

2,500 - 10,107 SF AVAILABLE SPACE

1023 & 1025 Barrow Industrial Pkwy

Winder, GA 30680 | Barrow County

Property Highlights

- 10,107 SF building (subdividable)
- 15% office buildout
- 100% HVAC throughout buildings
- 14' clear height
- 3 drive-in doors
- Convenient front and rear parking
- Adjacent 5.19 acres available separately



Building Size:	10,107 SF
Zoning:	M-2 (heavy Industrial)
Clear Height:	14'
Loading Type:	Rear load
Dock Doors:	1
Drive-in Doors:	3
Air Conditioned:	100% HVAC
Building Dimensions:	160'x63'
Truck Court Depth:	90'
Parking:	93 (auto)
Fire Protection:	Wet pipe sprinkler system (1025 only)
Warehouse Lighting:	Fluorescent & LED
Roof Type:	Standing-seam metal
Roof Installed:	2006



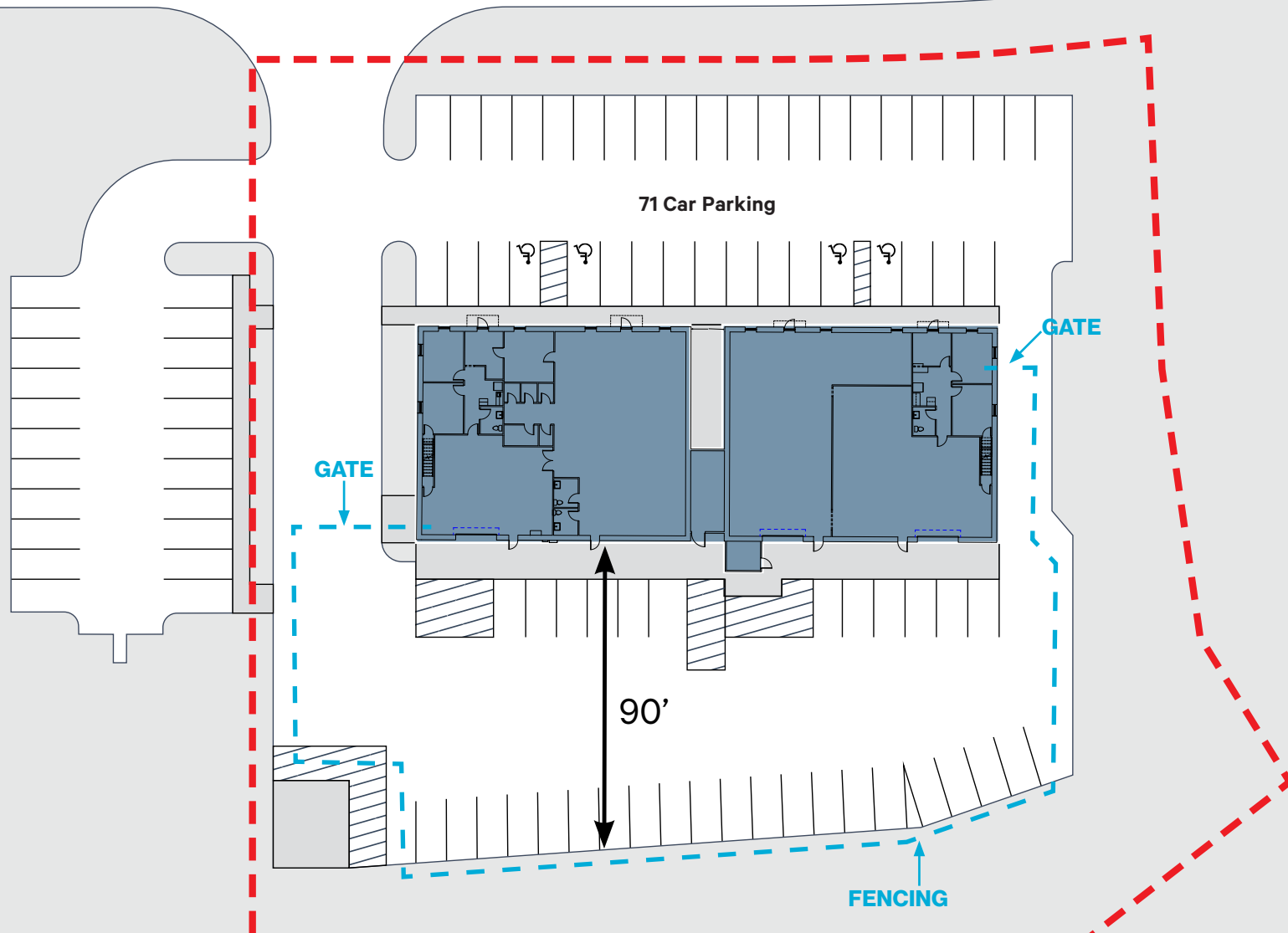
2,500 - 10,107 SF AVAILABLE SPACE

1023 & 1025 Barrow Industrial Parkway

Winder, GA 30680 | Barrow County



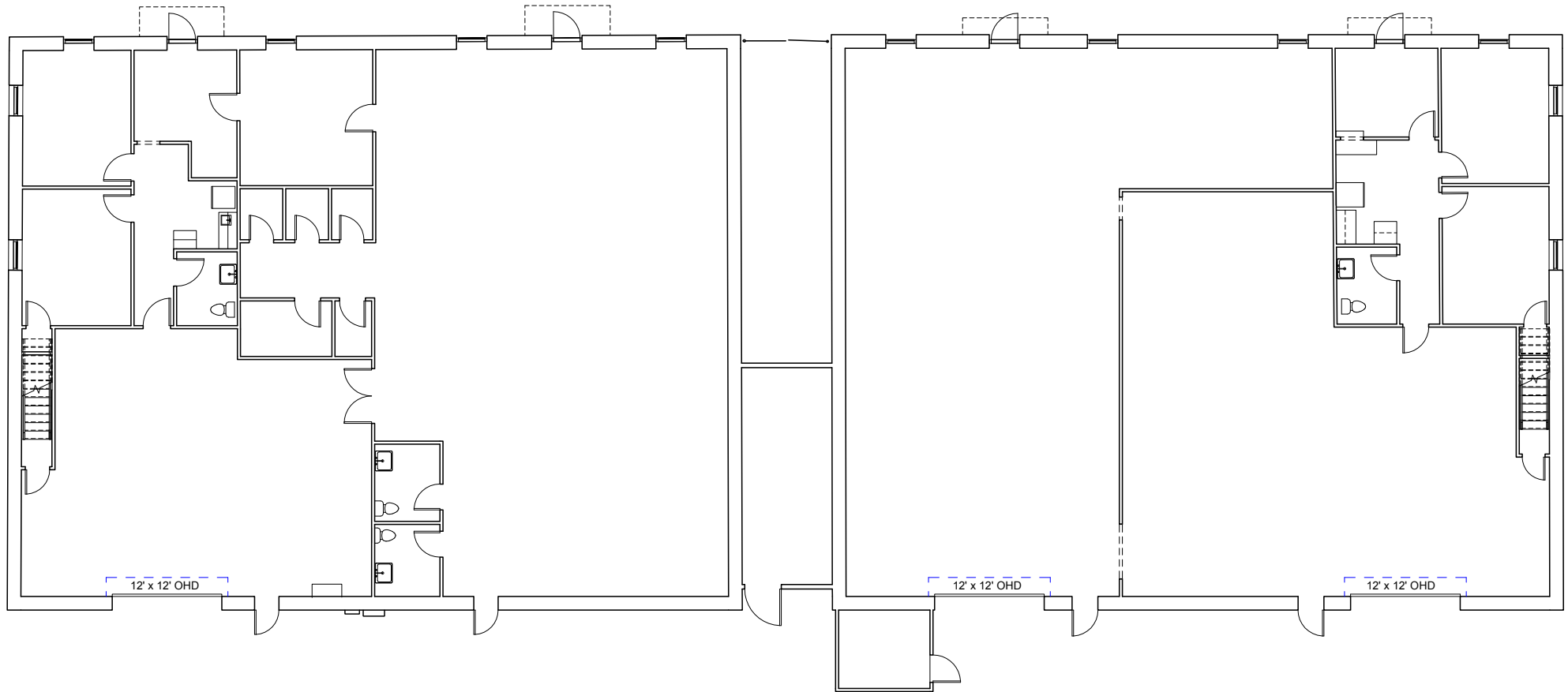
BARROW INDUSTRIAL PKWY



2,500 - 10,107 SF AVAILABLE SPACE

1023 & 1025 Barrow Industrial Parkway

Winder, GA 30680 | Barrow County



5.19 ACRES | 43,200 SF BUILD-TO-SUIT

1021 Barrow Industrial Parkway

Winder, GA 30680 | Barrow County


BARROW 316
INDUSTRIAL PARK



BRETT BUCKNER | 770.913.3923 | bbuckner@ackermanco.net

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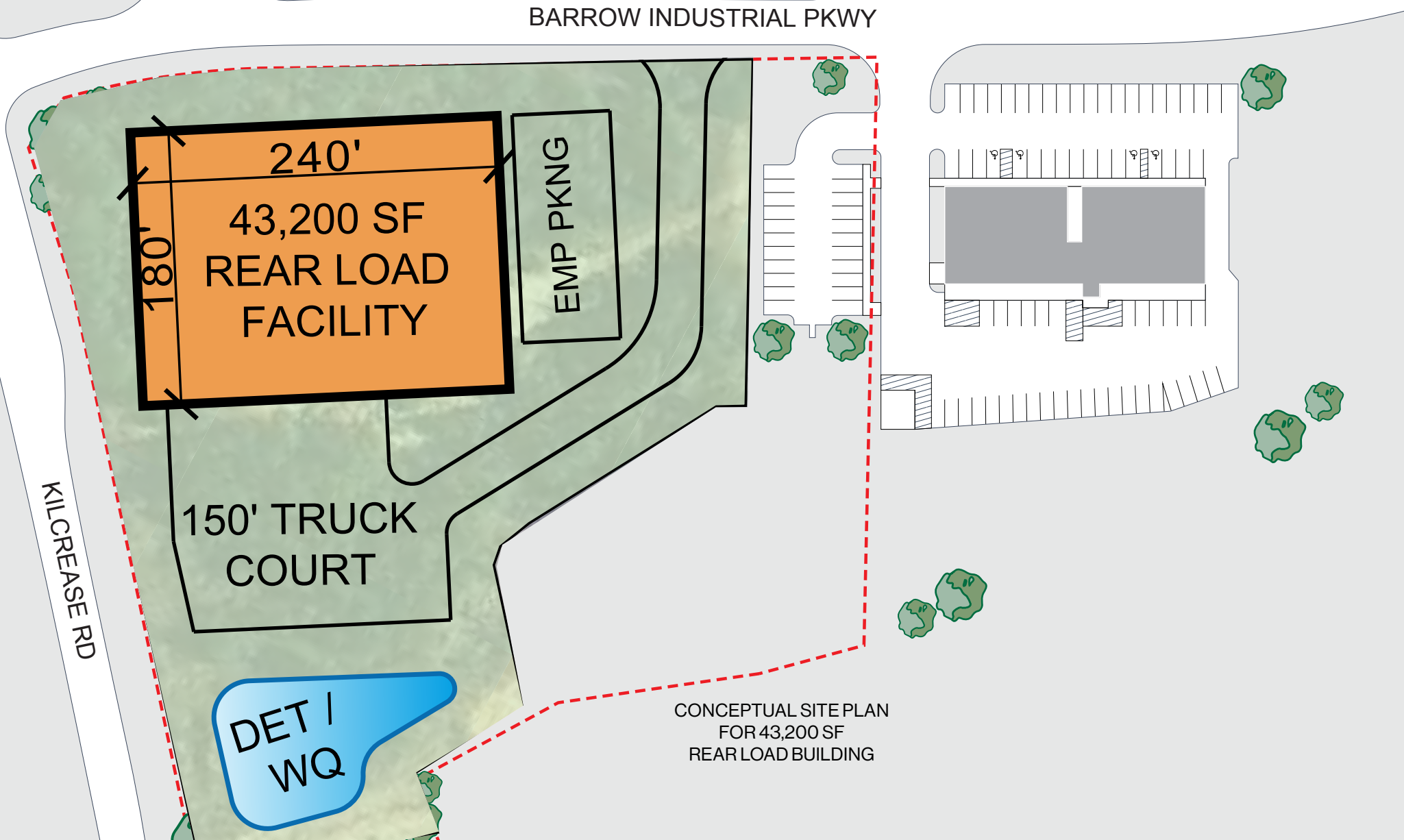
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5.19 ACRES | 43,200 SF BUILD-TO-SUIT

1021 Barrow Industrial Parkway
Winder, GA 30680 | Barrow County


BARROW 316
INDUSTRIAL PARK



150,000 SF - 501,387 SF AVAILABLE SPACE

1275 Barrow Industrial Pkwy

Winder, GA 30680 | Barrow County

Property Highlights

- 303,532 SF cross dock building, expandable to 501,387 SF
- 4% office buildout
- 100% climate controlled
- 31' clear height
- 44 docks / 2 drive-in doors; 8 more positions
- Excellent opportunity for production / manufacturing and distribution
- Ample parking
- Adjacent 14± acres available separately



