



LOGISTICS[®]
PROPERTY
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GAINESVILLE 85 BUSINESS CENTER

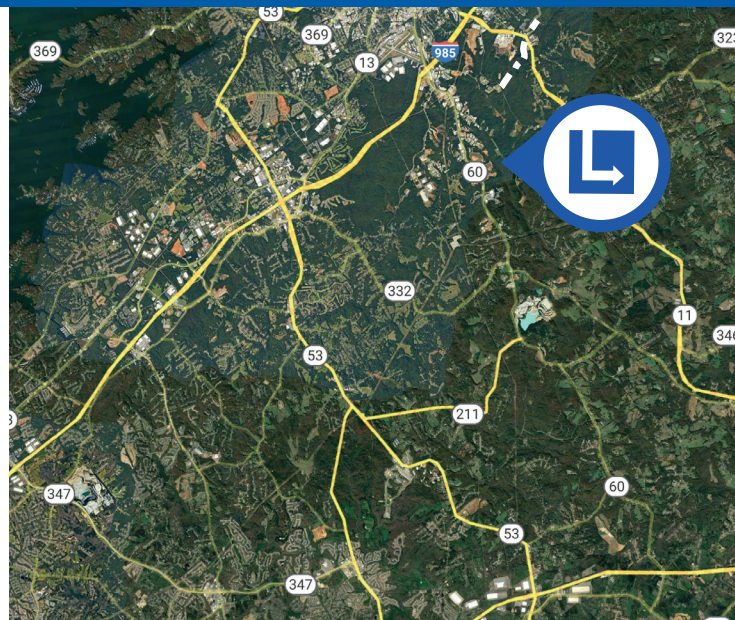
1800 Fulenwider Road, Gainesville, GA 30507

1850 Fulenwider Road, Gainesville, GA 30507



1800 Fulenwider - 126,360 SF | 1850 Fulenwider - 199,680 SF | Available Q2 2026

- Two modern, Class A rear-load distribution facilities
- LEED Certified
- Strategic I-985 Northeast Atlanta Location
- Direct access to Hwy 60 and Hwy 129
- Spec office space available at building delivery
- Strong manufacturing workforce in area
- 10.8 miles south of the Northeast Georgia Inland Port
- ~2,250,000 population within a 35-miles radius
- Available Job Tax Credits
 - Eligible businesses can receive a \$3,500/job/year tax credit for qualified job creation through the Georgia Job Tax Credit Program Less Developed Census Tract (LDCT)



