



BRASELTON CIRCUIT BUSINESS CENTER



Up to 839,674 SF Available

00 Braselton Parkway, Braselton, GA

Price Weaver

+1 404 877 9266

price.weaver@colliers.com

Ben Logue, SIOR

+1 404 877 9232

ben.logue@colliers.com

Hooper Wilkinson

+1 404 877 9233

hooper.wilkinson@colliers.com

Walker Wellford

+1 770 795 1330

wwellford@taylormathis.com

PARK OVERVIEW

SITE DATA

TOTAL SITE AREA:	71.22 ACRES
BUILDING 100:	+/- 288,950 SQ.FT.
BUILDING 200:	+/- 209,022 SQ.FT.
BUILDING 300:	+/- 341,702 SQ.FT.
TOTAL BUILDING SF:	+/- 839,674 SQ.FT.



TAYLOR&MATHIS

NOTE: ALL ITEMS SHOWN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE. NOT INTENDED FOR CONSTRUCTION.

BRASELTON CIRCUIT
BUSINESS CENTER

Braselton Circuit Business Center is a three building, master planned Class A industrial park totaling 839,674 SF. Located next door to the FedEx Ground Hub at the interchange of GA Highway 53 and Braselton Parkway in Braselton, GA, the park will offer both front-load & rear-load configuration, and building depths ranging from 320' - 340'. This Class A Park will feature architectural tilt-wall construction, spacious 185' deep truck courts and ample trailer and automobile parking.



Building 100

+/- 288,950 SF

32' Clear Height

Rear-load

340' Deep



Building 200

+/- 209,022 SF

32' Clear Height

Front-load

330' Deep



Building 300

+/- 341,702 SF

32' Clear Height

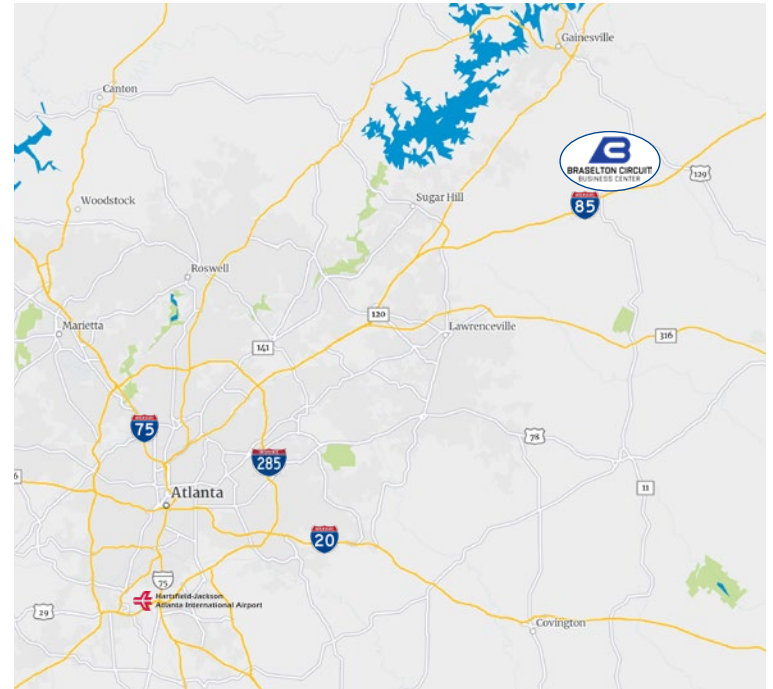
Rear-load

320' Deep



BRASELTON CIRCUIT
BUSINESS CENTER

LOGISTICS HIGHLIGHTS



AIRPORTS

Gwinnett County Airport	20 miles
Hartsfield Jackson Int'l Airport	58 miles



INTERMODALS

CSX Hulsey Yard	52 miles
CSX Fairburn	70 miles
Norfolk Southern/Inman	50 miles
Norfolk Southern/Austell	63 miles



