



GREAT VALLEY COMMERCE CENTER

BUILDING TWO

100 Logistics Parkway Northeast, White, Georgia 30184

MOVE IN READY

824,840 SF Available

NAI Brannen Goddard

LEASING AGENT



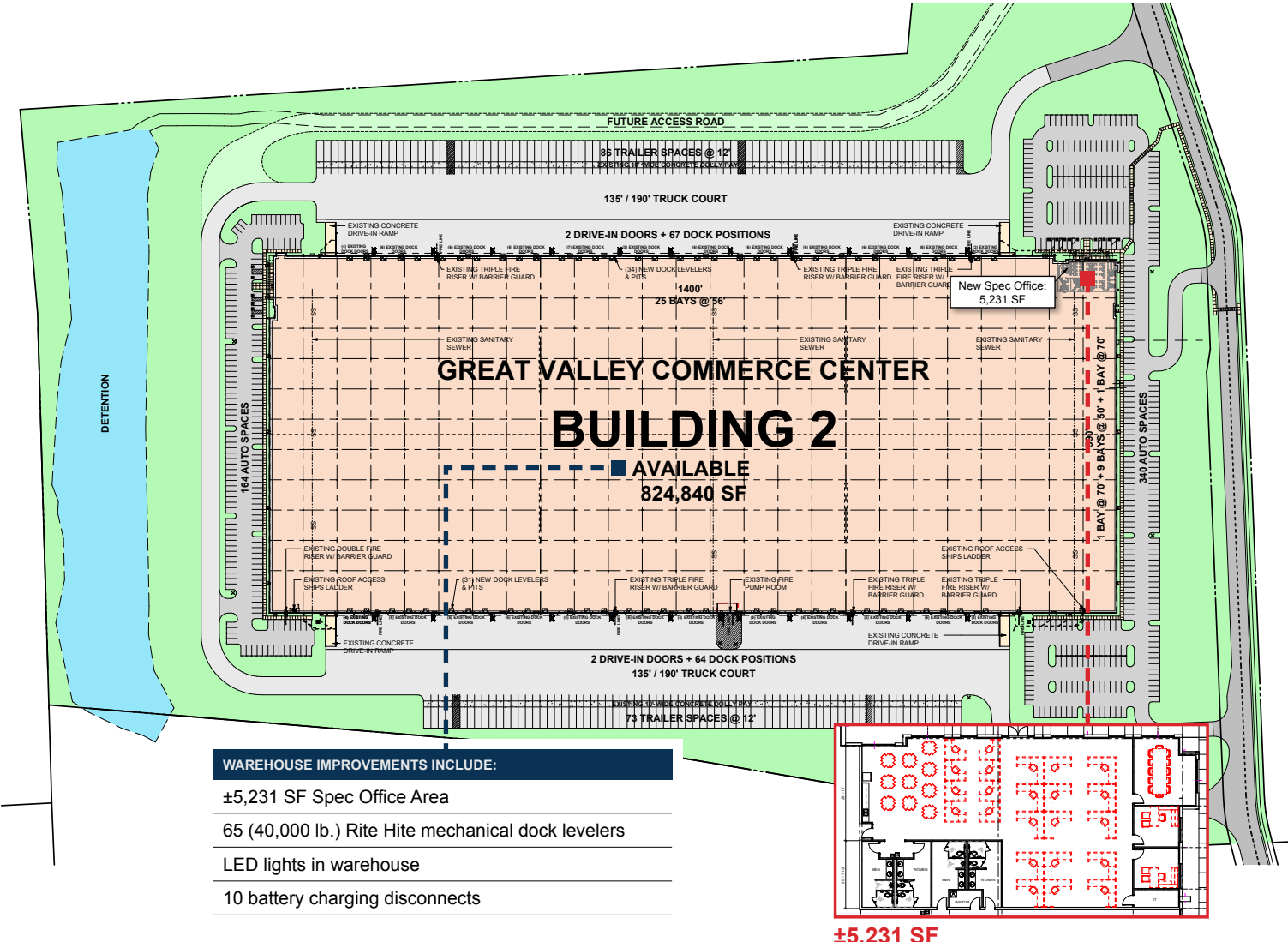
DEVELOPER

GREAT VALLEY COMMERCE CENTER

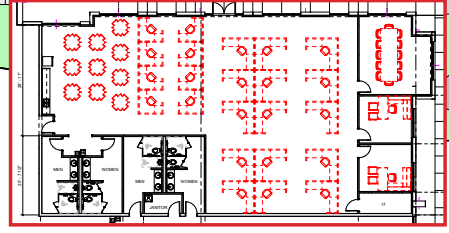
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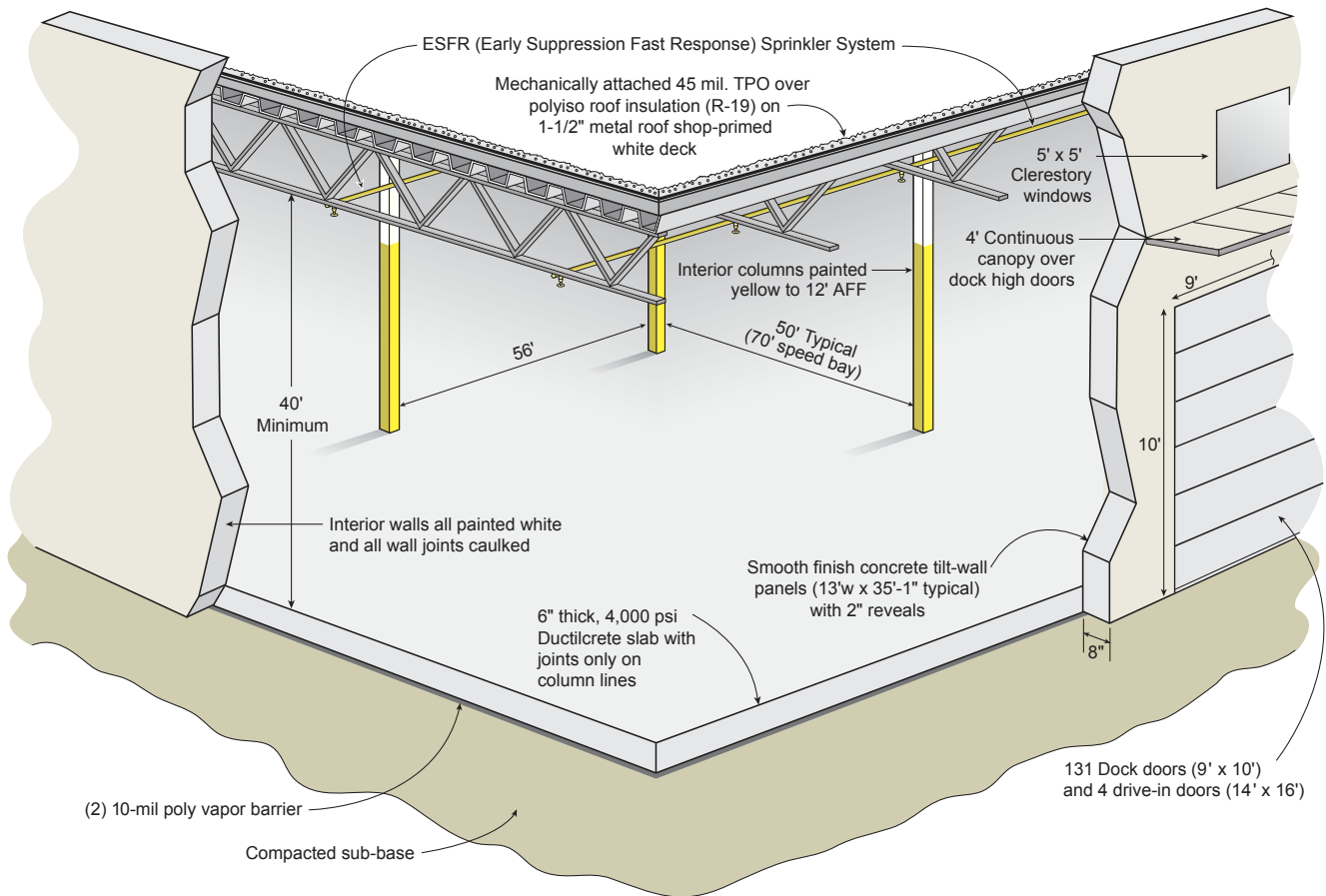
Great Valley Commerce Center is located only two miles from I-75 in the heart of the Northwest industrial submarket. With great access to I-75 and less than 50 miles to the Appalachian Regional Port (Inland Port) which provides direct rail service to the Port of Savannah, Great Valley Commerce Center is ideal for local, regional and national distribution. Bartow County is home to over 140 manufacturers and one of the strongest labor markets in Georgia with a population of more than 1 million people within a 45 minute drive.



