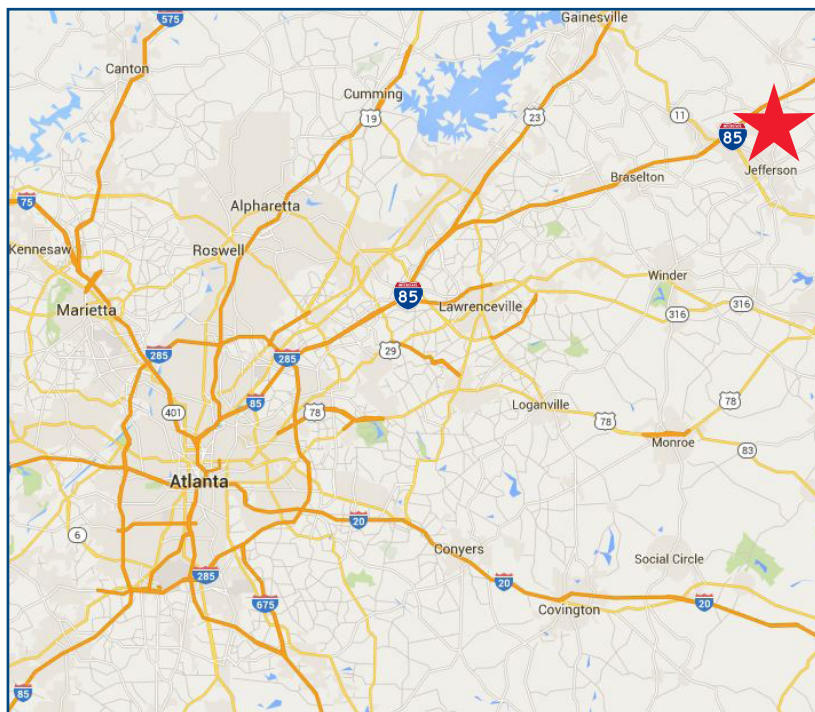


JEFFERSON MILL BUSINESS PARK

JACKSON COUNTY | JEFFERSON, GA

Colliers
INTERNATIONAL

MASTER PLANNED INDUSTRIAL PARK 50,000 - 1,800,000 SF AVAILABLE



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A DEVELOPMENT BY:

Trammell Crow Company



CLARION PARTNERS

JEFFERSON MILL BUSINESS PARK

JACKSON COUNTY | JEFFERSON, GA

50,000 - 1,800,000 SF

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INTERNATIONAL

Multiple Access Points:

Exit 137 - 1.1 mi (via Hwy 11)

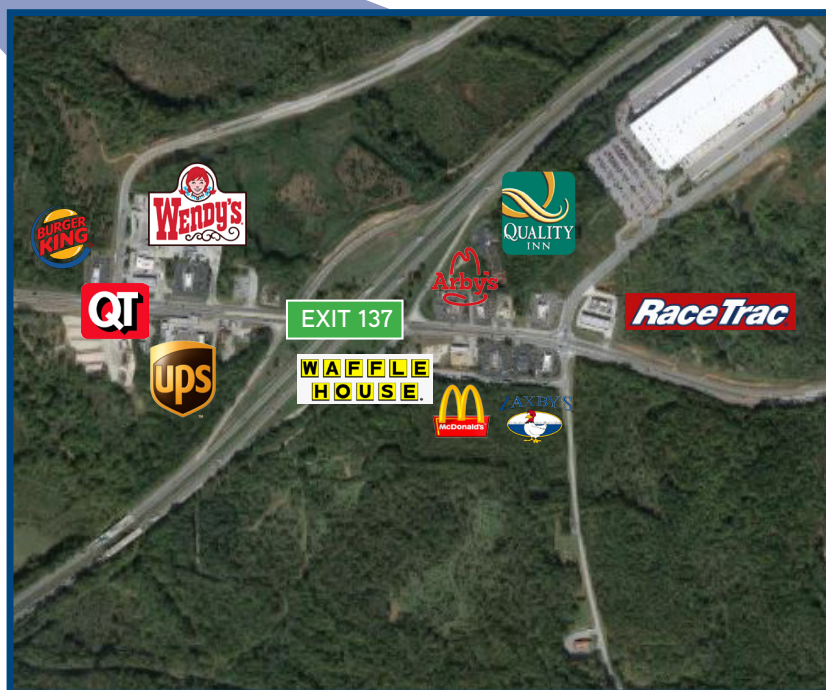
Exit 137 - 1.9 mi (via Concord Rd)

