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**WILSON  
HULL  
& NEAL**  
REAL ESTATE, LLC

# JACKSON 85 NORTH BUSINESS PARK

Raco Parkway & Parker Industrial Road | Pendergrass, GA 30567 | Jackson County

200,000 Square Feet up to 1,750,000 Square Feet Available



[Video Link](#)

Or  
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Trammell Crow Company

**CBRE** Investment Management

# JACKSON 85 NORTH BUSINESS PARK

Raco Parkway & Parker Industrial Road | Pendergrass, GA 30567

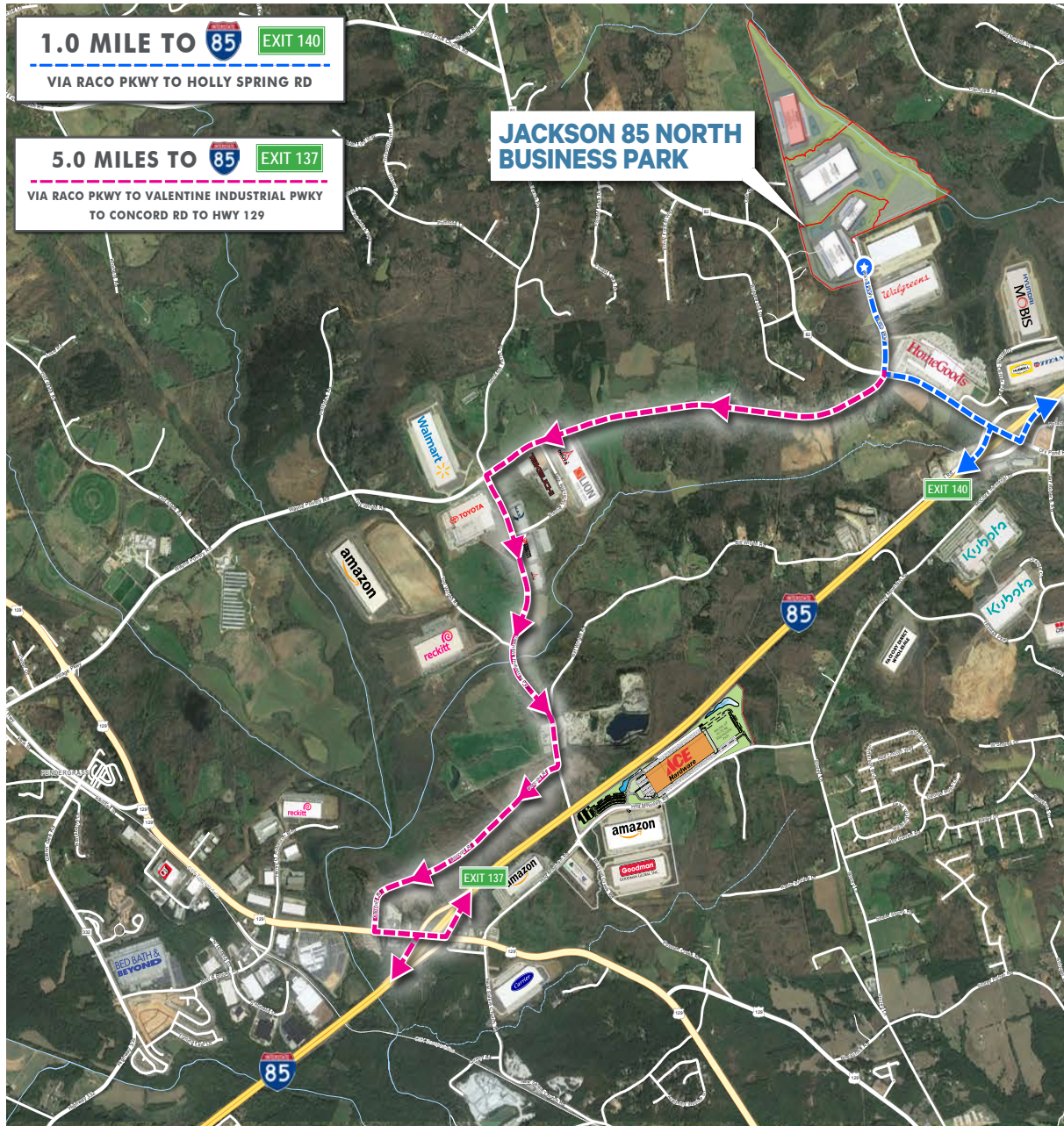
