



- ◆ FOR LEASE
- ◆ 252,410 SF
- ◆ DELIVERING DECEMBER 2026

AVAILABLE

Ridgeway Church Rd



FOR MORE INFORMATION
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- ◆ 252,410 SF
- ◆ Located Directly Across I-85 from SK On
- ◆ Part of a 221 Acre Controlled Business Park Environment



**COMMERCE
CROSSROADS**
BUILDING 300
 21 COLD SASSY LANE COMMERCE, GA 30529
 - JACKSON COUNTY -



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

BUILDING SPECIFICATIONS

BUILDING TYPE
Industrial; Rear Load

BUILDING DIMENSIONS
310' x 810'

DOCK DOORS
34 (9' x 10'); 11 KO Panels
34 Rite Hite 40,000 lb.
hydraulic levelers

TRUCK COURT DEPTH
185'

FIRE PROTECTION
ESFR Sprinkler

LAND
15.66 Acres

SQUARE FOOTAGE
252,410 SF

COLUMN BAY SIZES
54' x 50' Column Spacing
with 60' Speed Bay

DRIVE-IN DOORS
2; 12' x 14'

TRAILER PARKING
56 Spaces

POWER
3,000 amps 277/480v
3-phase with 4 wire

PARKING
159 Auto Spaces; 6 ADA

WAREHOUSE OFFICE
600 SF with 2 Restrooms

BUILDING DESCRIPTION
Tilt-Up Construction

CLEAR HEIGHT
36'

WAREHOUSE LIGHTING
2x4 30 FC

ROOF
TPO R25

SLAB
7"



BUILDING 300



MASTER PLAN



Take your place on Interstate 85 at Exit 147

