



BRASELTON CIRCUIT BUSINESS CENTER

Up to 839,674 SF Available



138 Braselton Pkwy, Braselton, GA



Developed By:
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PARK OVERVIEW



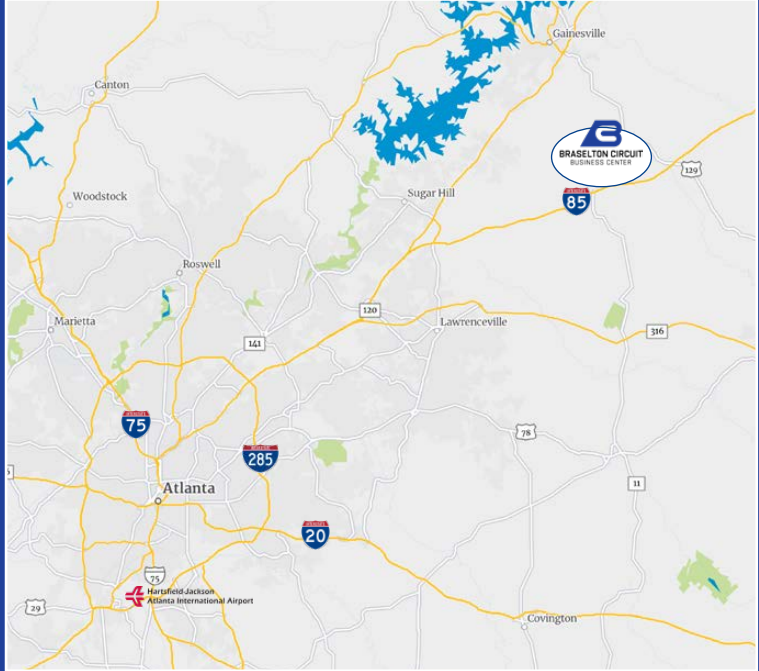
Brasleton Circuit Business Center is a three building, master planned Class A industrial park totaling 839,674 SF. Located next door to the FedEx Ground Hub at the interchange of GA Highway 53 and Braselton Parkway in Braselton, GA, the park offers both front-load & rear-load configuration, and building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