# PROJECT OVERVIEW



# JACKSON 85 NORTH BUSINESS PARK

Raco Parkway & Parker Industrial Road | Pendergrass, GA 30567

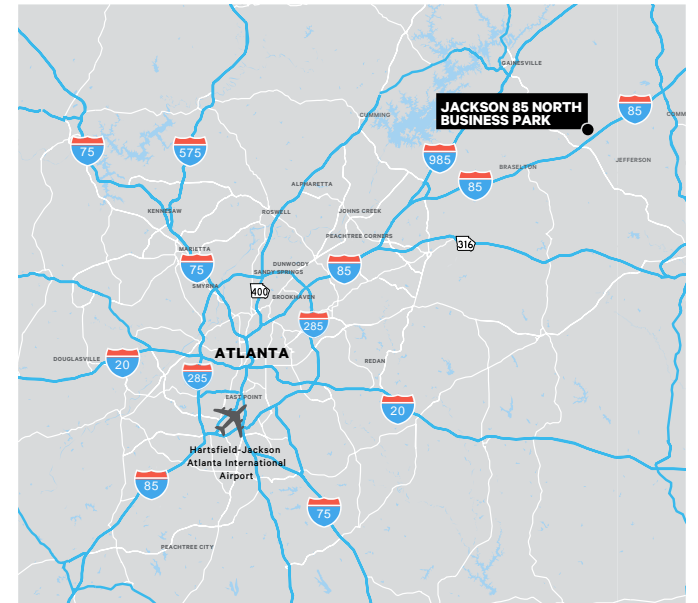
# INTERSTATE ACCESS



**1.0 MILE TO** **EXIT 140**  
VIA RACO PKWY TO HOLLY SPRING RD

**5.0 MILES TO** **EXIT 137**  
VIA RACO PKWY TO VALENTINE INDUSTRIAL PWKY  
TO CONCORD RD TO HWY 129

**JACKSON 85 NORTH BUSINESS PARK**



## Interstates

I-85 via Exit 140	1 mile
I-85 via Exit 137	5 miles
I-285	46 miles

## Ports

Inland Port Northeast Georgia (Gainesville)	24 miles
Inland Port Greer (Greenville)	103 miles
Port of Savannah	249 miles
Port of Charleston	296 miles
Port of Brunswick	311 miles