CBRE

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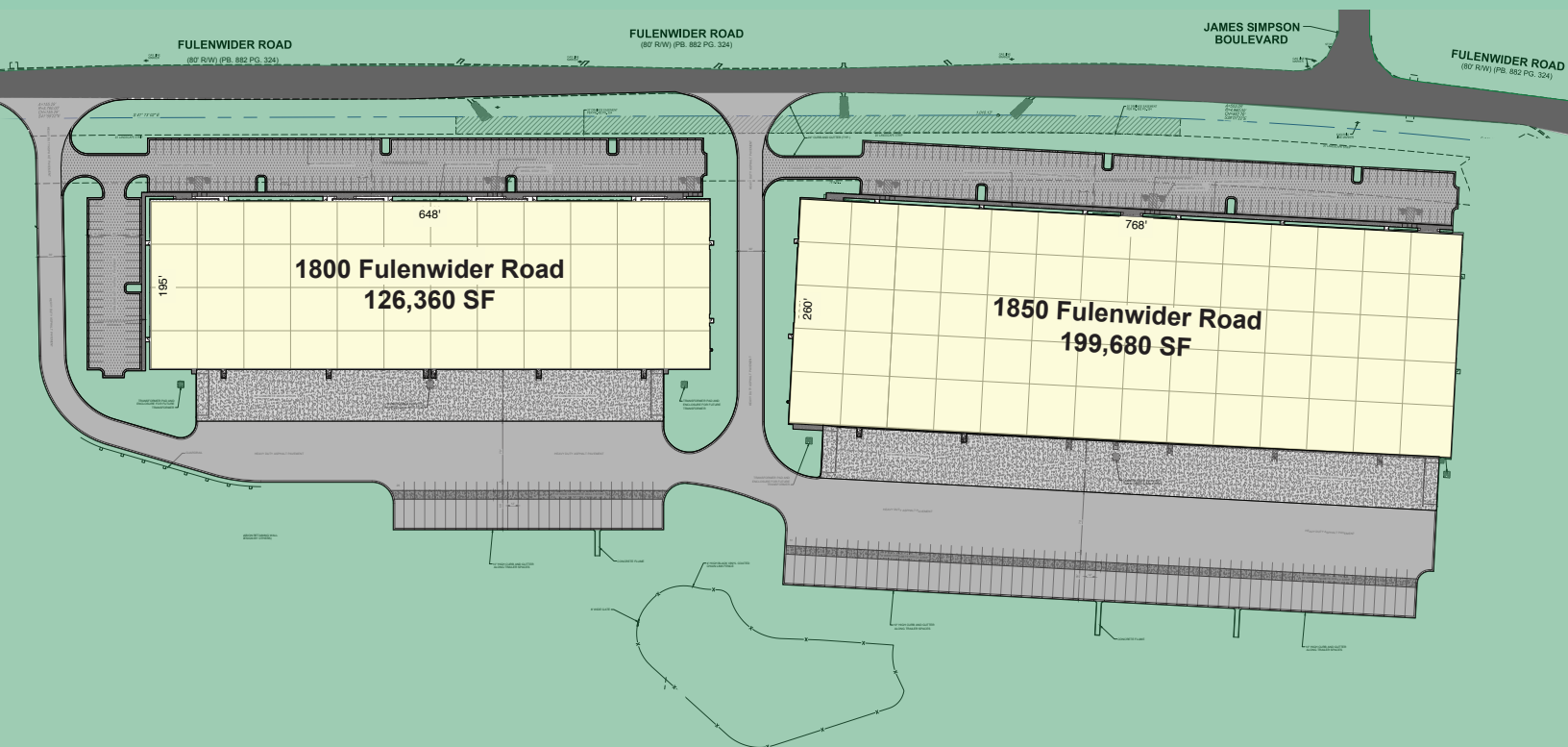


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PROPERTY HIGHLIGHTS

1800 FULENWIDER ROAD

Building Size	126,360 SF (divisible)
Spec Office	Approximately 2,400 SF
Dock Doors	38 (9' x 10') 12 (35,000 lb.) mechanical dock levelers
Drive-In Doors	2 (12' x 14')
Slab	6"
Truck Court	130' / 185'
Trailer Parking Spaces	26
Auto Parking Spaces	178
Clear Height	32'
Lighting	LED lighting at 25 FC
Sprinkler	ESFR
Power	2000 amps base Heavy power available in park

1850 FULENWIDER ROAD

Building Size	199,680 SF (divisible)
Spec Office	Approximately 2,400 SF
Dock Doors	43 (9' x 10') 12 (35,000 lb.) mechanical dock levelers
Drive-In Doors	2 (14' x 16')
Slab	7"
Truck Court	185'
Trailer Parking Spaces	61
Auto Parking Spaces	145
Clear Height	36'
Lighting	LED lighting at 25 FC
Sprinkler	ESFR
Power	2000 amps base Heavy power available in park