 **Building 100 | 288,950 SF**

 **Building 200 | 209,022 SF**

 **Building 300 | 341,702 SF**

LOCATION OVERVIEW



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

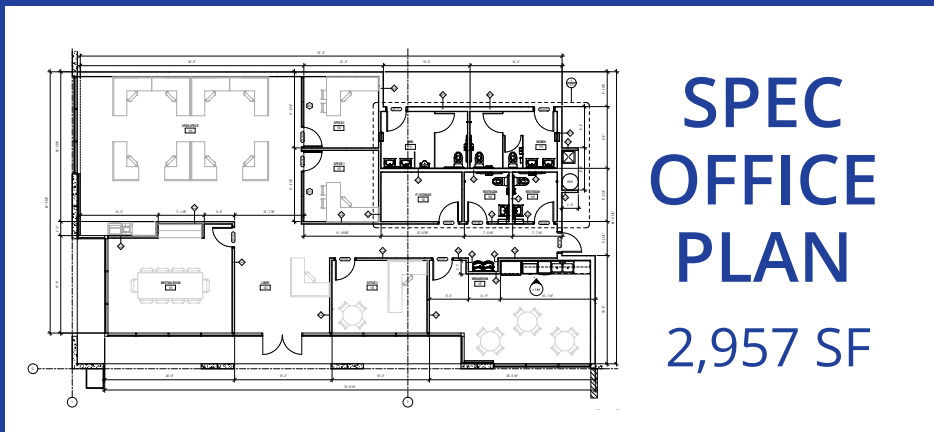
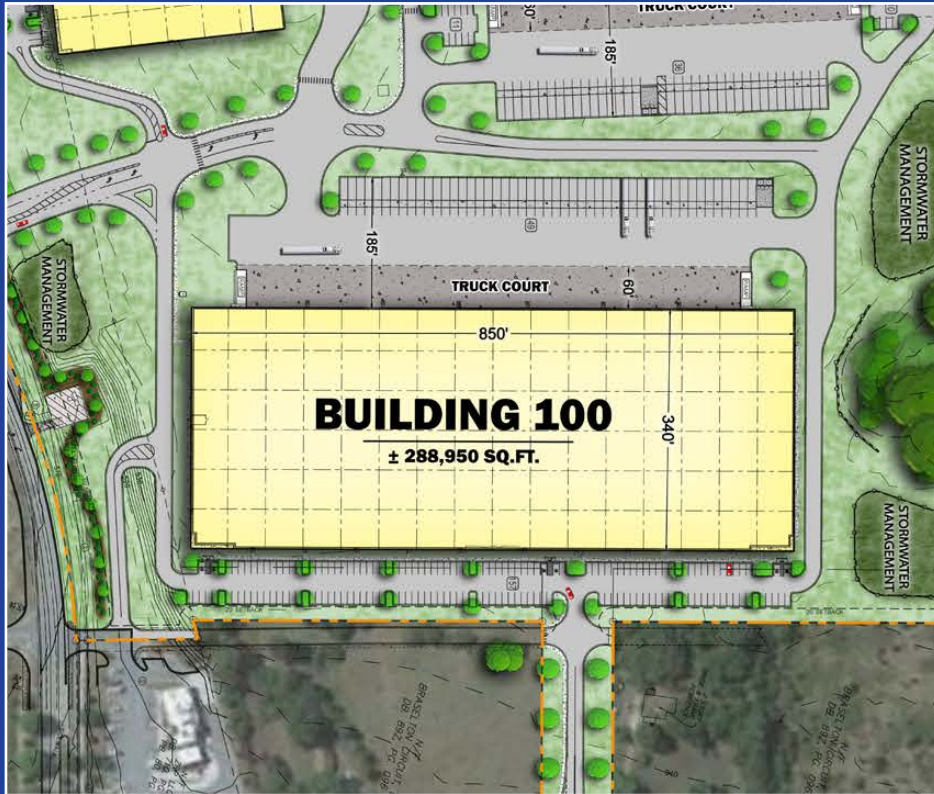
INTERSTATES

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 100 138 Braselton Parkway, Braselton GA



