

RIVERVIEW BUSINESS CENTER

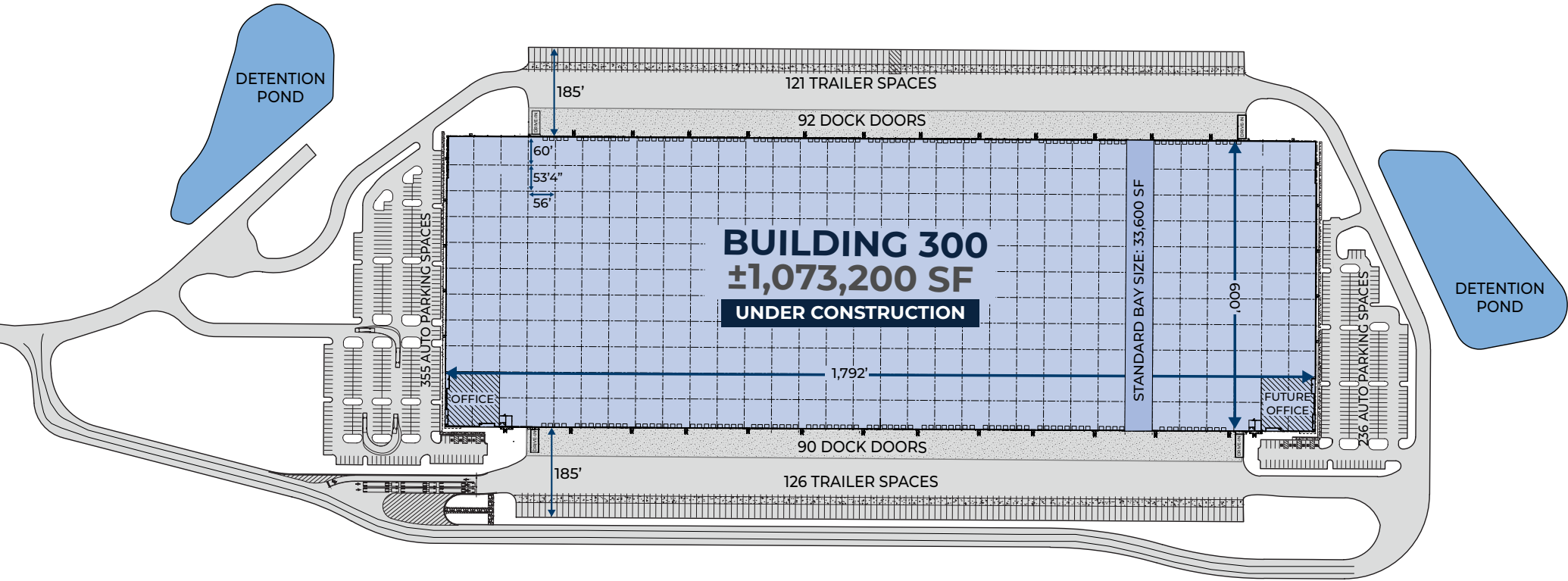
BUILDING 300

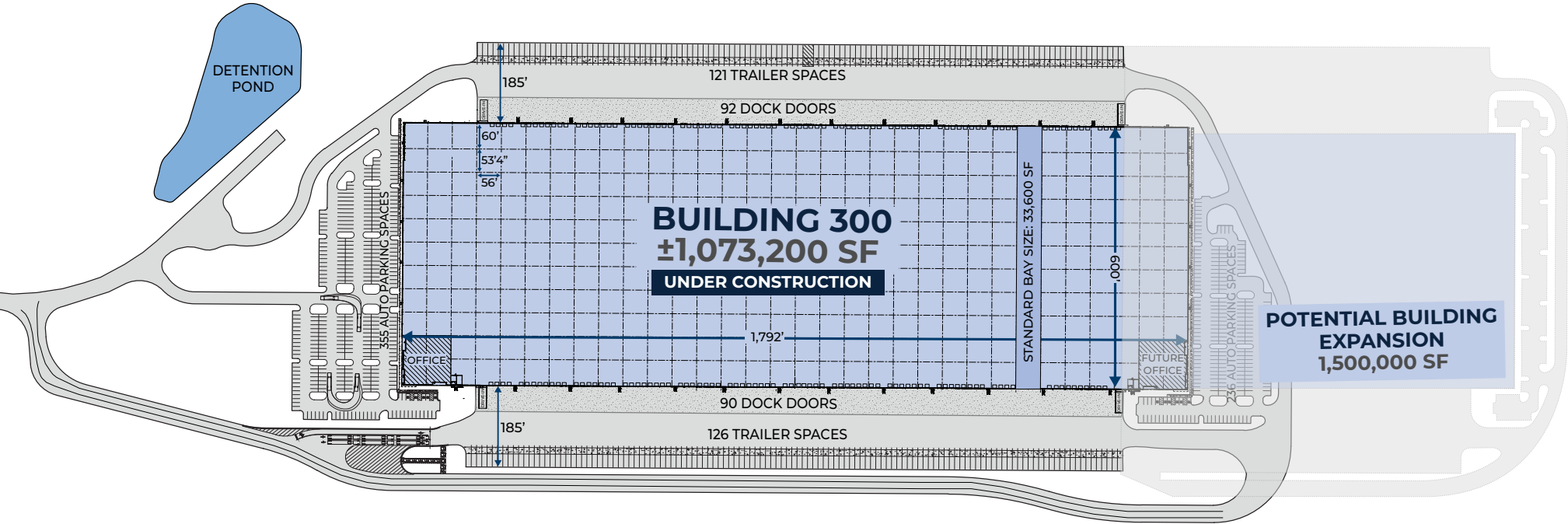
128 RIVERVIEW PARK ROAD
JACKSON, GA, 30233

1,073,200 SF Available

Located south of Atlanta, Riverview Business Center is a three-building, state-of-the-art industrial park with immediate access to Interstate 75. Building 300 offers more than 1 million square feet of Class A industrial and logistics space, featuring 40' clear heights, 185' truck courts, and ample auto and trailer parking. Designed with efficiency and scalability in mind, Riverview Business Center is well positioned to meet the evolving needs of its tenants.







SITE AREA	±104 acres	DOCK DOORS	182 - 9' x 10' dock high doors with window lite
BUILDING AREA	1,073,200 SF (expandable to ±1,500,000 SF)	DRIVE-IN RAMP DOORS	4 - 14' x 16' drive-in doors
BUILDING DIMENSIONS	600' deep x 1,792' long; FFE ±671	DOCK CANOPY	Full length bull nose dock canopy over dock doors
CONFIGURATION	Cross-dock	PERSONNEL DOORS	Exit doors provided per code
AUTOMOBILE PARKING	591 spaces (expandable to an additional ±160 spaces)	WAREHOUSE VENTILATION	One (1) air change per hour based on empty warehouse
TRAILER PARKING	247 spaces (expandable)	WAREHOUSE HEATING	Rooftop make-up air units to maintain freeze protection
