

**11 MEGA-WATT POWER+**  
POSSIBLE TO ADD MORE

**SALE PRICE: \$16,500,000**  
POTENTIAL INCENTIVES FROM OWNER AND  
CITY OF COMMERCE BASED ON CUSTOMER



**NAI**  
Brannen  
Goddard

FOR MORE INFORMATION

**Jack Haden** / 404 812 4012 / [jhaden@naibg.com](mailto:jhaden@naibg.com)

**Mike Chambers** / 404 812 4011 / [mchambers@naibg.com](mailto:mchambers@naibg.com)

**BTS FOR SALE OR LEASE**  
**140,625 SF EXPANDABLE TO 187,500 SF**

- ◆ Building Design Completed
- ◆ BTS for Sale or Lease
- ◆ 140,625 SF - 187,500 SF
- ◆ 1.3 Acres Outside Storage
- ◆ Site is flexible for expansion and outside storage
- ◆ Ideal for Manufacturing and Distribution

**COMMERCE  
CROSSROADS**  
**PAD 200**  
COMMERCE, GA (JACKSON COUNTY)

- ◆ Shovel ready with 10 months delivery time with developer guarantee
- ◆ City of Commerce Incentives
- ◆ Site work and infrastructures in place
- ◆ M-2 Zoning



## BUILDING PLAN



## BUILDING FEATURES

- » 140,625 SF; EXPANDABLE TO 187,500 SF
- » 32' CLEAR
- » 12 DOCK DOORS (EXPANDABLE)
- » 12 KO PANELS
- » 1 DRIVE-IN DOOR
- » ESFR SPRINKLER
- » R-20 ROOF
- » 2,000 AMPS POWER (EXPANDABLE)
- » INSULATED TILT-WALL PANELS FOR TEMPERATURE CONTROLLED ENVIRONMENT FOR TENANTS/USERS
- » 104 AUTO SPACES
- » 1.3 ACRES FOR OUTSIDE STORAGE/PARKING



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**PAD 200**  
8 ACRES  
140,625 SF - 187,500 SF

SK battery America  
RESTAURANT DEPOT



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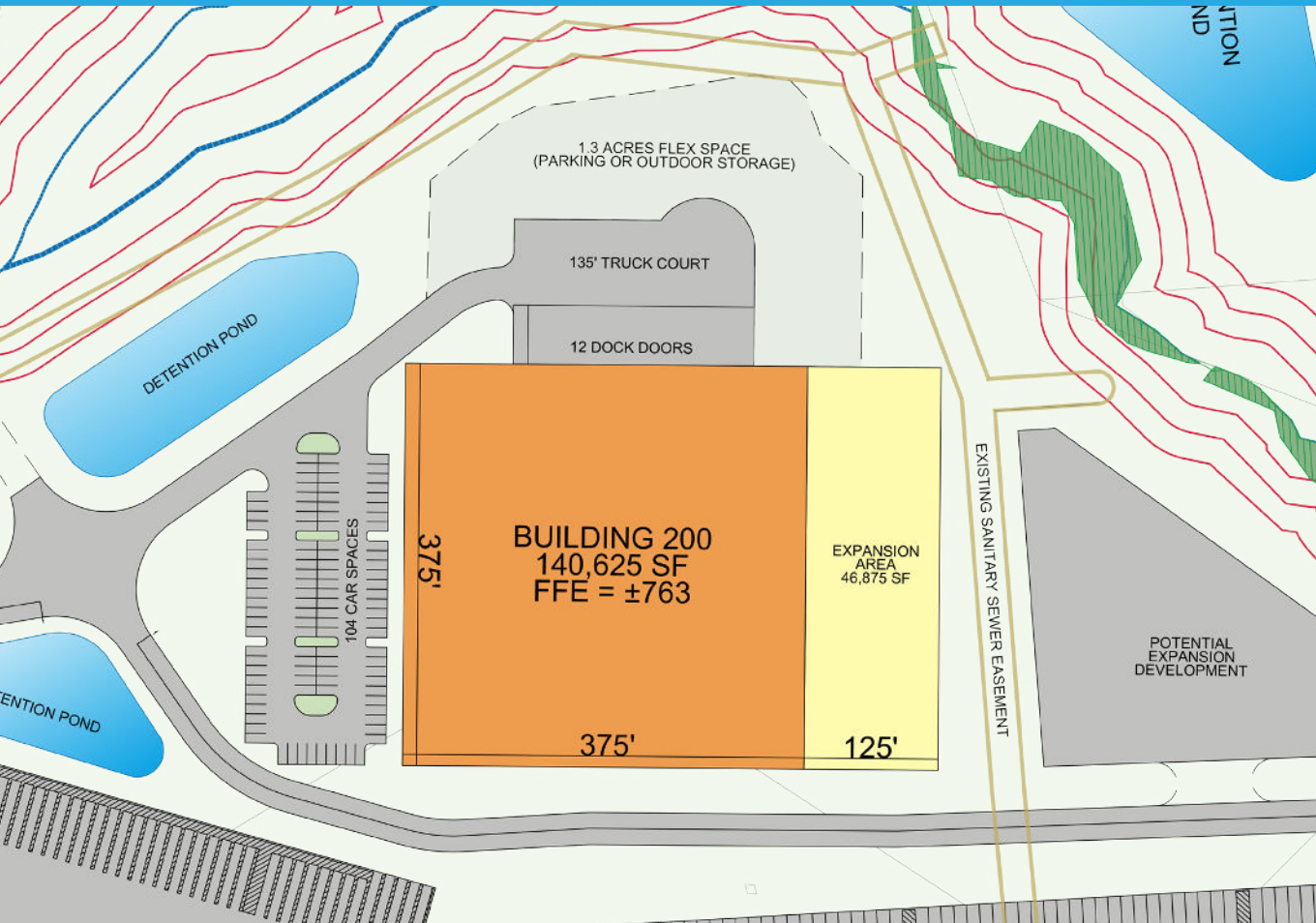




PAD 200  
8 ACRES  
140,625 SF - 187,500 SF



# SITE PLAN



- » 8 ACRES
- » ZONED M-2
- » SEWER/WATER/GAS
- » OFFSITE STORM IN PLACE
- » ACCESS ROADS TO THE SITE IN PLACE
- » SHOVEL READY 10 MONTHS FROM DELIVERY TIME WITH DEVELOPER GUARANTEE
- » 11 MEGA-WATT POWER+, POSSIBLE TO ADD MORE