BARROW 316 INDUSTRIAL PARK

Building Size:	303,532 SF
Zoning:	M-2 (heavy Industrial)
Construction:	Concrete tilt-up
Clear Height:	31'
Loading Type:	Cross dock
Dock Doors:	44
Drive-in Doors:	3
Column spacing:	50'x50'
Building Dimensions:	751'x402'
Truck Court Depth:	110' - 230'
Parking:	auto - 224 trailer - 64
Electrical	800 amps/ 480v/ 3 phase 1000 amps/ 480v/ 3 phase 400 amps/ 480v/ 3 phase
Generators	1 - 1,500kW diesel 2 - 750kW natural gas
Fire Protection:	Wet pipe sprinkler system
Roof Type:	Standing seam metal

150,000 SF - 501,387 SF AVAILABLE SPACE

1275 Barrow Industrial Pkwy

Winder, GA 30680 | Barrow County


BARROW 316
INDUSTRIAL PARK



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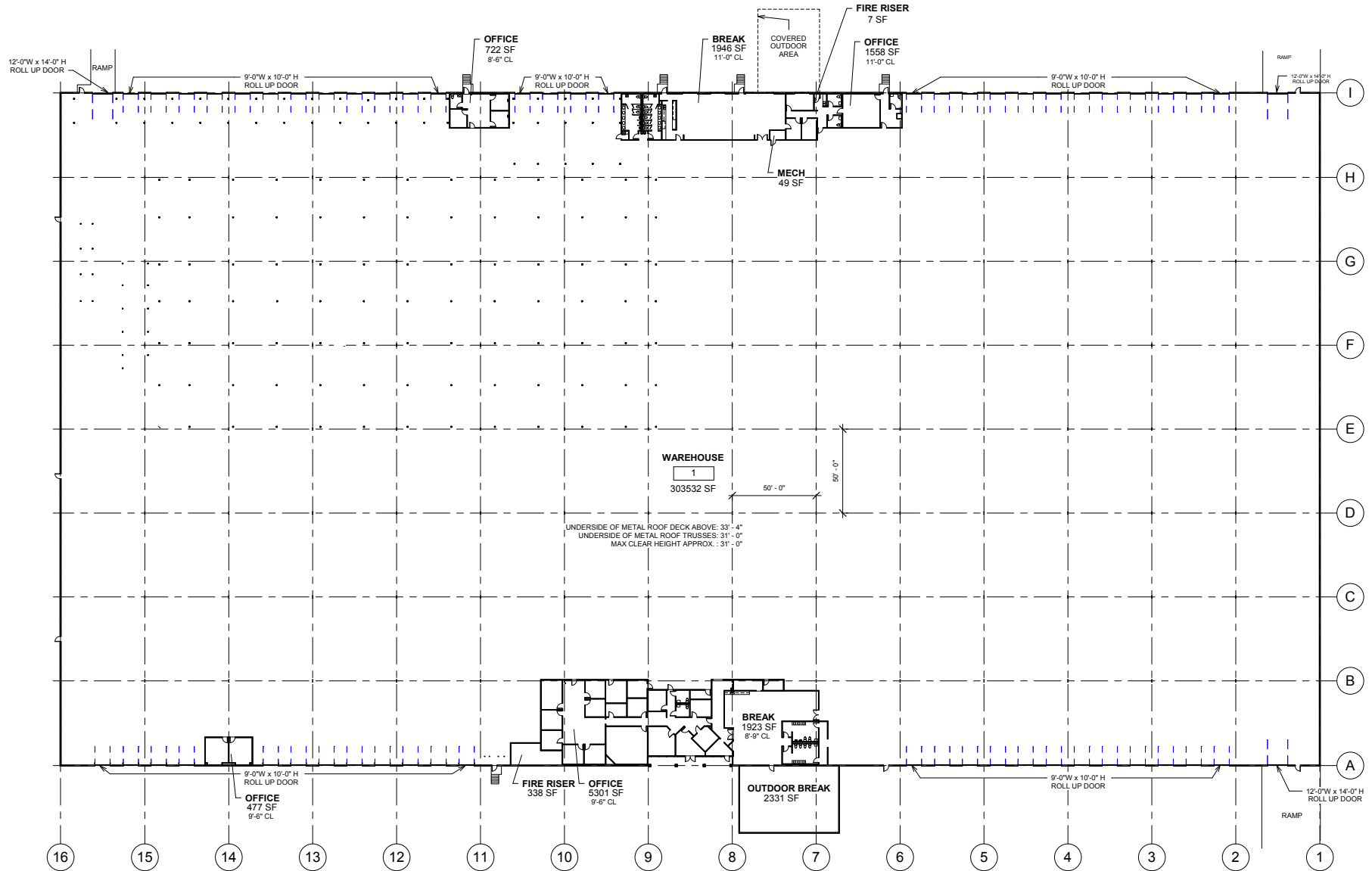
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150,000 SF - 501,387 SF AVAILABLE SPACE