## Points of Interest

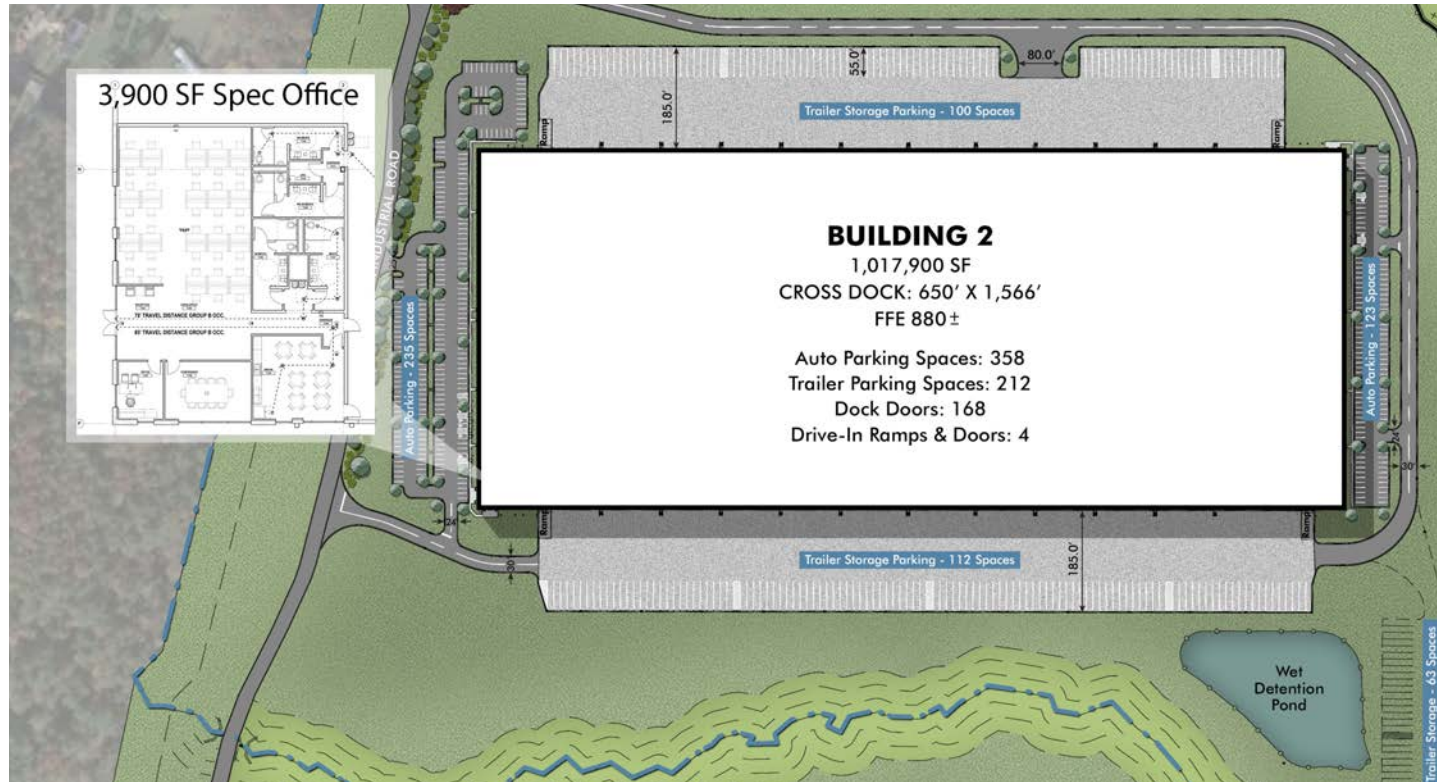
FedEx Ground Facility - Braselton	13 miles
Hartsfield Jackson International Airport	70 miles



# JACKSON 85 NORTH BUSINESS PARK - BUILDING 2

646 Parker Industrial Road | Pendergrass, GA 30567

# BUILDING SPECIFICATIONS



# 1,017,900

Square Feet Available

# 40'

Clear Height

# 168

Dock High Doors

# 212

Trailer Parks (expandable)

