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
Mike Chambers / 404 812 4011 / 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

COMMERCE CROSSROADS
PAD 200
COMMERCE, GA (JACKSON COUNTY)

MILESTONE LAND COMPANY

- Ideal for Manufacturing and Distribution
- 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

R-20 ROOF INSULATION

ESFR SPRINKLER SYSTEM

8" CONCRETE TILT WALL WITH R-20 INSULATION

CLERESTORY WINDOWS

52' - 0" COLLUMN SPACING

32' - 0" CLEAR HEIGHT

(12) 10' x 10' OVERHEAD DOCK DOORS

12' x 14' DRIVE-IN DOOR

7" THICK CONCRETE SLAB

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
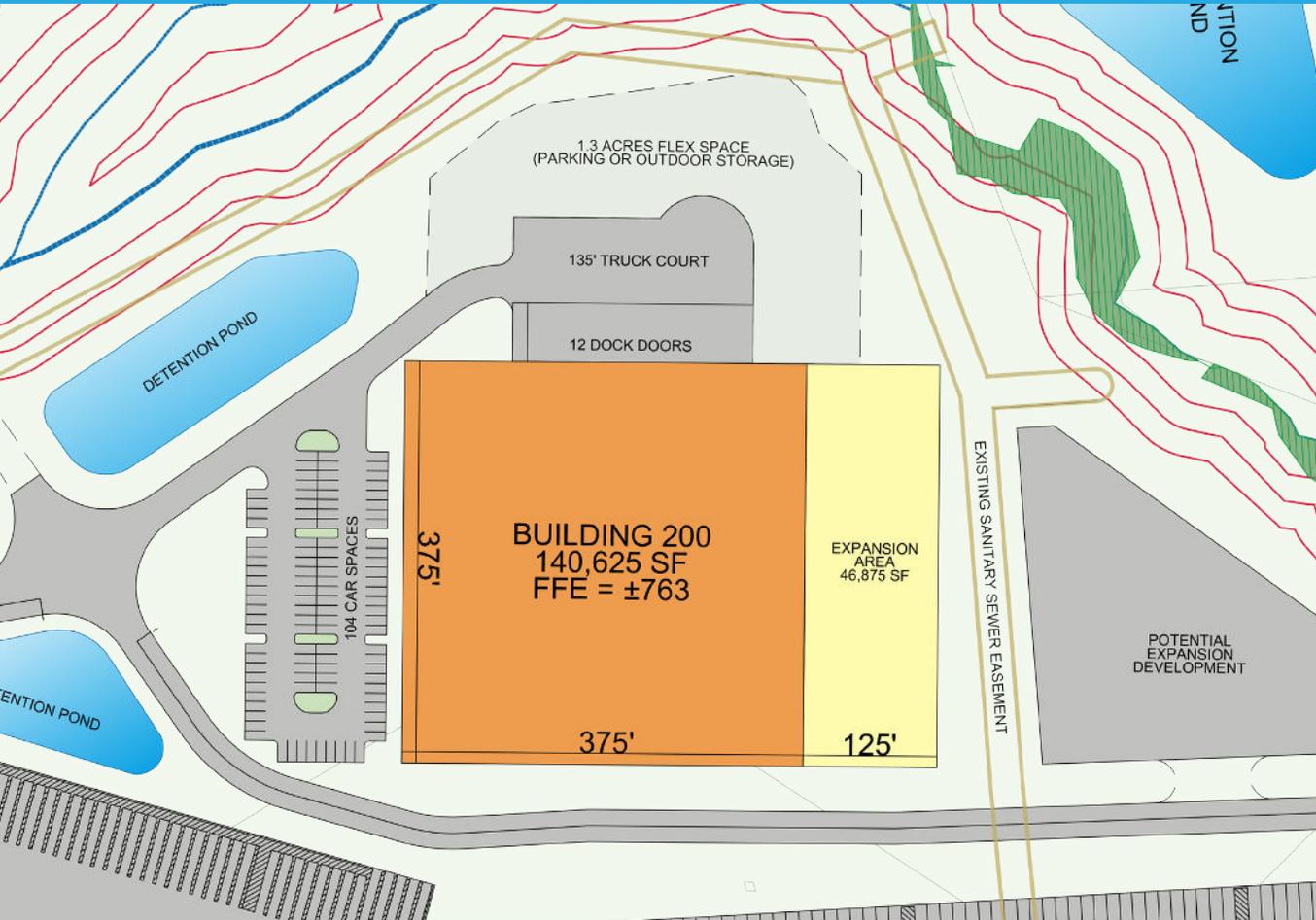
» 1.3 ACRES FOR OUTSIDE STORAGE/PARKING

COMMERCE CROSSROADS
PAD 200
COMMERCE, GA (JACKSON COUNTY)

MILESTONE
LAND COMPANY

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SK battery America

RESTAURANT DEPOT

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

pepsi.

COMMERCE CROSSROADS
PAD 200
COMMERCE, GA (JACKSON COUNTY)

MILESTONE
LAND COMPANY

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SK battery America

RESTAURANT DEPOT

85

pepsi BTS

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

SITE PLAN

1.3 ACRES FLEX SPACE
(PARKING OR OUTDOOR STORAGE)

135' TRUCK COURT

12 DOCK DOORS

DETENTION POND

TENTION POND

104 CAR SPACES

375'

BUILDING 200
140,625 SF
FFE = ±763

375'

EXPANSION
AREA
46,875 SF

125'

EXISTING SANITARY SEWER EASEMENT

POTENTIAL
EXPANSION
DEVELOPMENT

» 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

COMMERCE CROSSROADS
PAD 200
COMMERCE, GA (JACKSON COUNTY)

MILESTONE
LAND COMPANY

NAI
Brannen
Goddard