Exit 140 - 3.0 mi (via Dry Pond Rd)



JEFFERSON MILL HIGHLIGHTS

- » Master Planned Industrial Park: 1.8M SF, 122 Acres
- » Immediate access to I-85 via Exit 137 full-diamond interchange on US HWY 129 and S.R. 11
- » Three building, Class-A Industrial Park
- » Labor: Border counties offer pool of 700,000 employees
- » Excellent Corporate Campus Setting
- » Fully Entitled and Development Ready
- » 80% of US Consumer market reachable by two-day Truck Delivery
- » 1 mile to UPS Freight Terminal
- » 11 miles to UPS hub
- » 14 miles to FedEx hub
- » 42 miles to I-285



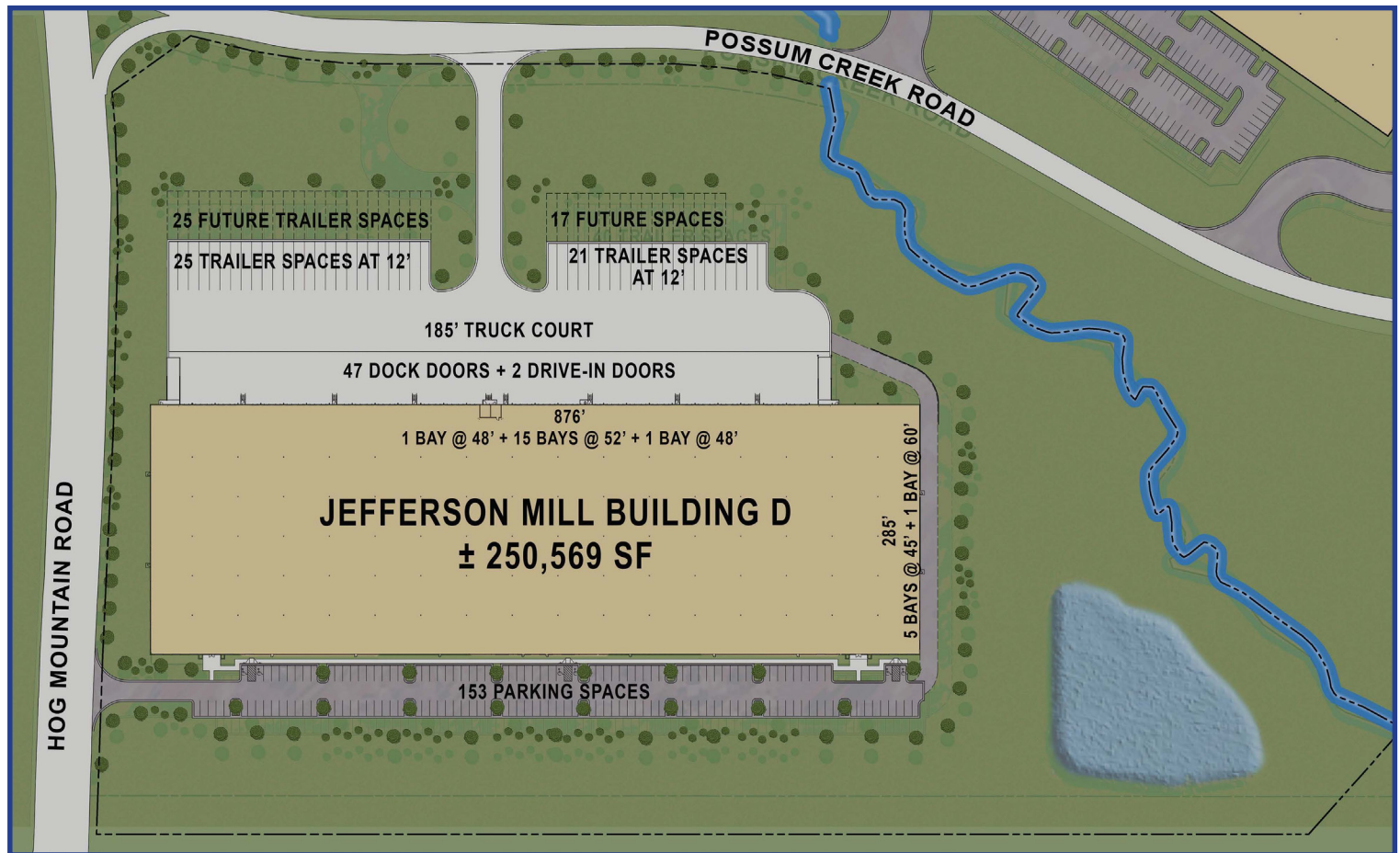
JEFFERSON MILL BUSINESS PARK

JACKSON COUNTY | JEFFERSON, GA

50,000 - 1,800,000 SF

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JEFFERSON MILL BUSINESS PARK SITE "D"



PROPERTY OVERVIEW

- » Total building: $\pm 250,569$ SF
- » Clear height: 32'
- » Trailer Parks: 46 expandable to 88
- » Auto Parks: 153 - light duty asphalt
- » 2 drive-in ramps
- » 47 dock high doors with vision panels and dock bumpers
- » ESFR fire protection
- » TPO roof system - mechanically fastened 45 Mil, I-60 design, skylights
- » T-5 lighting with motion and daylight sensors included in TI allowance
- » Roof-mounted heating system for freeze protection
- » Clerestory windows