1275 Barrow Industrial Pkwy

Winder, GA 30680 | Barrow County



14± ACRES | 135,000 SF BUILD-TO-SUIT

1277 Barrow Industrial Parkway

Winder, GA 30680 | Barrow County


BARROW 316
INDUSTRIAL PARK



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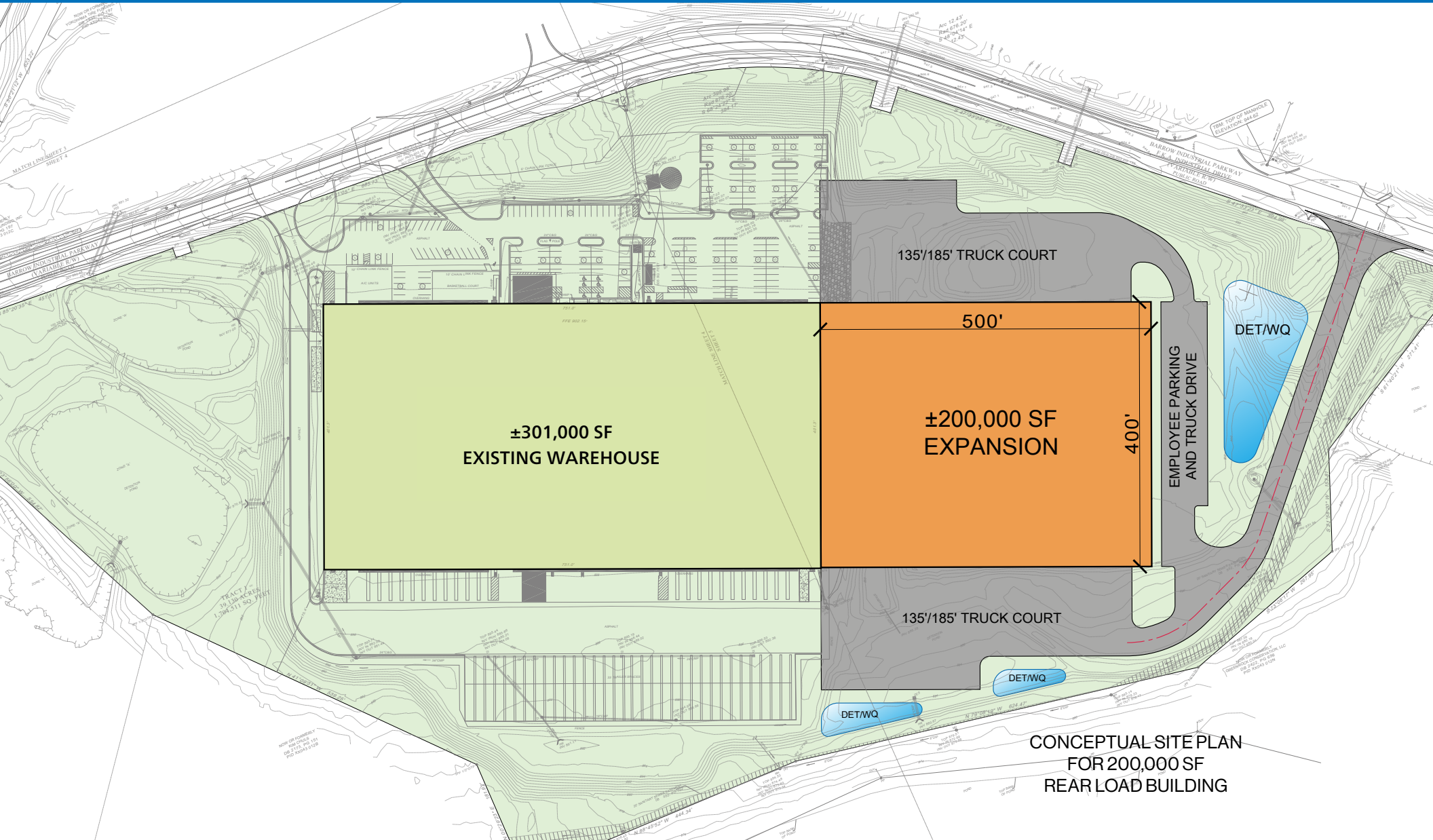