<b>Building Configuration:</b>	Cross-Dock	<b>Truck Court:</b>	185' constructed with all heavy-duty concrete paving 7" thick 4,000 psi – non-reinforced
<b>Building Clear Height:</b>	40' clear at the first column line	<b>Concrete Floor Slab:</b>	Reinforced 8" 4,000 psi on 6" stone, with 10 mil vapor barrier - FF55/FF35
<b>Building Dimensions:</b>	650' x 1,566'	<b>Floor Sealer:</b>	Full floor vapor barrier and sealer (10 mil)
<b>Bay Spacing:</b>	54' wide x 48' deep (60' dock bays-each side)	<b>Entrances-Store Fronts:</b>	Two full store front entrance; two entrances with knock-out panels
<b>Trailer Parks:</b>	212 trailer parks – site has potential for additional trailer parks	<b>Fire Protection:</b>	ESFR (Early Suppression Fast Response) - Commodity Class I-V & Group A plastics
<b>Automobile Parks:</b>	358 auto spaces	<b>Roof System:</b>	Mechanically Fastened 60-mil TPO with R19 polyiso insulation; Structurally sound for Solar.
<b>Drive-In Ramps:</b>	4 – (12' X 14') drive-in ramps	<b>Interior Lighting:</b>	LED motion sensed at 30 FC on 10' whips
<b>Dock High Doors:</b>	168 – (9' X 10') dock doors with vision panels	<b>Exterior Lighting:</b>	LED wall packs; LED site light poles supplied by Power Company
<b>Dock Equipment:</b>	41 35,000 pound levelers with lights and seals	<b>Warehouse Ventilation:</b>	Code Minimum Air Changes per hour – roof top fans with motorized louvers on exterior walls
<b>Dock Canopy:</b>	Full length dock canopy over dock doors (bull nose)	<b>Warehouse Heat:</b>	Roof-mounted heating system (Cambridge Style Units) designed for freeze protection
<b>Electrical Service:</b>	2 – 2,500 AMP services, 480 Volt	<b>Interior Painting:</b>	Painted interior warehouse walls and columns

# JACKSON 85 NORTH BUSINESS PARK - BUILDING 3

Raco Parkway & Parker Industrial Road | Pendergrass, GA 30567

# BUILDING SPECIFICATIONS - OPTION A



# 524,160

Square Feet Available

# 40'

Clear Height

# 100

Dock High Doors

# 133

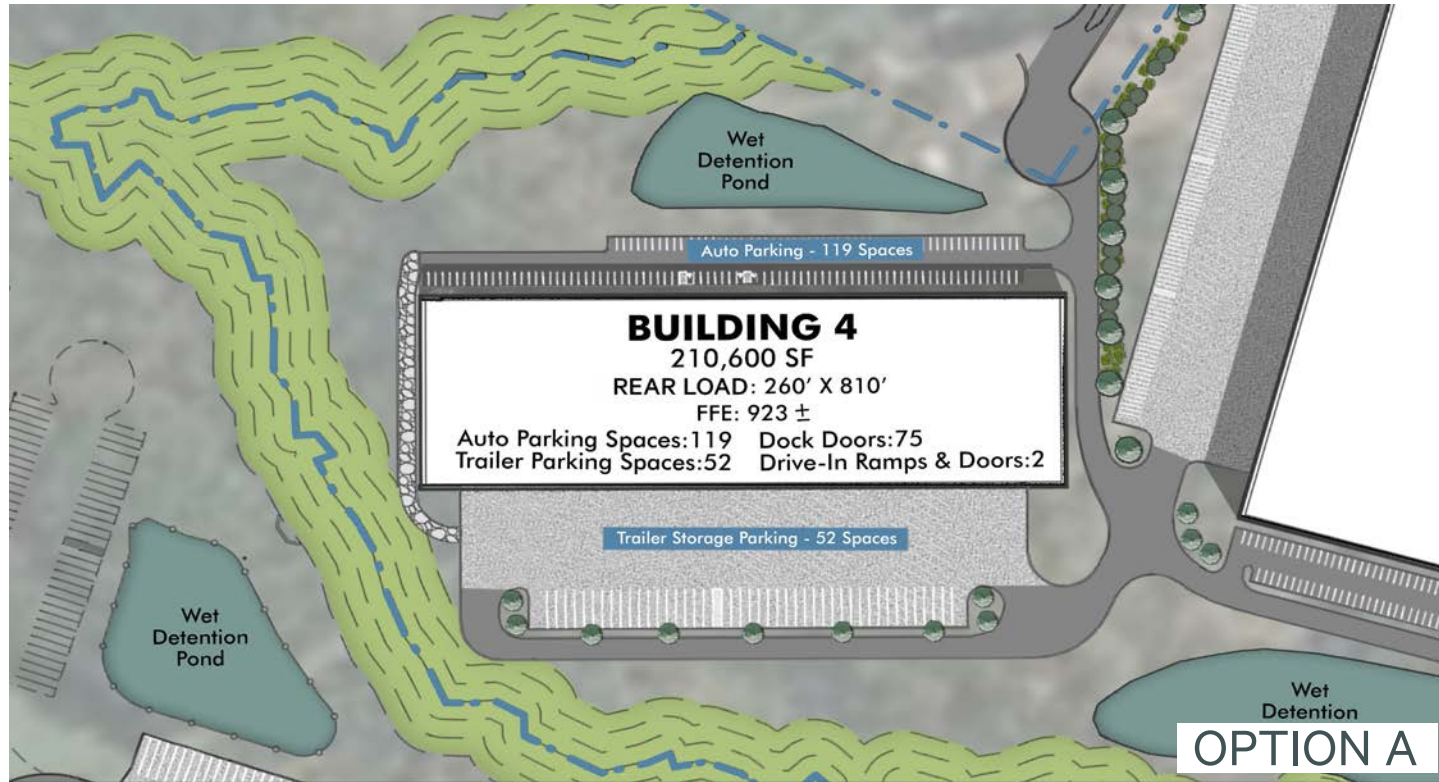
Trailer Parks (expandable)