TRUCK COURT	185' deep; constructed with heavy-duty asphalt paving with 60' concrete apron	FIRE PROTECTION SYSTEM	ESFR sprinkler system and electric fire pump
FOUNDATIONS	Concrete spread footings	FIRE ALARM	System monitored for tamper and flow
BUILDING FLOOR SLAB	7" thick, 4,000psi un-reinforced concrete with 10-mil vapor barrier – FF35/FL25	ELECTRICAL	277/480V, 3 phase service, 4,000-amps
BUILDING WALL CONSTRUCTION	Concrete tilt wall construction. Interior warehouse walls painted white	EXTERIOR LIGHTING	Site lighting including wall packs to provide average 1.5fc at truck courts and parking areas
COLUMN SPACING	53' 4" wide x 56' deep typical, 60' deep in staging bays	INTERIOR LIGHTING	LED High Bay lighting fixtures throughout warehouse on motion sensors; 25fc illumination level for an unracked facility.
ROOF STRUCTURE	Metal deck supported by structural steel, conventional joist and girders	NATURAL ILLUMINATION	Clerestory windows
CLEAR HEIGHT	40' minimum at first column line, inside first girder	ADA	All improvements are designed and constructed per ADA accessibility guidelines
ROOF	45 Mil TPO single-ply white membrane, mechanically fastened with: • LTTR-20 insulation • Downspouts drain to truck court • R-25 over office area	SPEC OFFICE	±4,500SF