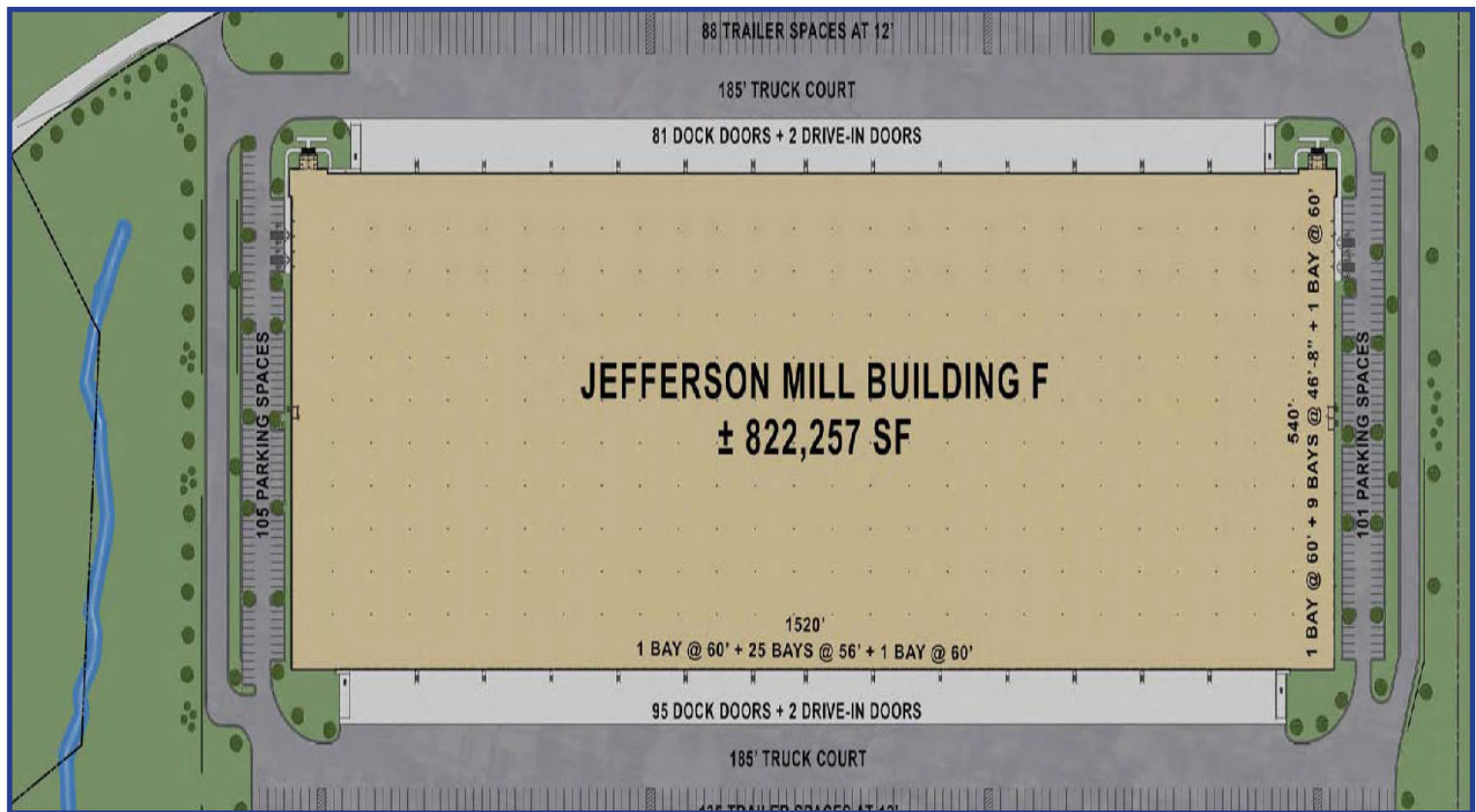
JEFFERSON MILL BUSINESS PARK

JACKSON COUNTY | JEFFERSON, GA

50,000 - 1,800,000 SF

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JEFFERSON MILL BUSINESS PARK SITE "F"



PROPERTY OVERVIEW

- » Total building: ±822,257 SF
- » Clear height: 36'
- » Trailer Parks: 223 expandable to 269
- » Auto Parks: 206
- » 4 drive-in ramps
- » 176 dock high doors with vision panels and dock bumpers
- » ESFR fire protection
- » TPO roof system - mechanically fastened 45 Mil, I-60 design, skylights
- » T-5 lighting with motion and daylight sensors included in TI allowance
- » Roof-mounted heating system for freeze protection
- » Clerestory windows

