSI
- Truck Court: 135' – 185' all concrete truck court
- Additional Features: 5' x 5' clerestory windows

Building 200 Specs

- Total Size: 426,872 SF (520' x 810')
- Configuration: Cross-dock
- Clear Height: 40' clear
- Dock Doors: 83 (9' x 10') dock-high doors
- Drive-In Doors: 4 (12' x 14') drive-in doors
- Auto Parking: 234 auto parks
- Trailer Parking: 77 trailer parks
- Column Spacing: 50' x 54' with 60' staging bays
- Roof: 45 mil, R-15 TPO
- Sprinkler System: ESFR
- Slab: 7" unreinforced concrete, 4,000 PSI
- Truck Court: 135' – 185' all concrete truck courts
- Additional Features: 5' x 5' clerestory windows





CORPORATE NEIGHBORS

1		5		9	
2		6		10	
3		7			
4		8			

METRO MAP



POINTS OF INTEREST

Hartsfield-Jackson Int' Airport	60 Miles
Atlanta CBD	45 Miles
UPS Package Hub (Buford)	9.1 Miles
FedEx Ground Hub (Braselton)	12 Miles
Inland Port - Gainesville	13 Miles

INTERSTATES

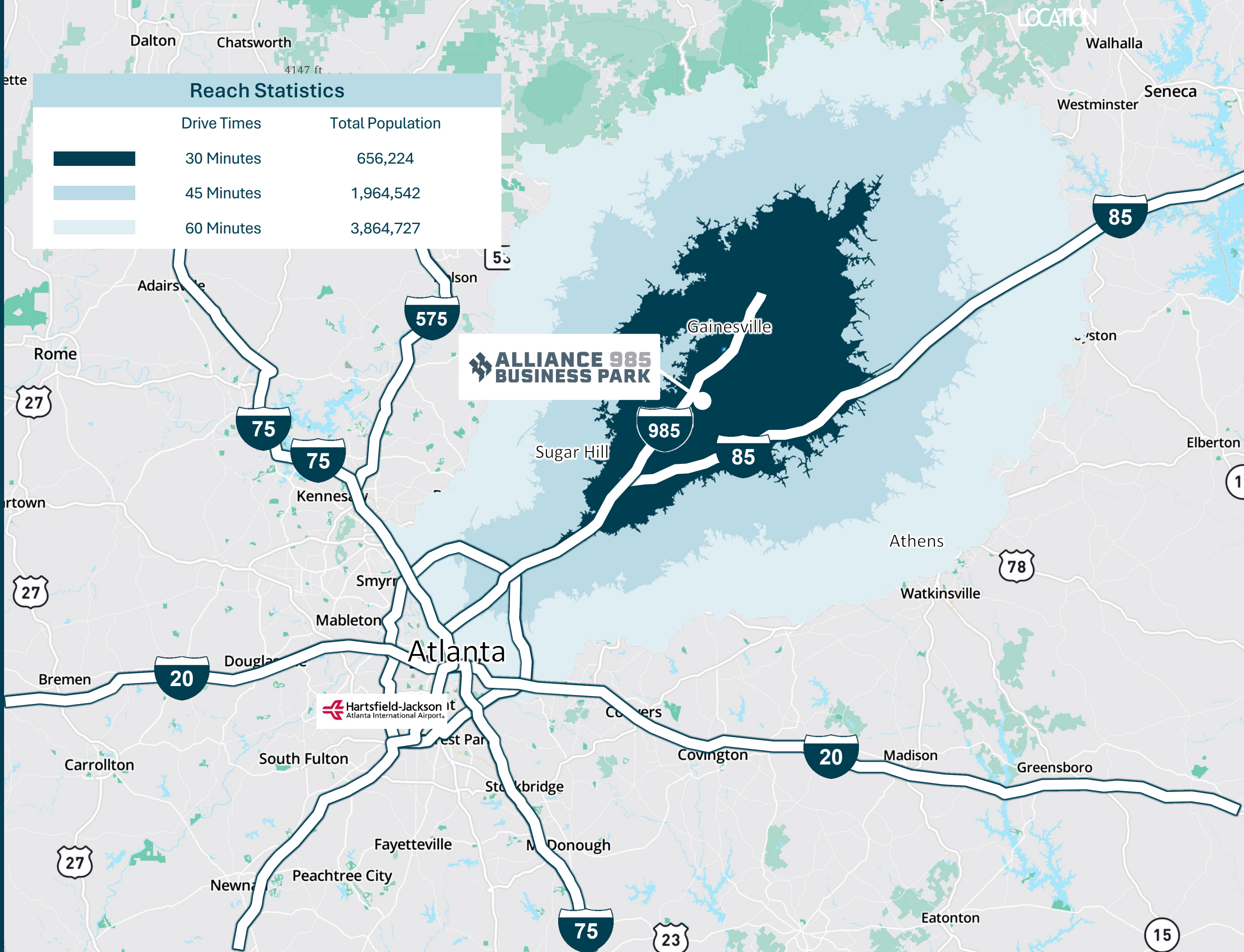
Interstate 985 (via Highway 53)	1.1 Miles
Interstate 985 (via HF Reed Industrial Pkwy)	2.3 Miles
Interstate 85	16 Miles
Interstate 285	33 Miles

