

COMMERCE CROSSROADS AVAILABLE SITES



FOR MORE INFORMATION

Jack Haden / 404 812 4012 / jhaden@naibg.com

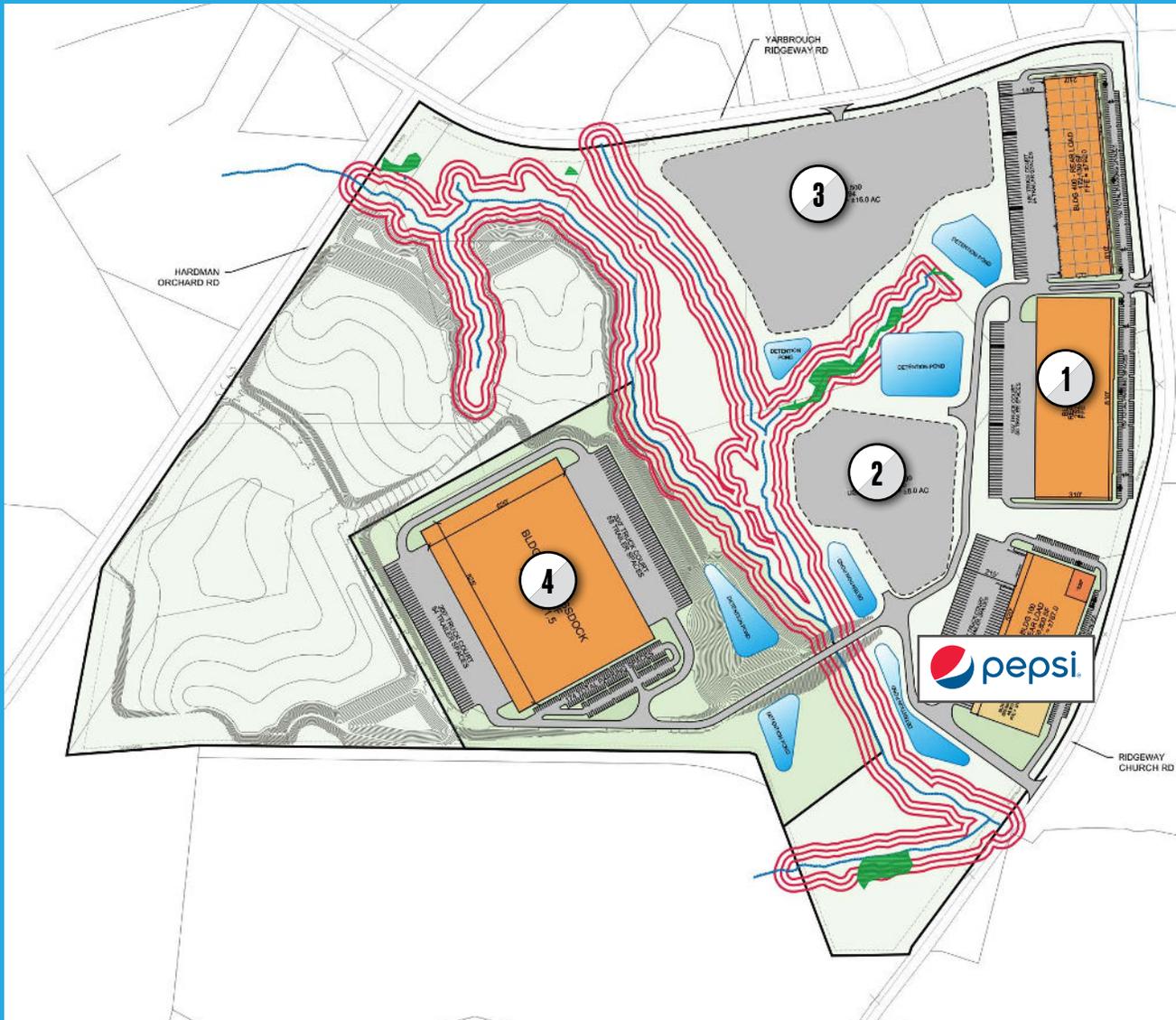
Mike Chambers / 404 812 4011 / mchambers@naibg.com

- ◆ For Sale and BTS Opportunities
- ◆ Located Directly Across I-85 from SK Innovation Plant
- ◆ Situated in a 221-Acre Controlled Business Park Environment



- ◆ Surrounding Businesses Include GE, Restaurant Depot, Enchem, Toyota and Ollie's Bargain Outlet
- ◆ Pro-Business City/County/State
- ◆ Entrepreneurial "Get It Done" Ownership

SITE PLAN



- 1. PAD 300**
Graded, Offsite Storm in Place, Sewer, UG Storm, Water, Fire Lines, Pad Ready with Permit Approved Plans for 252,500 SF with 185' Truck Court Ready to Build Site
- 2. PAD 200**
140,625 SF - 187,500 SF
8 Acre Pad Site for Sale or BTS; Graded, Offsite Storm in Place, Sewer, Water, Fire Lines, Pad Ready
- 3. PAD 500**
26.3 Acres with 16 Acres Usable Site for Sale or BTS; Raw Site, Planned and Grading Plan Available
- 4. PAD 600**
140 Acre Raw Site Zoned with All Utilities