<b>Building Configuration:</b>	Cross-Dock	<b>Truck Court:</b>	185' constructed with all heavy-duty concrete paving 7" thick 4,000 psi – non-reinforced
<b>Building Clear Height:</b>	40' clear at the first column line	<b>Concrete Floor Slab:</b>	Reinforced 8" 4,000 psi on 6" stone, with 10 mil vapor barrier - FF55/FF35
<b>Building Dimensions:</b>	520' x 1,008'	<b>Floor Sealer:</b>	Full floor vapor barrier and sealer (10 mil)
<b>Bay Spacing:</b>	56' wide x 50' deep (60' dock bays-each side)	<b>Entrances-Store Fronts:</b>	Two full store front entrance; two entrances with knock-out panels
<b>Trailer Parks:</b>	133 trailer parks – site has potential for additional trailer parks	<b>Fire Protection:</b>	ESFR (Early Suppression Fast Response) - Commodity Class I-V & Group A plastics
<b>Automobile Parks:</b>	205 auto spaces	<b>Roof System:</b>	Mechanically Fastened 45-mil TPO with R19 polyiso insulation; Structurally sound for Solar.
<b>Drive-In Ramps:</b>	4 – (12' X 14') drive-in ramps	<b>Interior Lighting:</b>	Code required egress lighting – lighting to be installed as part of the tenant upfit
<b>Dock High Doors:</b>	100 – (9' X 10') dock doors with vision panels	<b>Exterior Lighting:</b>	LED wall packs; LED site light poles supplied by Power Company
<b>Dock Equipment:</b>	Z-Guards and Dock Bumpers at each door	<b>Warehouse Ventilation:</b>	Code Minimum Air Changes per hour – roof top fans with motorized louvers on exterior walls
<b>Dock Canopy:</b>	Full length dock canopy over dock doors (bull nose)	<b>Warehouse Heat:</b>	Roof-mounted heating system (Cambridge Style Units) designed for freeze protection
<b>Electrical Service:</b>	1 – 3,000 AMP services, 480 Volt	<b>Interior Painting:</b>	Painted interior warehouse walls and columns