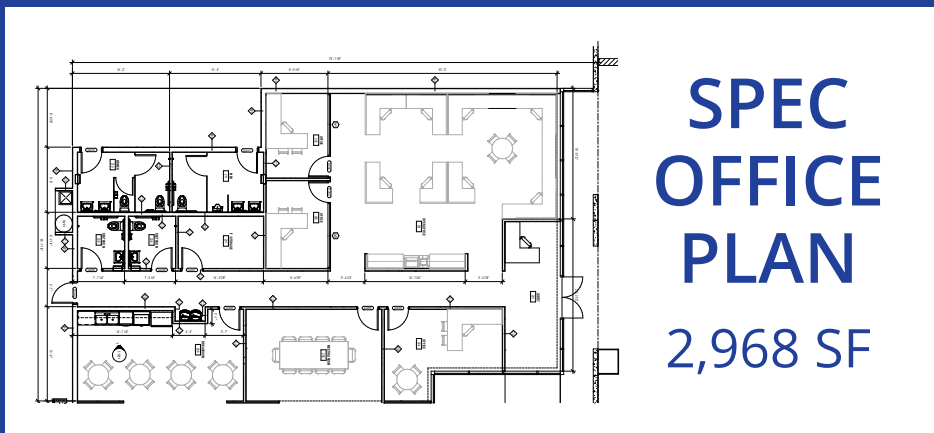
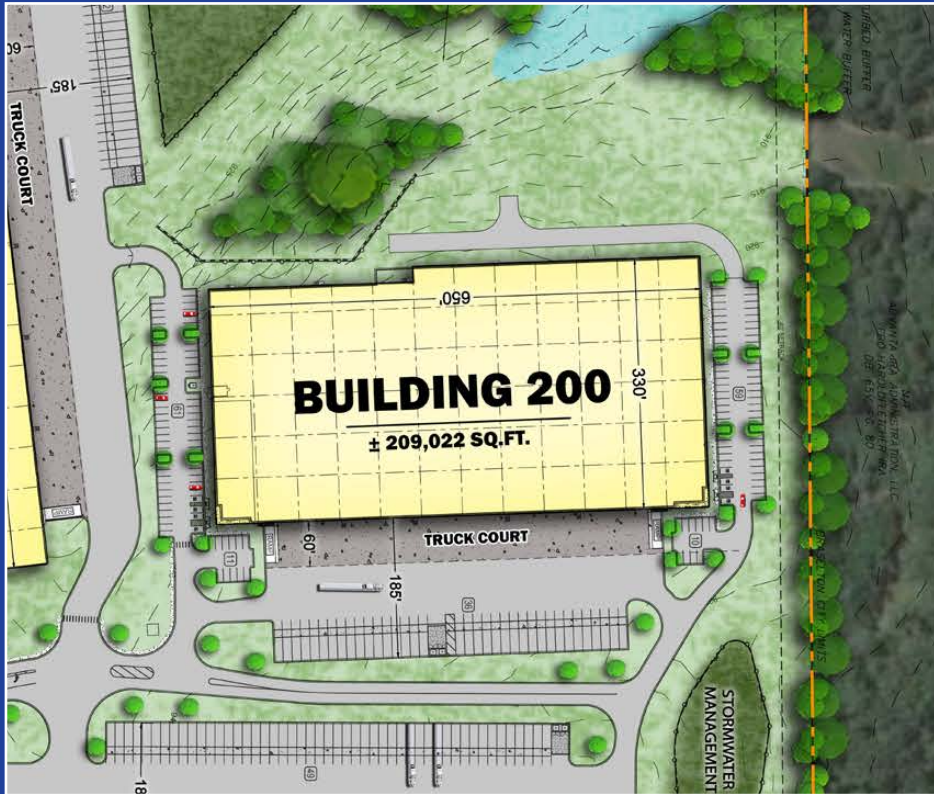
**SPEC
OFFICE
PLAN**
2,957 SF

TOTAL SF	288,950 SF
SPEC OFFICE SF	2,957 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
LIGHTING	30 FC
SLAB	7"
DOCK DOORS	46 (9' x 10') (levelers available for installation)
DRIVE-IN DOORS	2 (14' x 16')
TRUCK COURT	185' Deep
DISTANCE TO I-85	0.5 MILES