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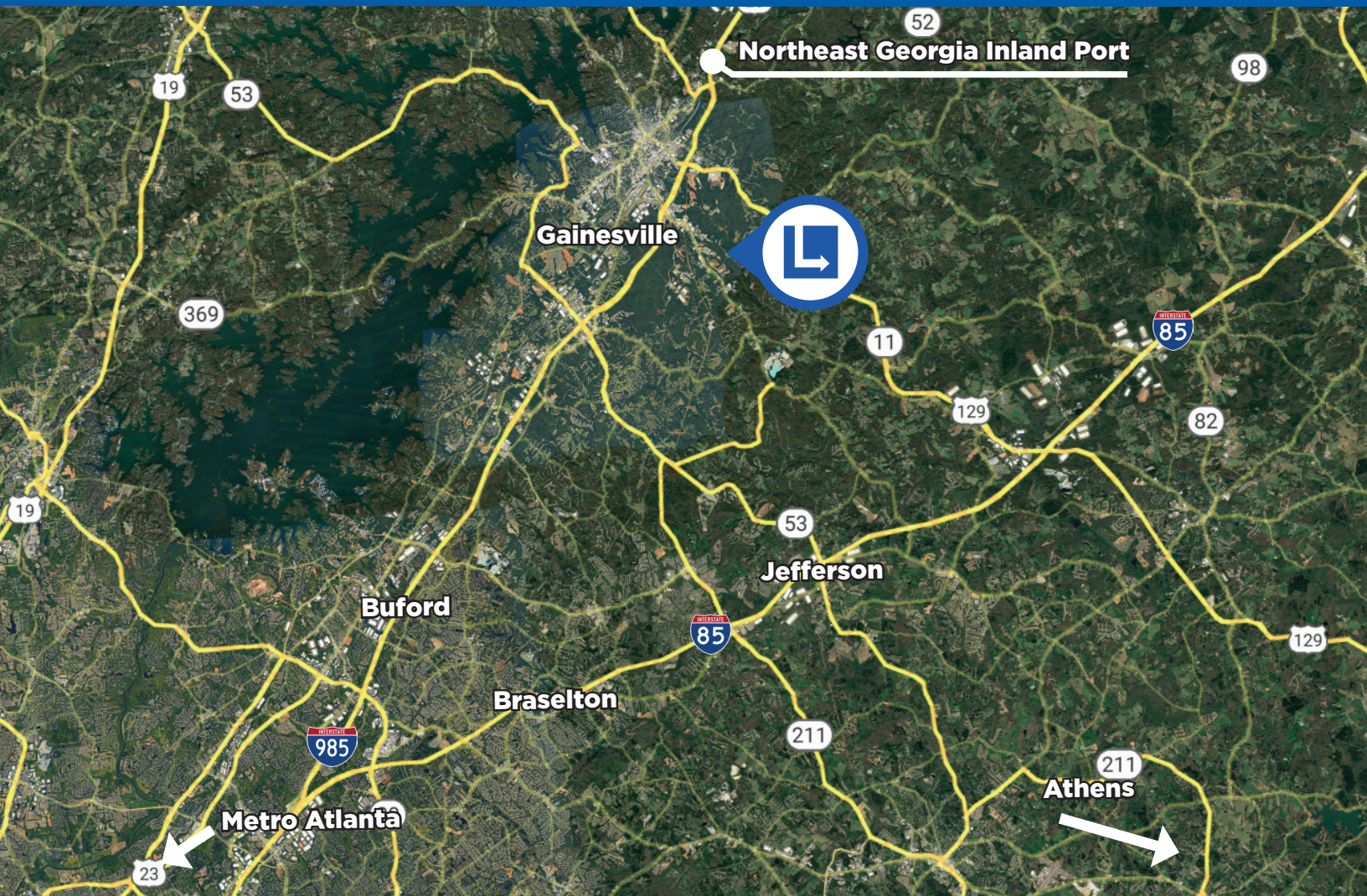


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LOCATION	DISTANCE
Gainesville 85 Business Center	
I-985	2 Miles
Northeast Georgia Inland Port	10.8 Miles
I-85	14 Miles
Downtown Atlanta	50 Miles
Hartsfield Jackson International Airport	63 Miles

CBRE

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