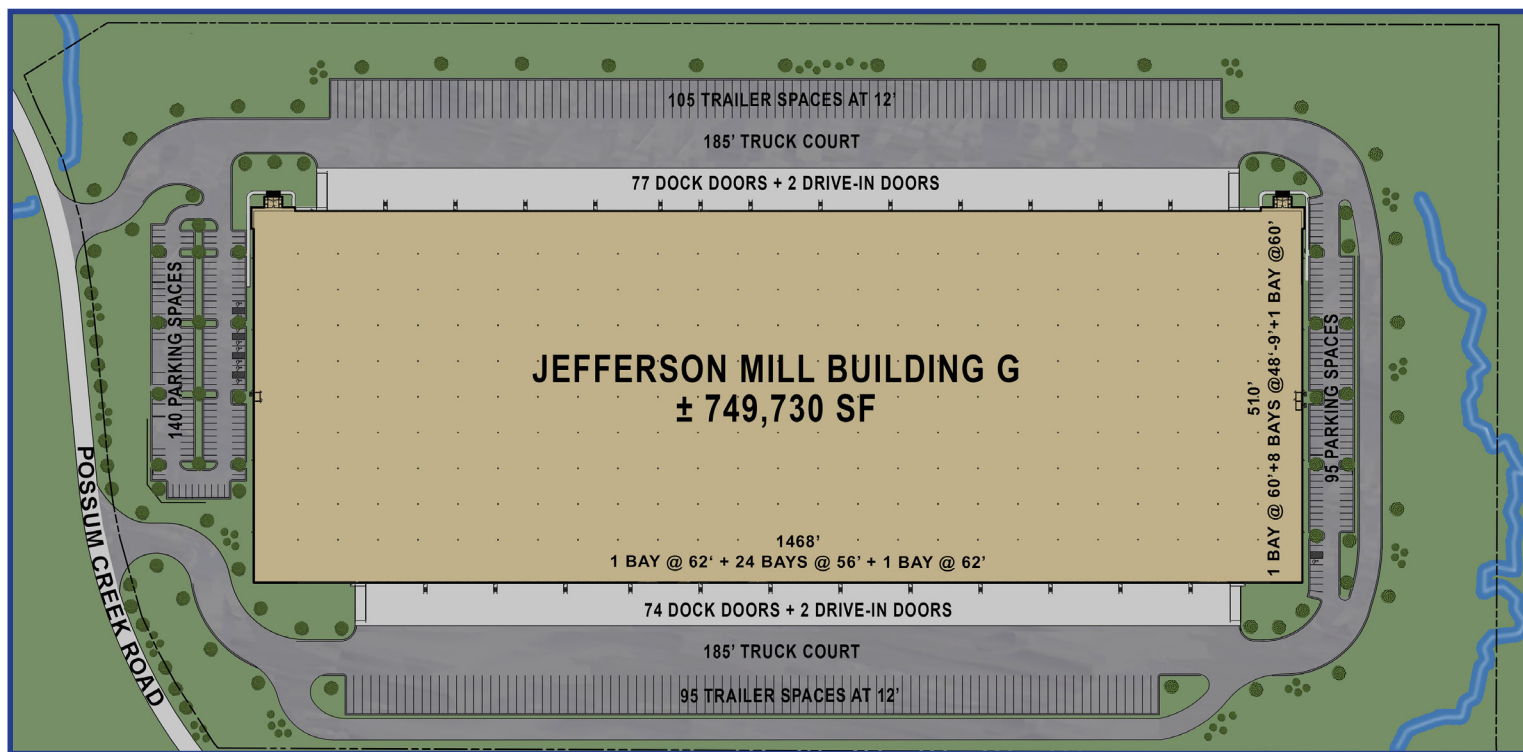
JEFFERSON MILL BUSINESS PARK

JACKSON COUNTY | JEFFERSON, GA

50,000 - 1,800,000 SF

Colliers
INTERNATIONAL

JEFFERSON MILL BUSINESS PARK SITE "G"



PROPERTY OVERVIEW

- » Total building: ±749,730 SF
- » Clear height: 36'
- » BTS Site
- » Trailer Parks: 200 - all concrete paved
- » Auto Parks: 235 - light duty asphalt
- » 4 drive-in ramps
- » 151 dock high doors with vision panels and dock bumpers
- » ESFR fire protection
- » TPO roof system - mechanically fastened 45 Mil, I-60 design, skylights
- » T-5 lighting with motion and daylight sensors included in TI allowance
- » Roof-mounted heating system for freeze protection
- » Clerestory windows