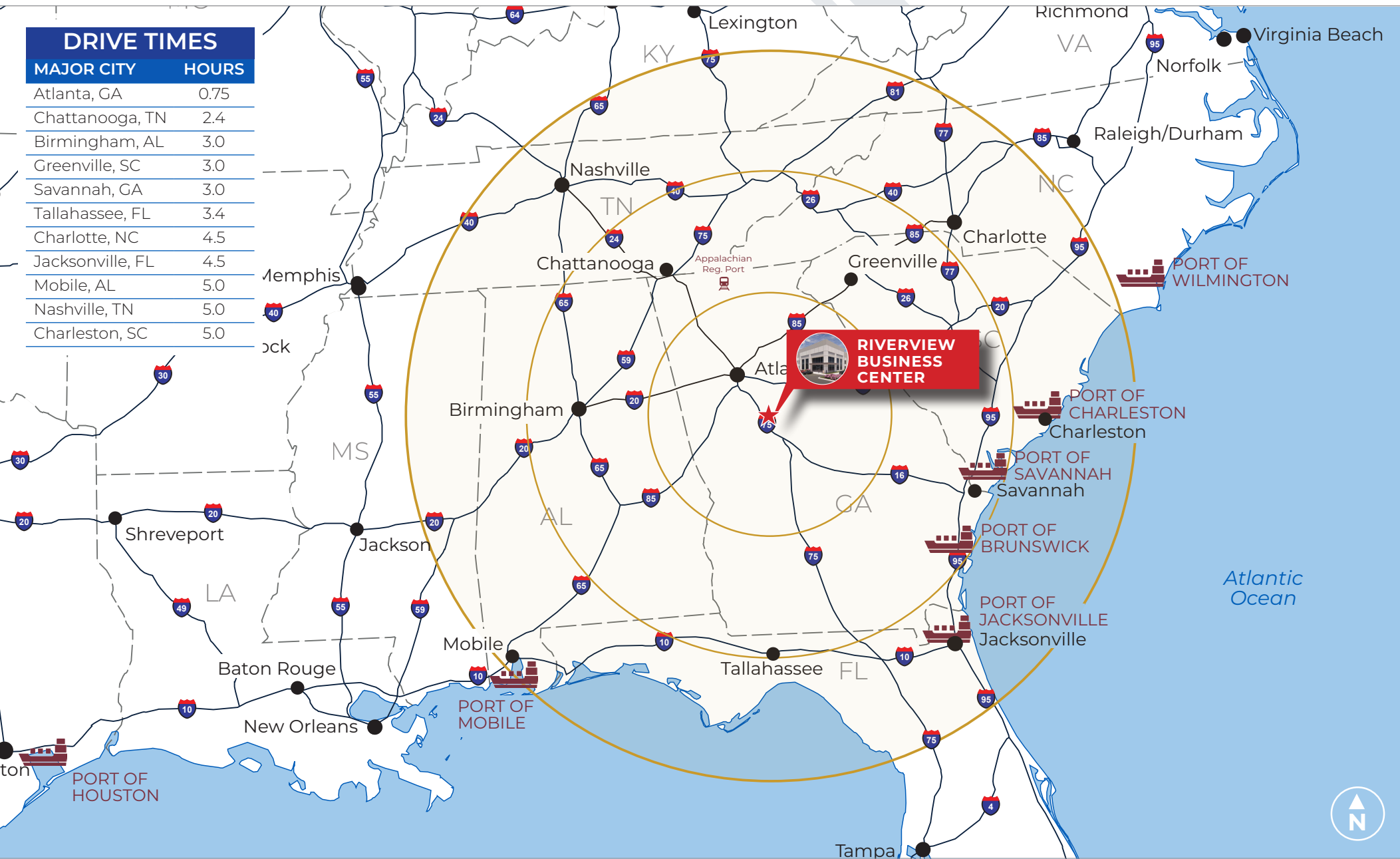
RIVERVIEW BUSINESS CENTER | BUILDING 300

