



106,920 SF Available

Allen Creek Logistics Center

8206 HWY 129, Pendergrass, Georgia 30575



B R I G H T O N
PROPERTY GROUP

Dermody.com

Building Specifications

Allen Creek Logistics Center

Dock Doors 64 - 9' x 10'

Drive-In 2

Auto Spaces 275

Trailer Spaces 157

Clear Height 36'

Column Spacing 60' x 54' dock bays,
54' x 54' typical

Fire System ESFR with K-class sprinkler heads

Flooring 7" thick unreinforced 4,000 PSI concrete over 6", GAB

Roofing R-15

Levelers 32 - 6' x 8' 35,000 LBS mechanical levelers included, bumpers on the balance

Lighting 25 fc LED's on motion sensors

Power 2,000 Amp 480/277 Volt, 3-phase, 4-wire electrical service with primary aluminum conductors in underground PVC 4" conduit feeder (Ability to scale up as needed)

Roof Structure Designed and built to support an additional 5 pound per sq. ft. dead load to accommodate future solar panel installation.

EV Charging Underground conduit is already installed to support EV charging stations at four different locations within the automobile parking area.



Sewer:
Jackson County Water &
Sewage Authority



Water:
Jackson County Water &
Sewage Authority



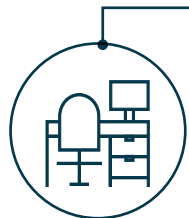
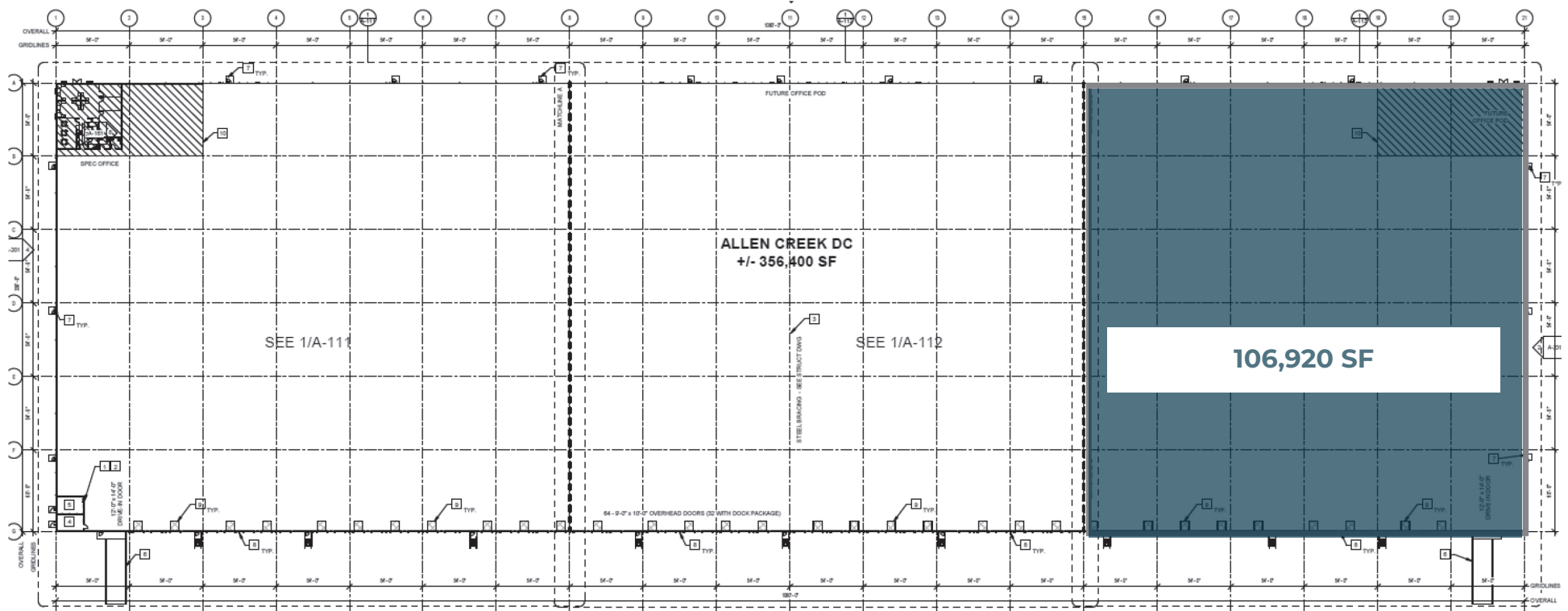
Power:
GA Power