INTERSTATES

I-85	0.5 miles
I-985	17 miles
I-285	34 miles



PORTS

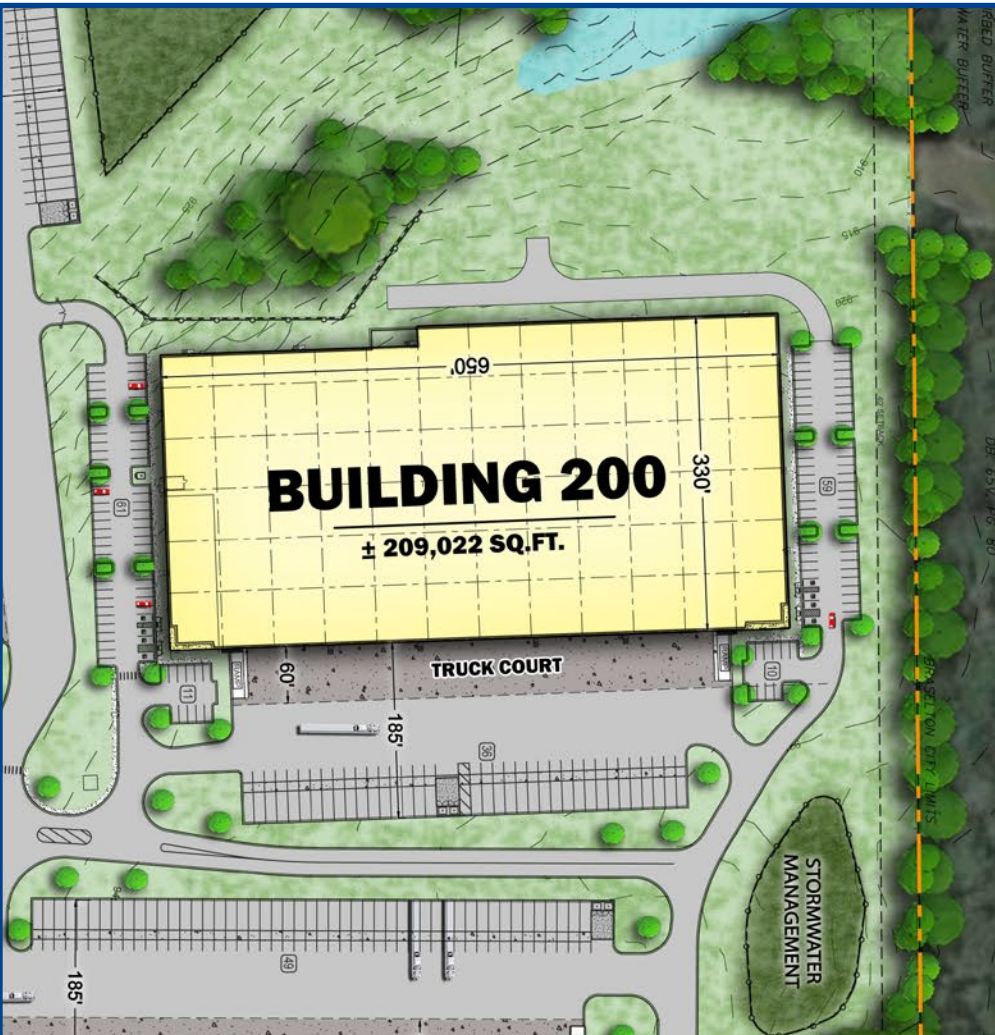
Inland Port Greer	114 miles
Savannah	235 miles
Charleston	305 miles

BUILDING 100



SPACE AVAILABLE	+/- 288,950 SF
CLEAR HEIGHT	32' Minimum
COLUMN SPACING	53'4" W x 56' D (60' speed bays)
BUILDING DIMENSIONS	340' X 850'
AUTO PARKING	157 Spaces
TRAILER PARKING	49 Spaces
SPRINKLERS	ESFR
WINDOWS	Clerestory
SLAB	7"
DOCK DOORS	46 (9' x 10')
DRIVE-IN DOORS	2 (14' x 16')
TRUCK COURT	185' Deep
DISTANCE TO INTERSTATE 85	0.5 MILE