128 RIVERVIEW PARK ROAD | JACKSON, GA

AREA INFORMATION

DRIVE TIMES

MAJOR CITY	HOURS
Atlanta, GA	0.75
Chattanooga, TN	2.4
Birmingham, AL	3.0
Greenville, SC	3.0
Savannah, GA	3.0
Tallahassee, FL	3.4
Charlotte, NC	4.5
Jacksonville, FL	4.5
Mobile, AL	5.0
Nashville, TN	5.0
Charleston, SC	5.0



100 MILE RADIUS DEMOGRAPHICS

Source: ESRI, 2025



8.9M

POPULATION



4.3M

EMPLOYED CIVILIAN
POPULATION (AGE 16+)



38

MEDIAN AGE OF
THE WORKFORCE



4.2%

UNEMPLOYMENT



\$82,710

MEDIAN HOUSEHOLD
INCOME



39.6%

BACHELOR'S / GRADUATE /
PROFESSIONAL DEGREE

RIVERVIEW BUSINESS CENTER | BUILDING 300

128 RIVERVIEW PARK ROAD | JACKSON, GA

AREA INFORMATION



DRIVE TIMES

I-75

0.8 mi. 3 min.

I-285

38 mi. 40 min.

Hartsfield-Jackson
Atlanta Int'l Airport

39 mi. 45 min.