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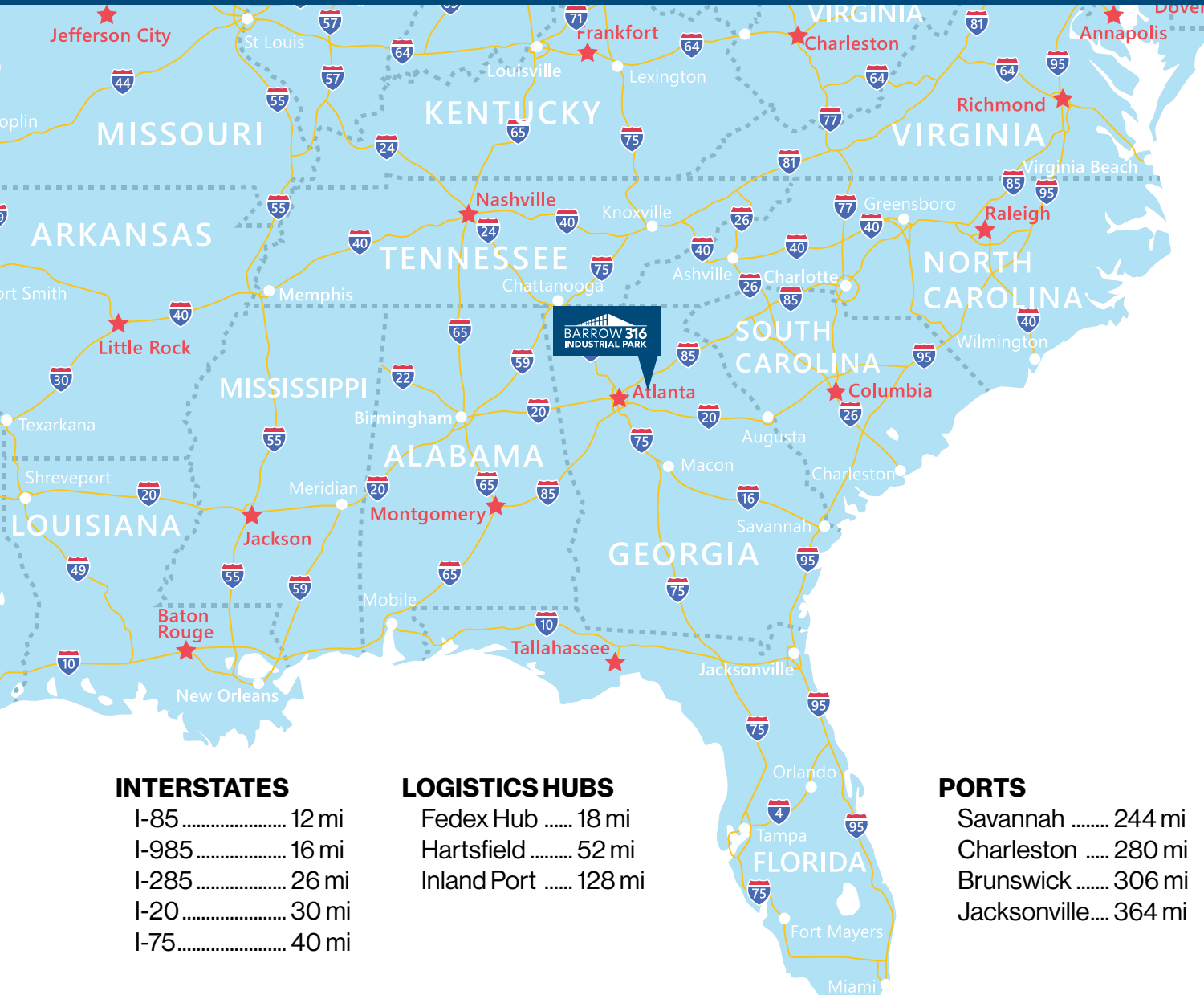
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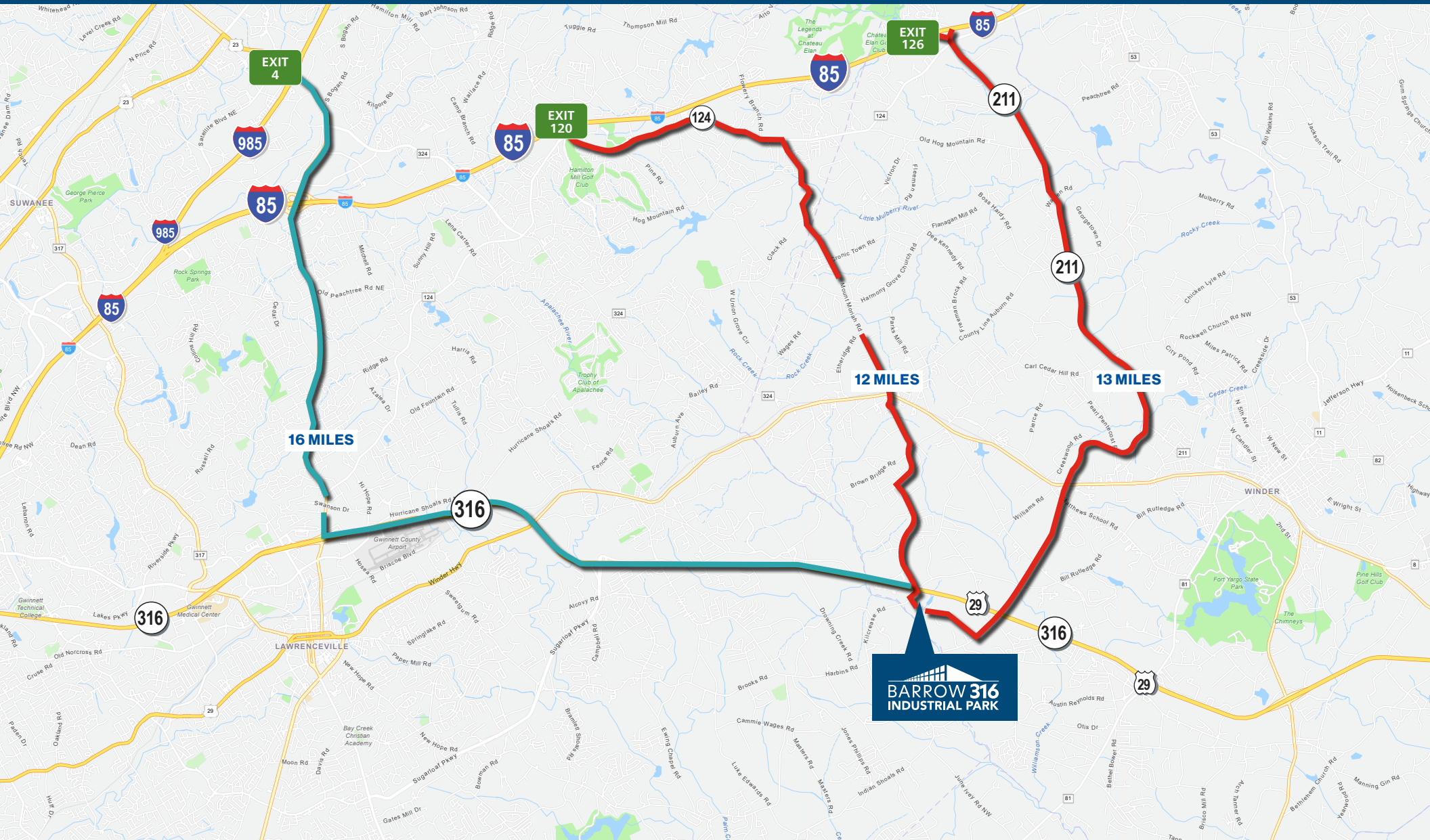
200,000 SF EXPANSION TO 500,000 SF TOTAL