# JACKSON 85 NORTH BUSINESS PARK - BUILDING 4

Raco Parkway & Parker Industrial Road | Pendergrass, GA 30567

# BUILDING SPECIFICATIONS - OPTION A



# 210,600

Square Feet Available

# 36'

Clear Height

# 75

Dock High Doors

# 52

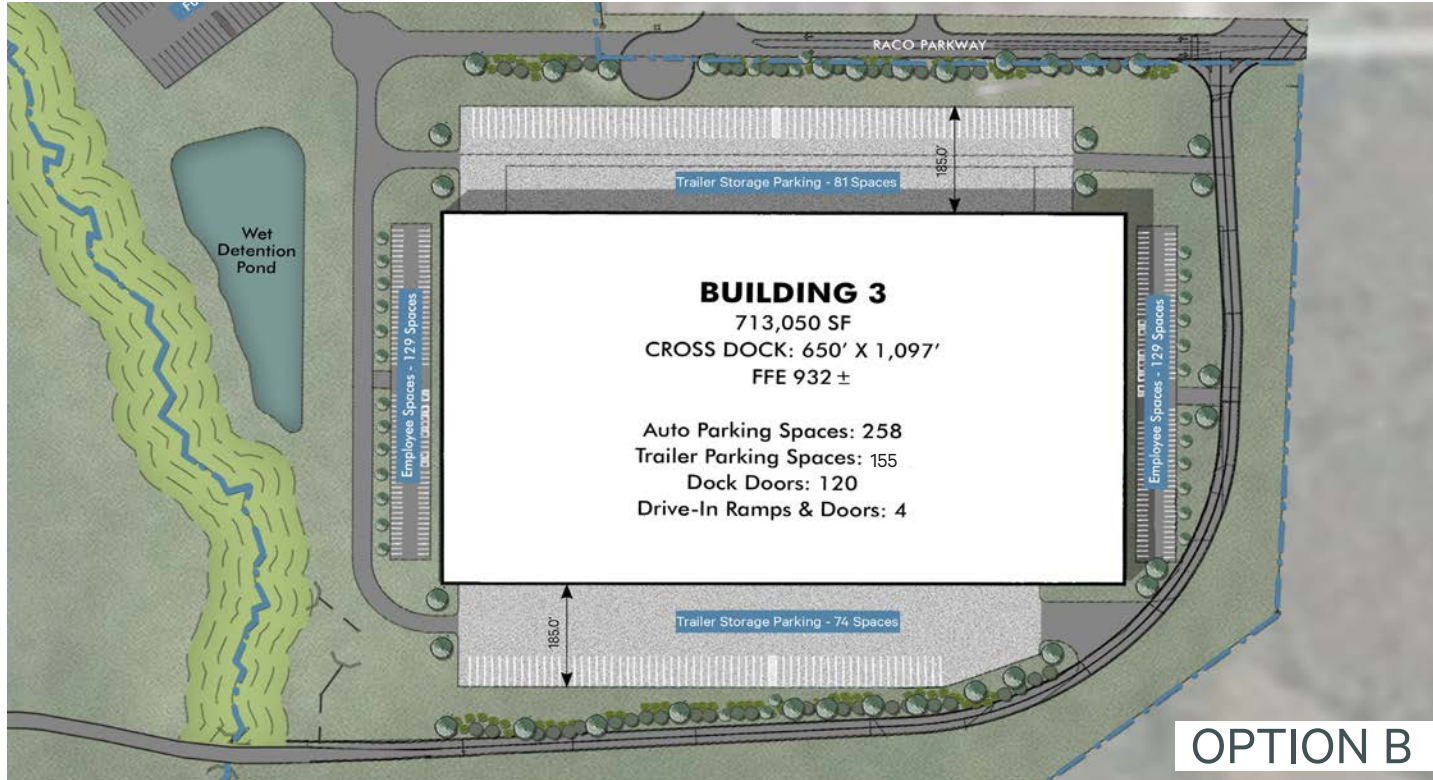
Trailer Parks (expandable)