BUILDING 100 138 Braselton Parkway, Braselton GA



BUILDING 200 138 Braselton Parkway, Braselton GA

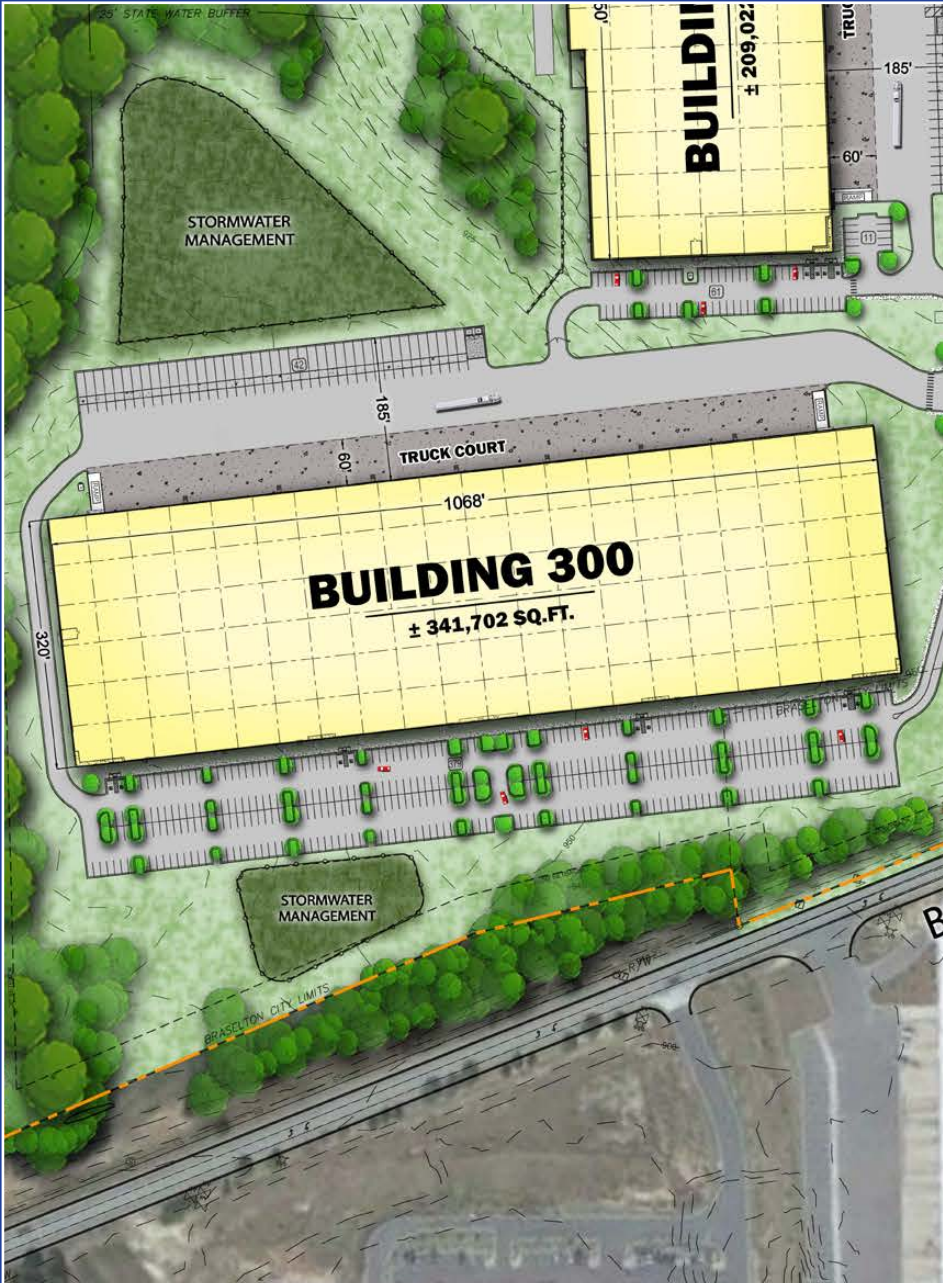


TOTAL SF	+/- 209,022 SF
SPEC OFFICE SF	2,968 SF
CLEAR HEIGHT	32'
COLUMN SPACING	54' W x 54' D (60' speed bays)
BUILDING DIMENSIONS	330' X 650'
AUTO PARKING	141 Spaces
TRAILER PARKING	36 Spaces
SPRINKLERS	ESFR
WINDOWS	Clerestory
LIGHTING	30 FC
SLAB	7"
DOCK DOORS	32 (9' x 10') (levelers available for installation)
DRIVE-IN DOORS	2 (14' x 16')
TRUCK COURT	185' Deep
DISTANCE TO I-85	0.5 MILES