BUILDING 200



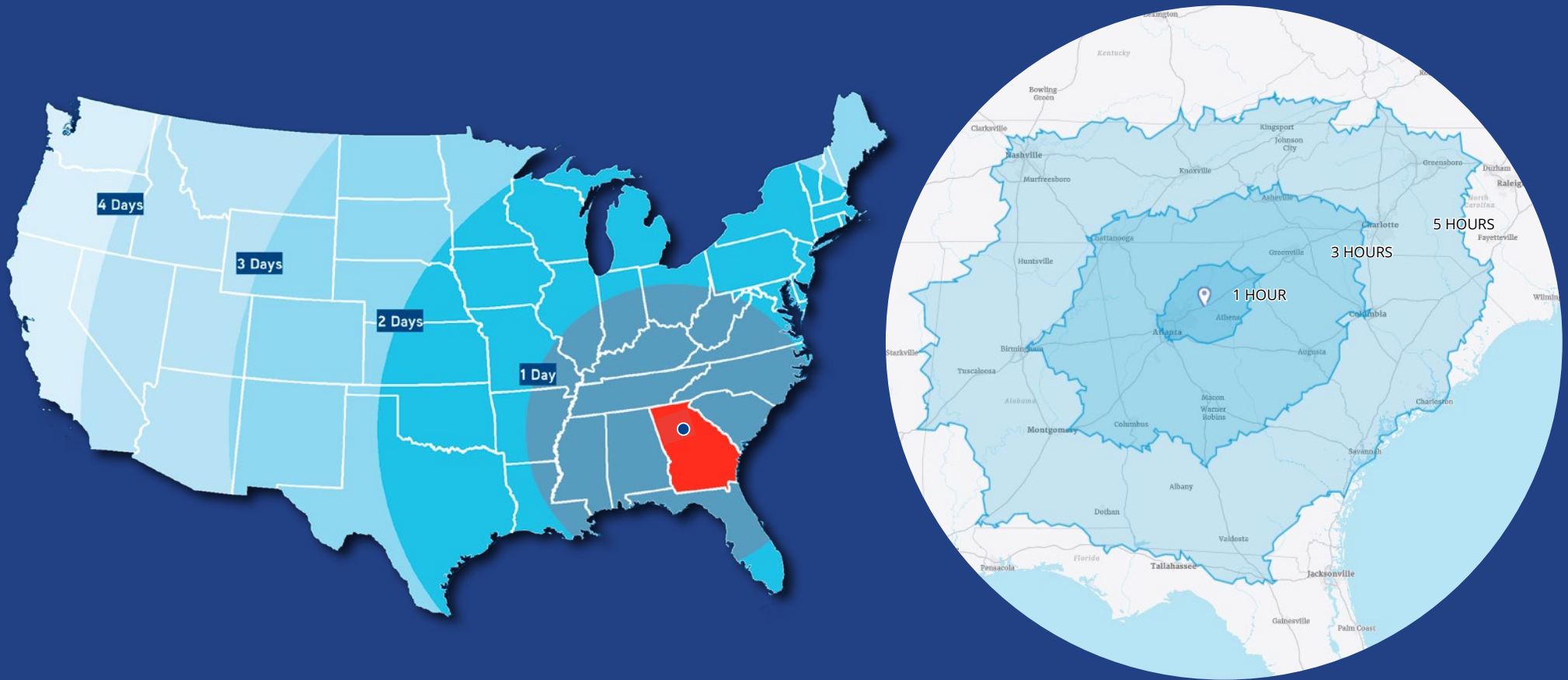
SPACE AVAILABLE	+/- 209,022 SF
CLEAR HEIGHT	32'
COLUMN SPACING	54' W x 54' D (60' speed bays)
BUILDING DIMENSIONS	330' X 650'
AUTO PARKING	141 Spaces
TRAILER PARKING	36 Spaces
SPRINKLERS	ESFR
WINDOWS	Clerestory
SLAB	7"
DOCK DOORS	32 (9' x 10')
DRIVE-IN DOORS	2 (14' x 16')
TRUCK COURT	185' Deep
DISTANCE TO INTERSTATE 85	0.5 MILE

BUILDING 300



SPACE AVAILABLE	+/- 341,702 SF
CLEAR HEIGHT	32'
COLUMN SPACING	54' W x 52' D (60' speed bays)
BUILDING DIMENSIONS	320' X 1068'
AUTO PARKING	379 Spaces
TRAILER PARKING	42 Spaces
SPRINKLERS	ESFR
WINDOWS	Clerestory
SLAB	7"
DOCK DOORS	61 (9' x 10')
DRIVE-IN DOORS	2 (14' x 16')
TRUCK COURT	185' Deep
DISTANCE TO INTERSTATE 85	0.5 MILE

DRIVE TIMES



BRASELTON CIRCUIT
BUSINESS CENTER

Price Weaver
+1 404 877 9266
price.weaver@colliers.com

Ben Logue, SIOR
+1 404 877 9232
ben.logue@colliers.com

Hooper Wilkinson
+1 404 877 9233
hooper.wilkinson@colliers.com

Walker Wellford
+1 770 795 1330
wwellford@taylormathis.com



TAYLOR&MATHIS