Natural Gas:
Atlanta Gas Light

Availability

Allen Creek Logistics Center



**OFFICE SPACE
BUILD-TO-SUIT**



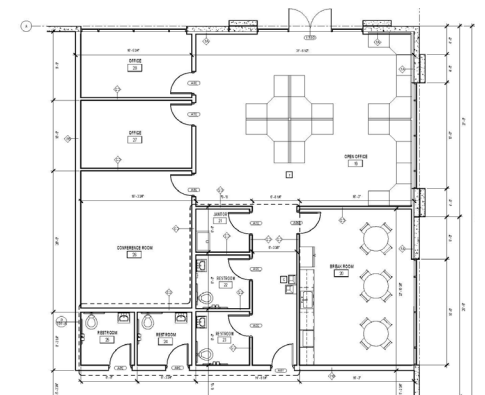
**UP TO
106,920 SF**



**19
DOCK
POSITIONS**



**105
TOTAL TRAILER SPACES
AVAILABLE**



SAMPLE OFFICE FLOOR PLAN

Location

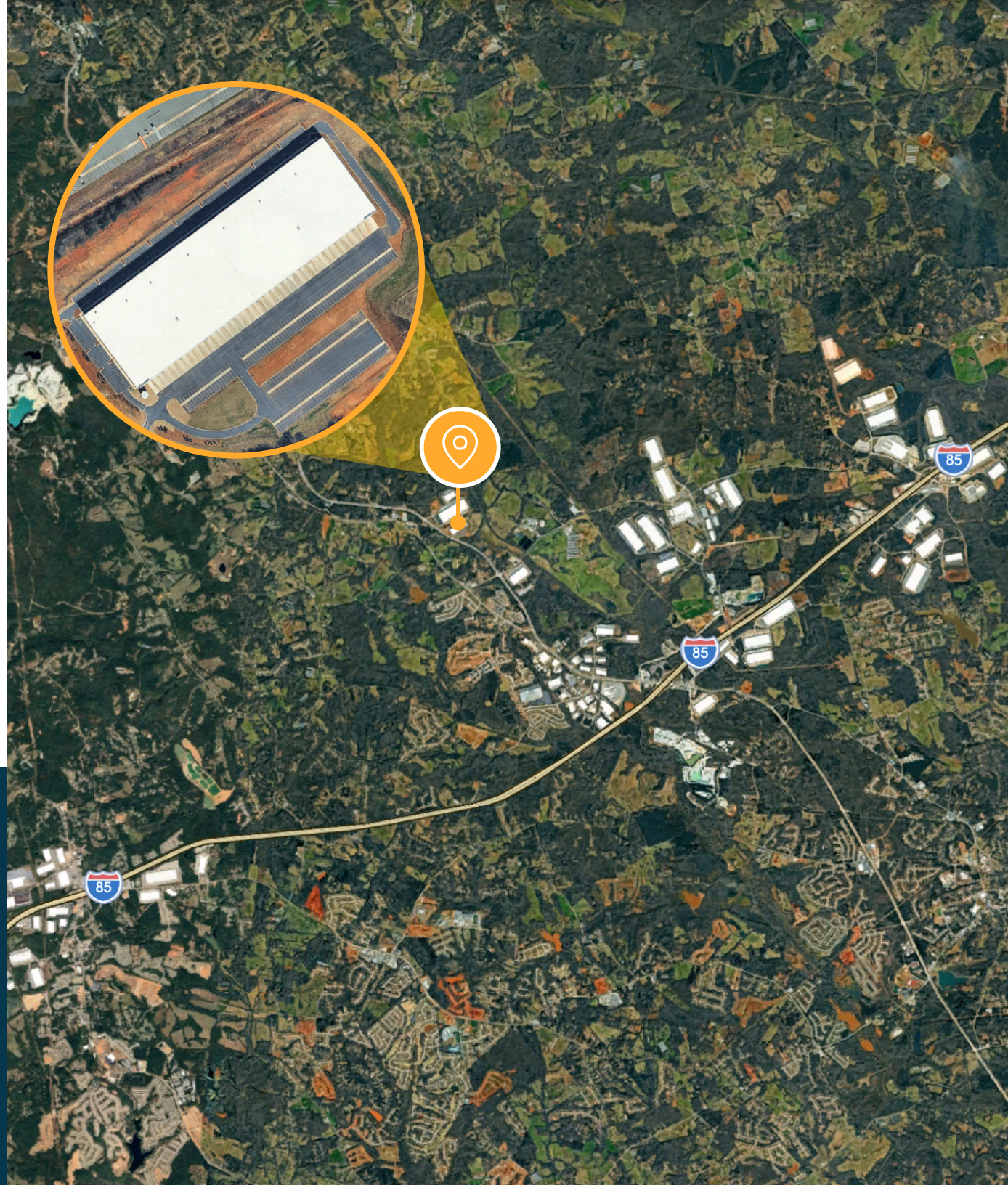
Allen Creek Logistics Center

offers outstanding access to the **Atlanta region** through its proximity to **Interstate 85**, providing direct connectivity to major Southeast markets and one of the nation's strongest logistics corridors. Its location near **Interstate 985** further enhances regional access throughout Northeast Georgia and into metro Atlanta.

The property also benefits from convenient connections to **Interstate 285** and **Interstate 20**, allowing efficient movement around Atlanta and throughout the Southeast. Tenants can quickly access key distribution networks, intermodal facilities, and Hartsfield-Jackson Atlanta International Airport while maintaining operational efficiency outside the urban core.

Positioned to serve the greater Atlanta market, Allen Creek Logistics Center combines **strong transportation infrastructure** with **access to a large labor pool** and **growing consumer base**, making it an ideal location for industrial, manufacturing, and logistics users.

Transportation	Miles
I-85	3
I-985	11
I-285	45
Gainesville Inland Port	18
Hartsfield Jackson Atl Int'l Airport	65





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About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Chicago, Dallas, Indianapolis, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit www.Dermody.com.

About Broker

Brighton Property Group is a commercial real estate firm specializing in industrial and land brokerage, investment sales, and development opportunities throughout the Southeast, with a strong focus on the Atlanta industrial market. The firm represents buyers, sellers, developers, and investors in the acquisition, disposition, and marketing of industrial properties, logistics facilities, and strategically located development sites. With deep market knowledge and a relationship-driven approach, Brighton Property Group helps clients identify opportunities that support long-term growth and value creation across one of the nation's most active industrial corridors. For more information, visit www.Brighton-Properties.com

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