ALLIANCE 985 BUSINESS PARK

5 Mile Demographics

- 25% Bachelors/Grad Degree
- 34% Blue Collar Work Force
- 37 Median Age
- \$110,794 Average Household Income
- 2.83 Average Household Size
- \$505,393 Average Home Value

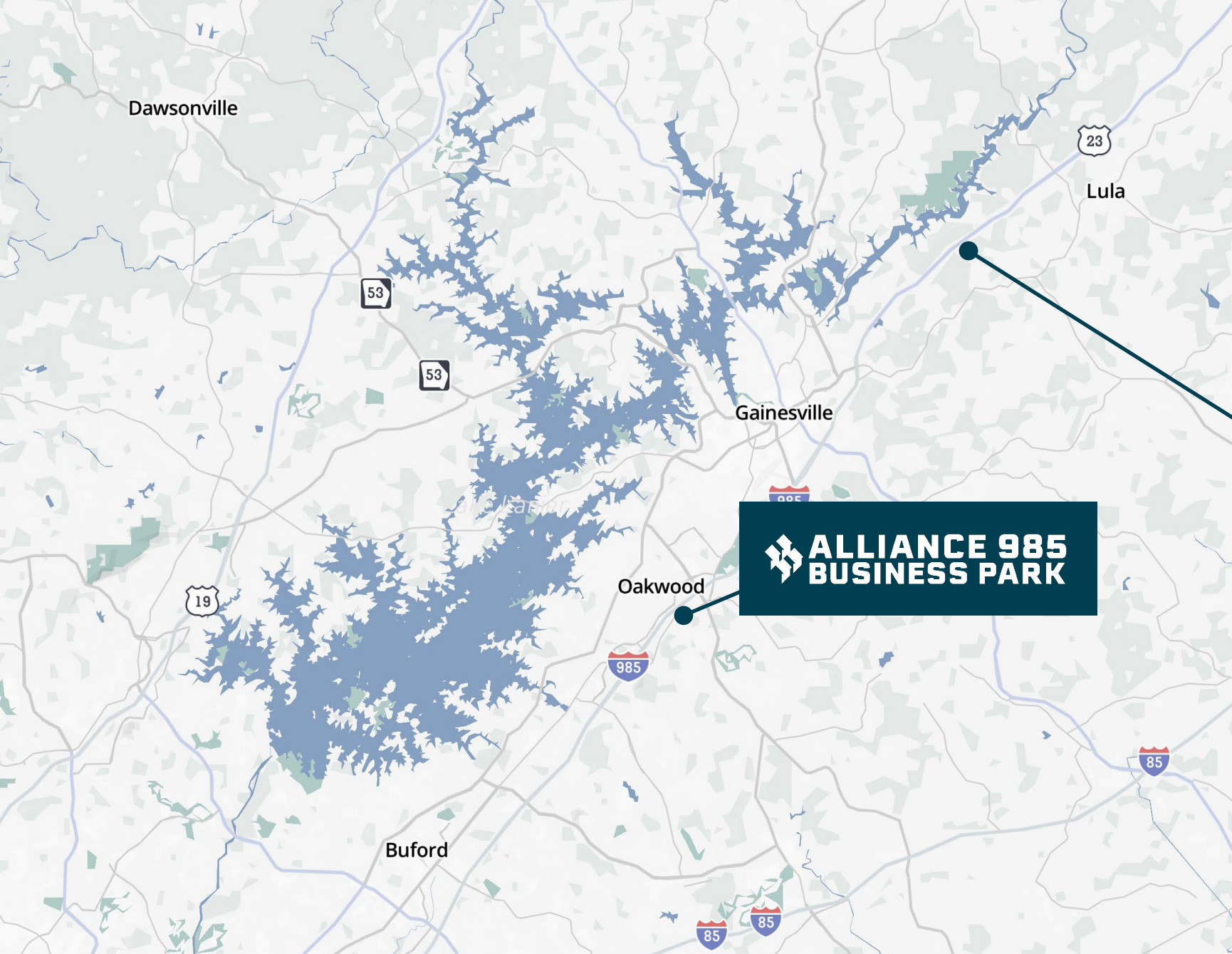
Reach Statistics	
Drive Times	Total Population
	30 Minutes: 656,224
	45 Minutes: 1,964,542
	60 Minutes: 3,864,727



ALLIANCE 985 BUSINESS PARK

Hartsfield-Jackson Atlanta International Airport

LOCATION



PROXIMITY TO THE INLAND PORT

The planned 104-acre Northeast Georgia Inland Port will provide a direct link to the Port of Savannah via Norfolk Southern. With the roundtrip truck route totaling 602 miles, the Northeast GA Inland Port alleviates approximately 36 million truck miles on Georgia highways.



The rail terminal will open with 9,000 feet of working track, expanding to 18,000 feet at full build-out



Serves the manufacturing and logistics corridor along I-85/985 in Northeast Georgia



Rail deliveries can shorten truck delivery times from approximately seven hours to less than 30 minutes



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