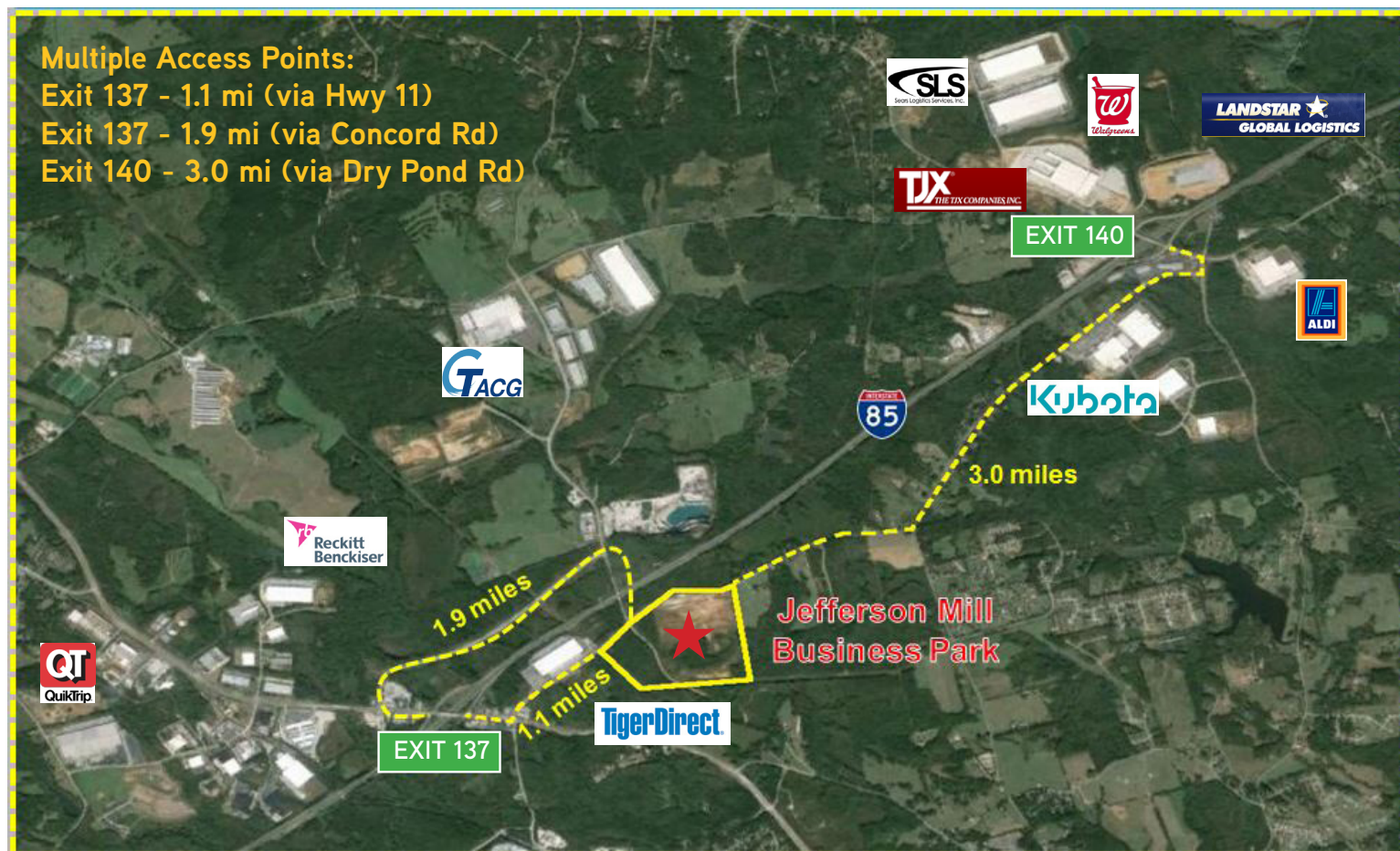
JEFFERSON MILL BUSINESS PARK

JACKSON COUNTY | JEFFERSON, GA

50,000 - 1,800,000 SF

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ACCESS POINTS AERIAL



DEVELOPED BY:

Trammell Crow Company

CP CLARION PARTNERS

MARKETED BY:

