



BROADMOOR LOGISTICS PARK

Up To 111,480 SF | Available Fall 2018

LEASED BY:



OWNED AND DEVELOPED BY:
EASTGROUP
PROPERTIES

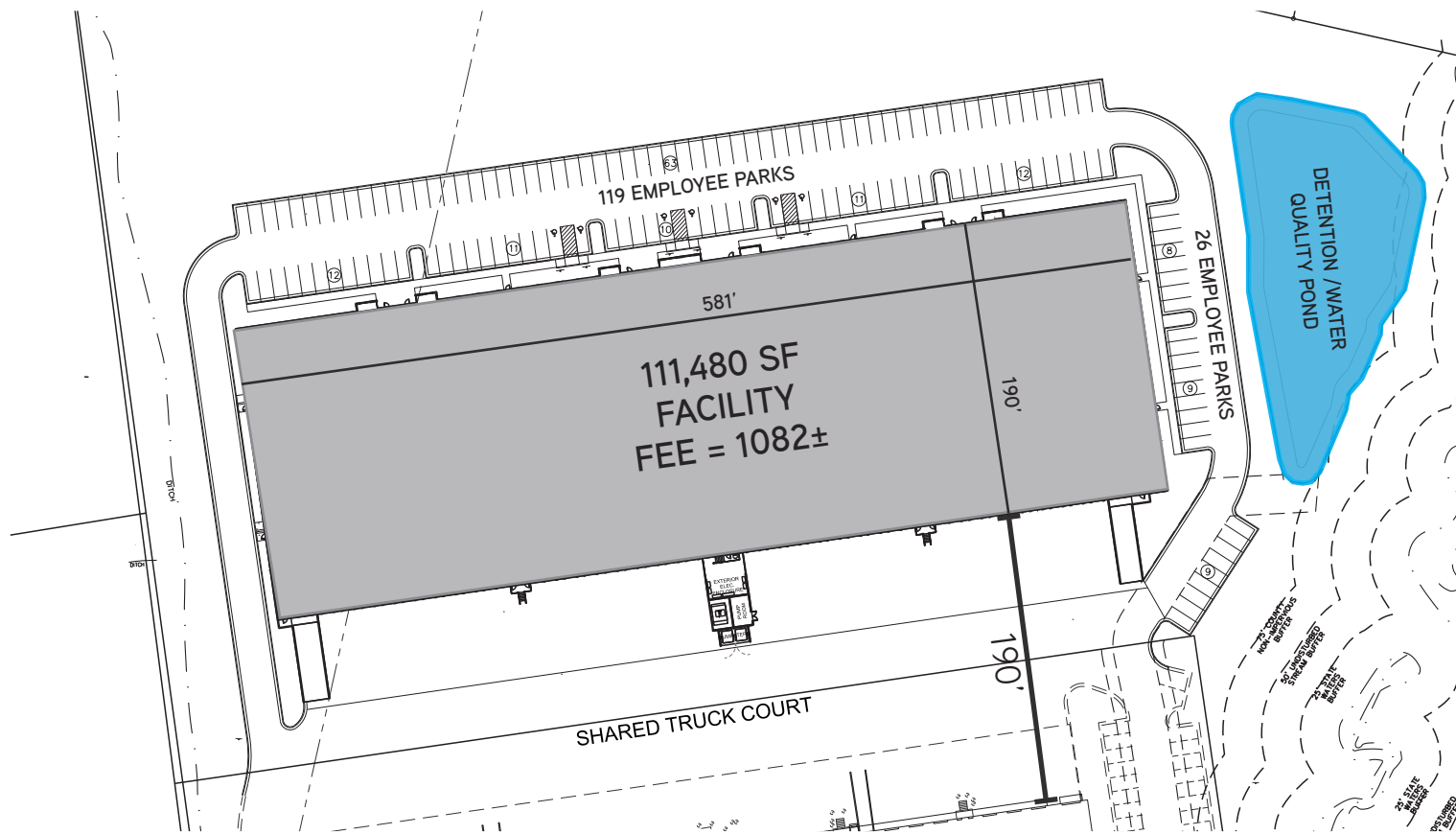
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SITE PLAN



STREET ADDRESS:	1520 Broadmoor Boulevard, Bldg. 200, Buford, GA 30518
AVAILABLE	111,480 SF (Divisible to 20,000 SF)
OFFICE	BTS
CONSTRUCTION	Tilt-up 8" thick concrete tilt with brick accent
BUILDING DIMENSIONS	190' deep x 581' wide
CEILING HEIGHT	30' minimum
ELECTRICAL	1200 AMP / 1600 AMP

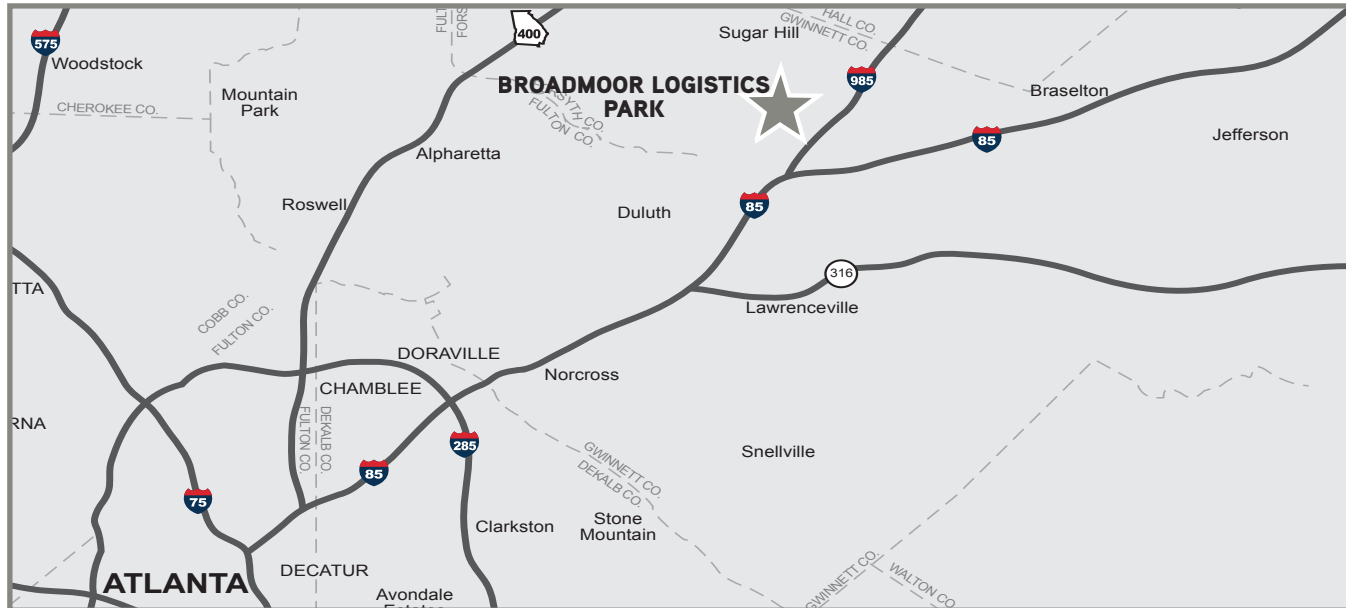
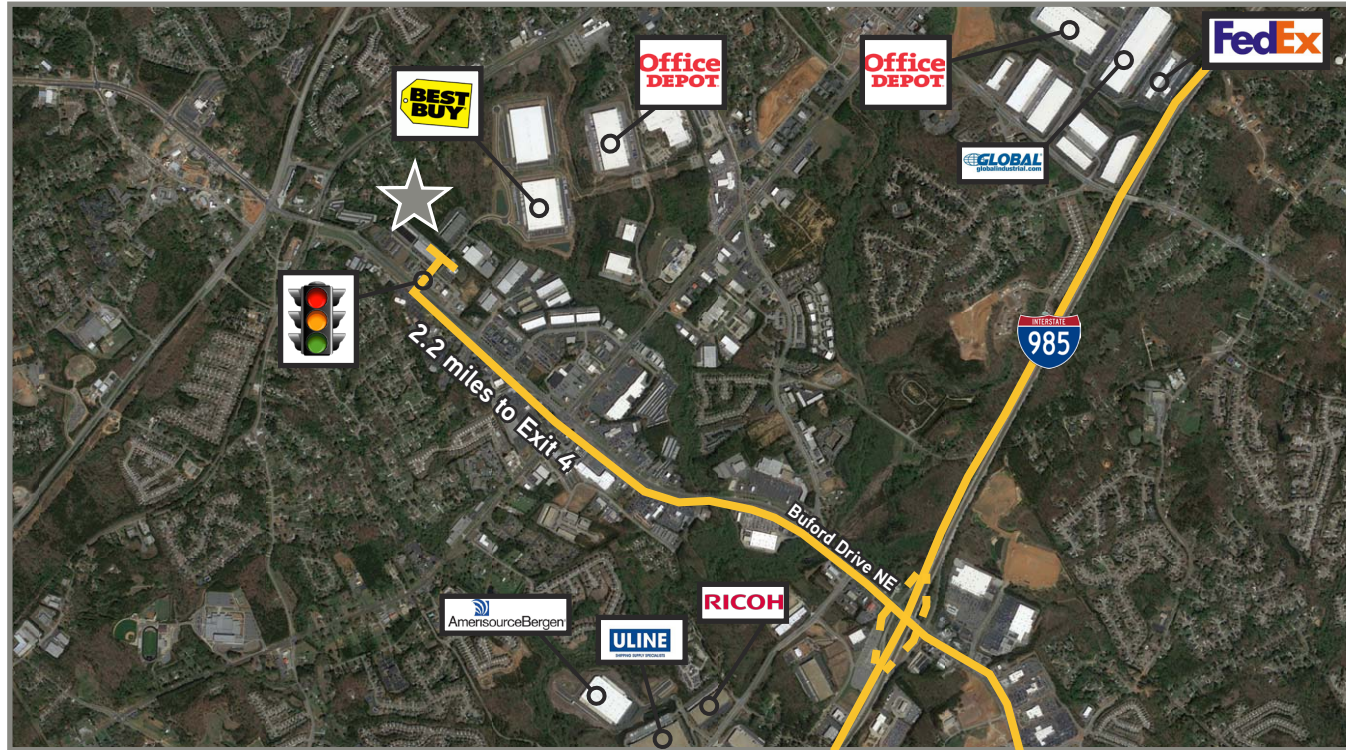
TRUCK COURT	190' shared truck court with an 83,919 SF facility owned by EastGroup with frontage on Broadmoor Boulevard
COLUMN SPACING	53' wide x 47' deep (50' deep at speed bays)
FLOOR TYPE	6" reinforced concrete
ROOF TYPE	45 mil TPO / white roof deck / R-20 roof insulation
LIGHTING	To Suit
SPRINKLER	ESFR Sprinkler System

HEAT	Gas fired unit heaters - freeze protection
CAR PARKING	145 spaces
DOCK DOORS	33 (9' x 10') dock high doors covered by 4' bullnose canopy
DRIVE-IN DOORS	2 (12' x 14') drive in doors

LOCATION

Broadmoor Logistics Park is strategically located in the Northeast Atlanta industrial corridor on Broadmoor Boulevard with close proximity to I-985 (2.2 Miles) and I-85 (4.5 Miles). Atlanta is the largest and most dynamic industrial market in the Southeast and is ranked fourth in the US in total size. The city's mature and nimble transportation network includes the busiest passenger airport in the world (Hartsfield-Jackson International), three major interstate highways and the Port of Savannah within a four-hour drive.

INTERMODAL	CSX/Fairburn	59 miles
	CSX/Atlanta (Hulsey)	40 miles
	Norfolk Southern/Austell	50 miles
	Norfolk Southern/Inman	38 miles
AIR	Charlie Brown Airport	46 miles
	Hartsfield Jackson Int'l Airport ...	45 miles
PORTS	Inland Port Greer	132 miles
	Savannah	283 miles
	Charleston	308 miles
	Jacksonville	363 miles
	Norfolk	534 miles
	Miami	696 miles
	Newark	826 miles





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