<b>Building Configuration:</b>	Rear Load	<b>Truck Court:</b>	185' constructed with all heavy-duty concrete paving 7" thick 4,000 psi – non-reinforced
<b>Building Clear Height:</b>	36' clear at the first column line	<b>Concrete Floor Slab:</b>	Reinforced 8" 4,000 psi on 6" stone, with 10 mil vapor barrier - FF55/FF35
<b>Building Dimensions:</b>	260' x 810'	<b>Floor Sealer:</b>	Full floor vapor barrier and sealer (10 mil)
<b>Bay Spacing:</b>	54' wide x 50' deep (60' dock bays-each side)	<b>Entrances-Store Fronts:</b>	Two full store front entrance; two entrances with knock-out panels
<b>Trailer Parks:</b>	52 trailer parks – site has potential for additional trailer parks	<b>Fire Protection:</b>	ESFR (Early Suppression Fast Response) - Commodity Class I-V & Group A plastics
<b>Automobile Parks:</b>	119 auto spaces	<b>Roof System:</b>	Mechanically Fastened 60-mil TPO with R19 polyiso insulation; Structurally sound for Solar.
<b>Drive-In Ramps:</b>	2 – (12' X 14') drive-in ramps	<b>Interior Lighting:</b>	Code required egress lighting – lighting to be installed as part of the tenant upfit
<b>Dock High Doors:</b>	75 – (9' X 10') dock doors with vision panels	<b>Exterior Lighting:</b>	LED wall packs; LED site light poles supplied by Power Company
<b>Dock Equipment:</b>	Z-Guards and Dock Bumpers at each door	<b>Warehouse Ventilation:</b>	Code Minimum Air Changes per hour – roof top fans with motorized louvers on exterior walls
<b>Dock Canopy:</b>	Full length dock canopy over dock doors (bull nose)	<b>Warehouse Heat:</b>	Roof-mounted heating system (Cambridge Style Units) designed for freeze protection
<b>Electrical Service:</b>	2 – 2,500 AMP services, 480 Volt	<b>Interior Painting:</b>	Painted interior warehouse walls and columns

# JACKSON 85 NORTH BUSINESS PARK - BUILDING 3

Raco Parkway & Parker Industrial Road | Pendergrass, GA 30567

# BUILDING SPECIFICATIONS - OPTION B



# 713,050

Square Feet Available

# 40'

Clear Height

# 120

Dock High Doors

# 155

Trailer Parks (*expandable*)

<b>Building Configuration:</b>	Cross-Dock	<b>Truck Court:</b>	185' constructed with all heavy-duty concrete paving 7" thick 4,000 psi – non-reinforced
<b>Building Clear Height:</b>	40' clear at the first column line	<b>Concrete Floor Slab:</b>	Reinforced 8" 4,000 psi on 6" stone, with 10 mil vapor barrier - FF55/FF35
<b>Building Dimensions:</b>	650' x 1,097'	<b>Floor Sealer:</b>	Full floor vapor barrier and sealer (10 mil)
<b>Bay Spacing:</b>	54' wide x 48' deep (60' dock bays-each side)	<b>Entrances-Store Fronts:</b>	Two full store front entrance; two entrances with knock-out panels
<b>Trailer Parks:</b>	155 trailer parks – site has potential for additional trailer parks	<b>Fire Protection:</b>	ESFR (Early Suppression Fast Response) - Commodity Class I-V & Group A plastics
<b>Automobile Parks:</b>	258 auto spaces	<b>Roof System:</b>	Mechanically Fastened 60-mil TPO with R19 polyiso insulation; Structurally sound for Solar.
<b>Drive-In Ramps:</b>	4 – (12' X 14') drive-in ramps	<b>Interior Lighting:</b>	Code required egress lighting – lighting to be installed as part of the tenant upfit
<b>Dock High Doors:</b>	120 – (9' X 10') dock doors with vision panels	<b>Exterior Lighting:</b>	LED wall packs; LED site light poles supplied by Power Company
<b>Dock Equipment:</b>	Z-Guards and Dock Bumpers at each door	<b>Warehouse Ventilation:</b>	Code Minimum Air Changes per hour – roof top fans with motorized louvers on exterior walls
<b>Dock Canopy:</b>	Full length dock canopy over dock doors (bull nose)	<b>Warehouse Heat:</b>	Roof-mounted heating system (Cambridge Style Units) designed for freeze protection
<b>Electrical Service:</b>	2 – 2,500 AMP services, 480 Volt	<b>Interior Painting:</b>	Painted interior warehouse walls and columns



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