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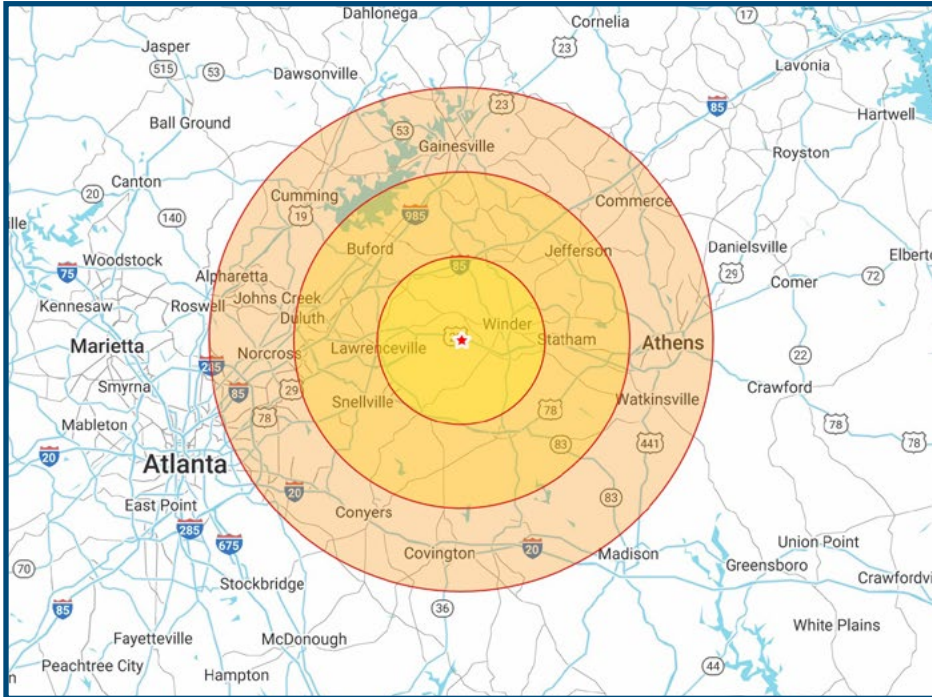
BARROW 316
INDUSTRIAL PARK