85



PAD 300
16 ACRES
252,200 SF

PAD 300

- ◆ 16 Acres
- ◆ Full Graded/Pad Ready
- ◆ Up to 252,200 SF
- ◆ Permit Approved Plans in Place
- ◆ Graded
- ◆ Offsite Storm in Place
- ◆ Sewer & Water
- ◆ UG Storm
- ◆ Fire Lines
- ◆ Ready to Build Site
- ◆ M-2 Zoning
- ◆ City of Commerce Incentives



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PAD 200

- ◆ 8 Acres
- ◆ Full Graded/Pad Ready
- ◆ 140,625 SF – 187,500 SF
- ◆ Shovel Ready with 10 Months Delivery
- ◆ Fully Graded
- ◆ Offsite Storm in Place
- ◆ Sewer & Water
- ◆ Fire Lines
- ◆ Ready to Build Site
- ◆ M-2 Zoning
- ◆ City of Commerce Incentives

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



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PAD 500
 28.3 ACRES;
 16 ACRES USABLE

PAD 500

- ◆ 16 Acres Usable
- ◆ Raw Condition
- ◆ Sewer & Water
- ◆ M-2 Zoning
- ◆ City of Commerce Incentives



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PAD 600

140 ACRES



RIDGEWAY CHURCH RD

PAD 600

- ◆ 140 Acres
- ◆ 511,500 SF; expandable to 1,001,000 SF
- ◆ Raw Condition
- ◆ Sewer & Water
- ◆ M-2 Zoning
- ◆ City of Commerce Incentives

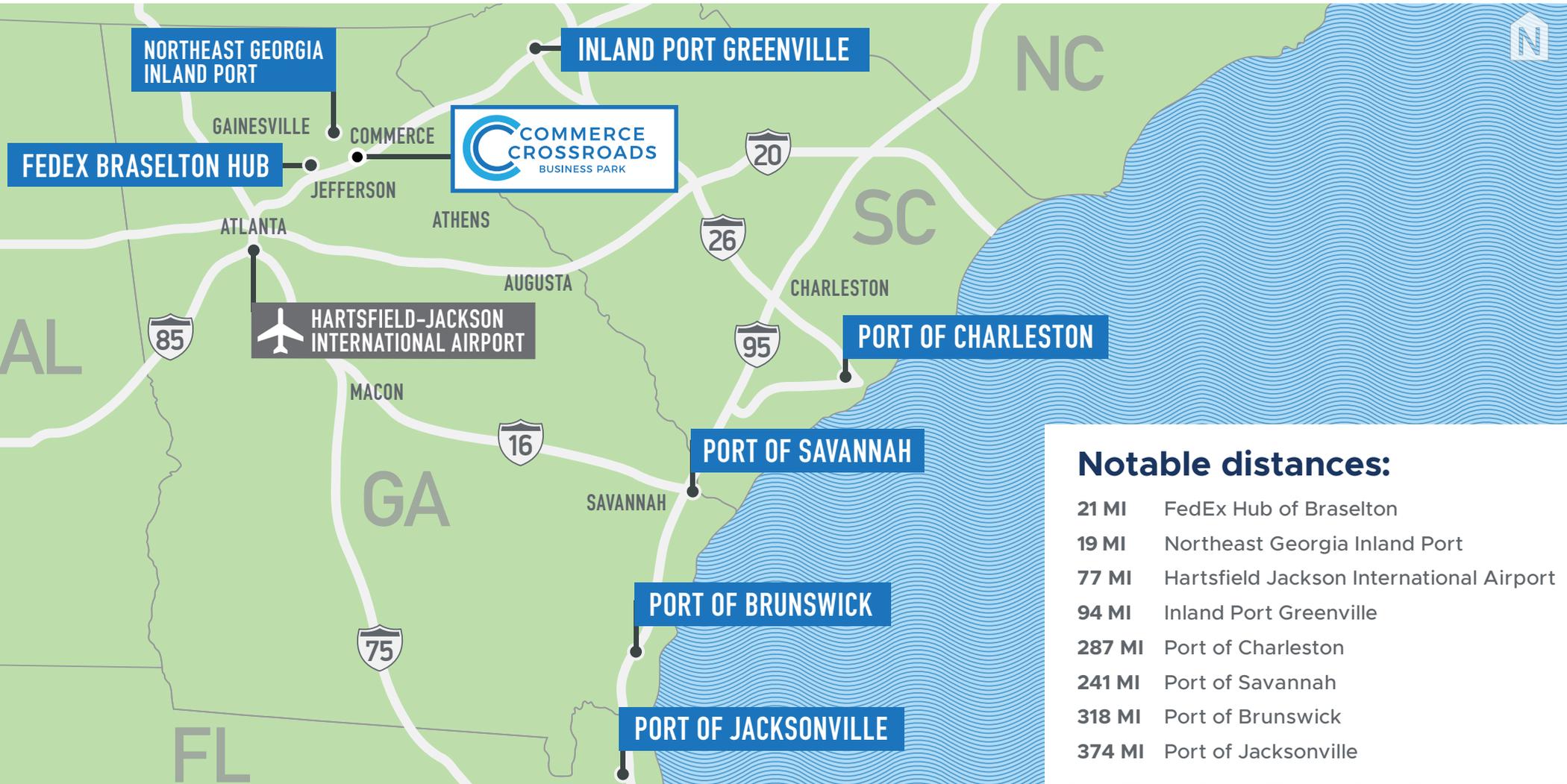


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Take your place on Interstate 85 at Exit 147



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