- WAREHOUSE IMPROVEMENTS INCLUDE:**
- ±5,231 SF Spec Office Area
 - 65 (40,000 lb.) Rite Hite mechanical dock levelers
 - LED lights in warehouse
 - 10 battery charging disconnects



±5,231 SF

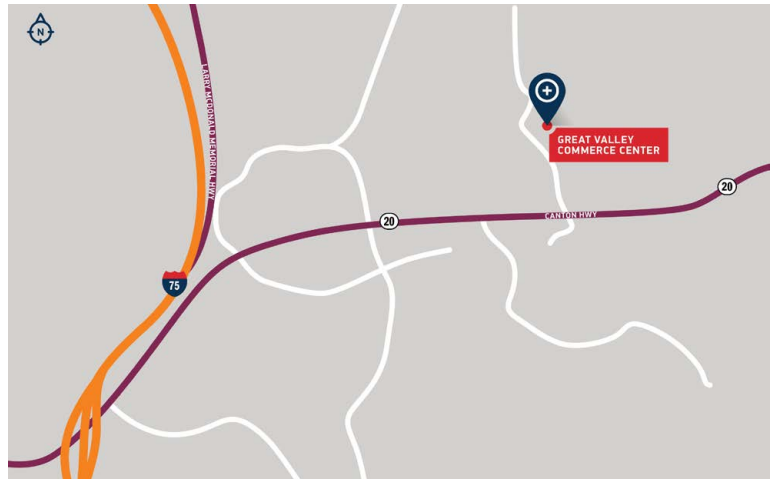
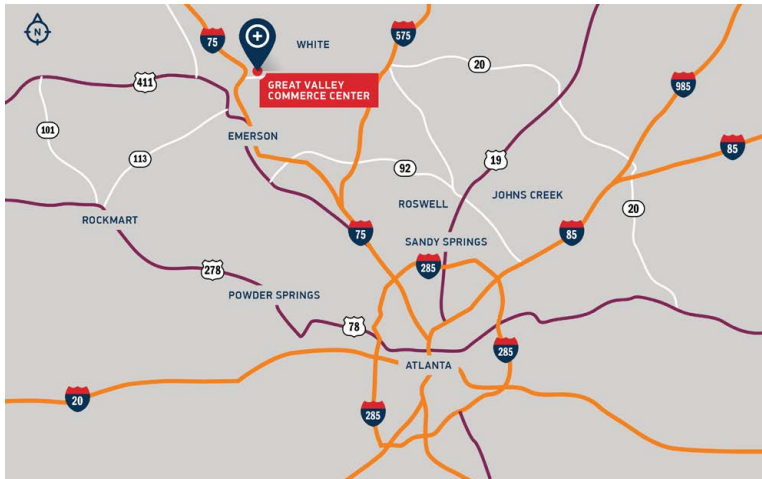


BUILDING SPECIFICATIONS

Square Footage	824,840 SF (590' x 1,400')
Site Area	±55.6 acres
Configuration	Cross dock
Slab Thickness	6" thick, 4,000 psi Ductilcrete slab with joints only on column lines
Column Spacing	56' wide x 50' deep with 70' speed bays
Clear Height	40' clear minimum
Dock High Doors	131 (9' x 10') insulated dock high doors
Drive-In Doors	4 (14' x 16') ramped, drive-in doors
Truck Court Depth	190' deep, all concrete
Auto Parking	504 auto spaces
Trailer Storage	159 trailer storage locations
Electrical	1,600 & 1,800 amp, 277/480 volt, 3 phase
Sprinkler	ESFR sprinkler system



I-75	2.3 Miles
I-285	40 Miles
Norfolk Southern Intermodal – Austell	40 Miles
Appalachian Regional Port (Inland Port)	47 Miles
Norfolk Southern Intermodal – Atlanta	50 Miles
Downtown Atlanta	51 Miles
Hartsfield-Jackson Int'l Airport	60 Miles
CSX Intermodal – Fairburn	68 Miles
Port of Savannah	302 Miles
Port of Charleston	357 Miles



DAYS TRUCK DRIVE TO/FROM ATLANTA



Rodney Davidson
Vice President Investments

Austin Brannen
Director

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Managing Director

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