BUILDING 200 138 Braselton Parkway, Braselton GA



BUILDING 300 138 Braselton Parkway, Braselton GA

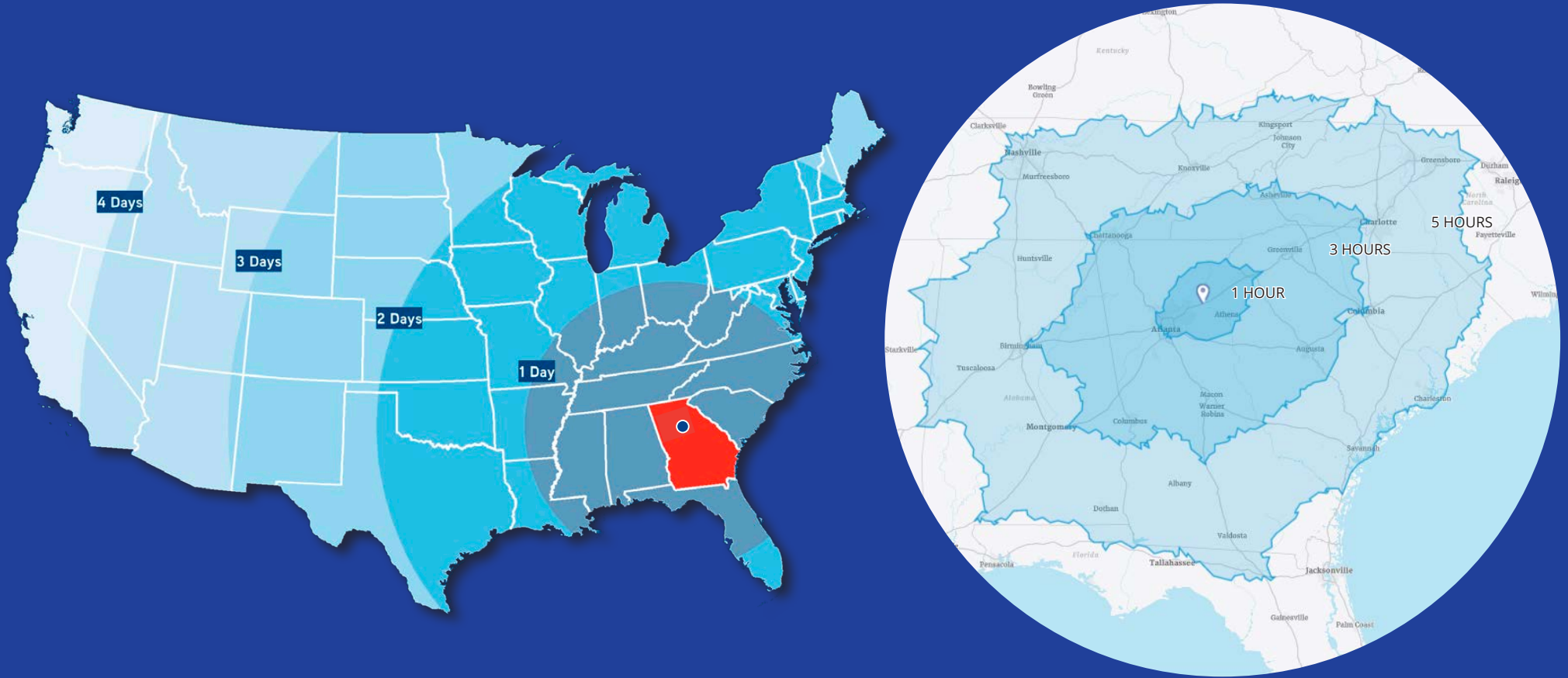


TOTAL SF	+/- 341,702 SF
CLEAR HEIGHT	32'
COLUMN SPACING	54' W x 52' D (60' speed bays)
BUILDING DIMENSIONS	320' X 1068'
AUTO PARKING	379 Spaces
TRAILER PARKING	42 Spaces
SPRINKLERS	ESFR
WINDOWS	Clerestory
SLAB	7"
DOCK DOORS	61 (9' x 10')
DRIVE-IN DOORS	2 (14' x 16')
TRUCK COURT	185' Deep
DISTANCE TO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

BUILDING 300 138 Braselton Parkway, Braselton GA



DRIVE TIMES




BRASELTON CIRCUIT
BUSINESS CENTER

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