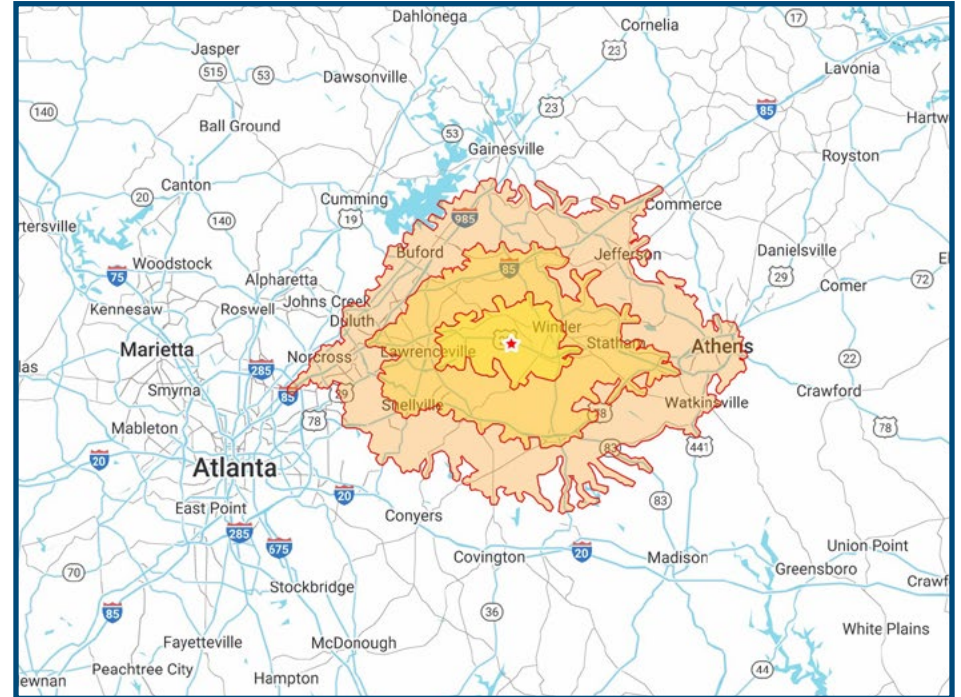


DEMOGRAPHICS



	10-Mile	20-Mile	30-Mile
Population	301,538	1.25M	2.86M
Households	96,776	418,502	1.02M
Businesses	13,933	68,691	178,952
Employees	77,293	425,271	1.23M

DRIVE TIMES



	15-Minute	30-Minute	45-Minute
Population	105,524	588,556	1.49M
Households	34,391	194,630	520,533
Businesses	4,975	34,023	91,387
Employees	31,922	209,085	606,265