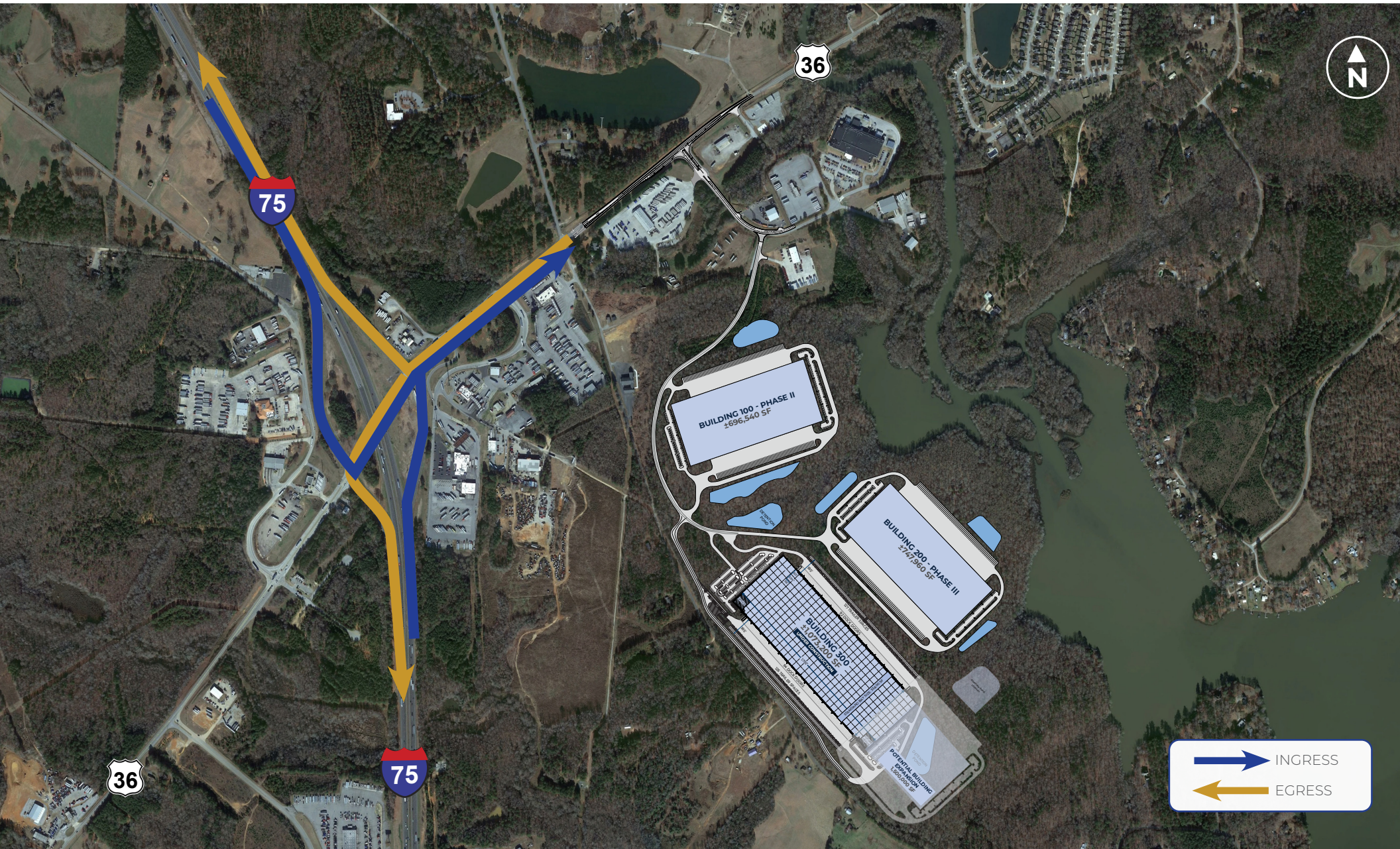
Port of Savannah

205 mi. 3 hr.

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INGRESS / EGRESS



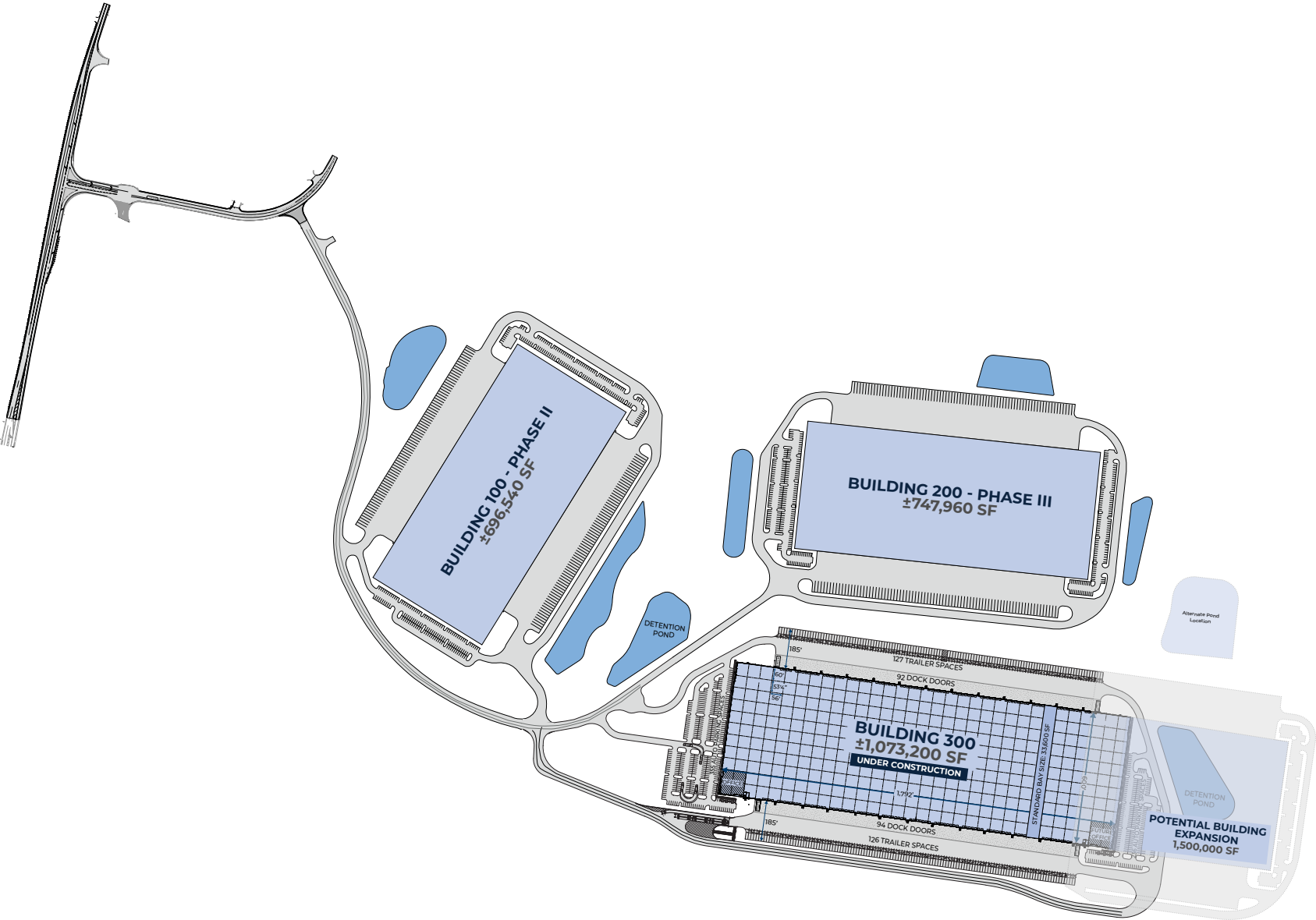
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within 2 flight hours

UPS, FedEx, DHL & Airborne
Express have major distribution hubs

75% of U.S. can be reached within
2 truckload delivery days

11 major sea & inland ports
within 350 miles

LOGISTICS HIGHLIGHTS

With nationally ranked infrastructure for roads, rail, air, ocean, and IT to efficiently reach domestic and global markets, Georgia is keenly attuned to its supply chain industry. Further, Georgia continues to grow its education and training programs to meet rapidly expanding times.

The property is located in the highly desired Butts County submarket of Atlanta situated less than a mile off Interstate 75 South and 39 miles to Hartsfield-Jackson Atlanta International Airport.



INTERSTATE

I-75 Less than 1 mile
I-285 38 miles

INTERMODAL

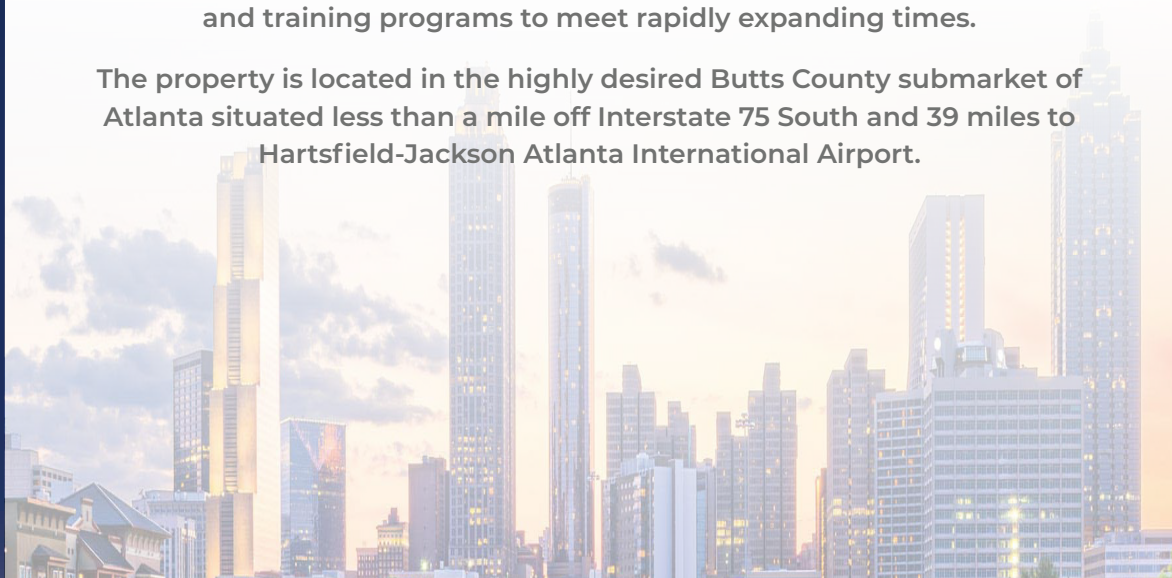
CSX (Fairburn) 50 miles

AIR

Hartsfield-Jackson Atlanta Int'l Airport 39 miles

PORT CITIES

Savannah, GA 203 miles
Brunswick, GA 227 miles
Charleston, SC 290 miles
Mobile, AL 327 miles



DEVELOPMENT



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