

WALNUT FORK DISTRIBUTION CENTER

JEFFERSON ◆ JACKSON COUNTY ◆ GEORGIA

— *AVAILABLE* —



— *810,000 SQUARE FEET* —

FOR MORE INFORMATION...

Gordon Benedict or James Wiant
2964 Peachtree Road • Suite 323
Atlanta, Georgia 30305
404.812.3790 phone
404.812.3799 fax
www.collierproperties.com

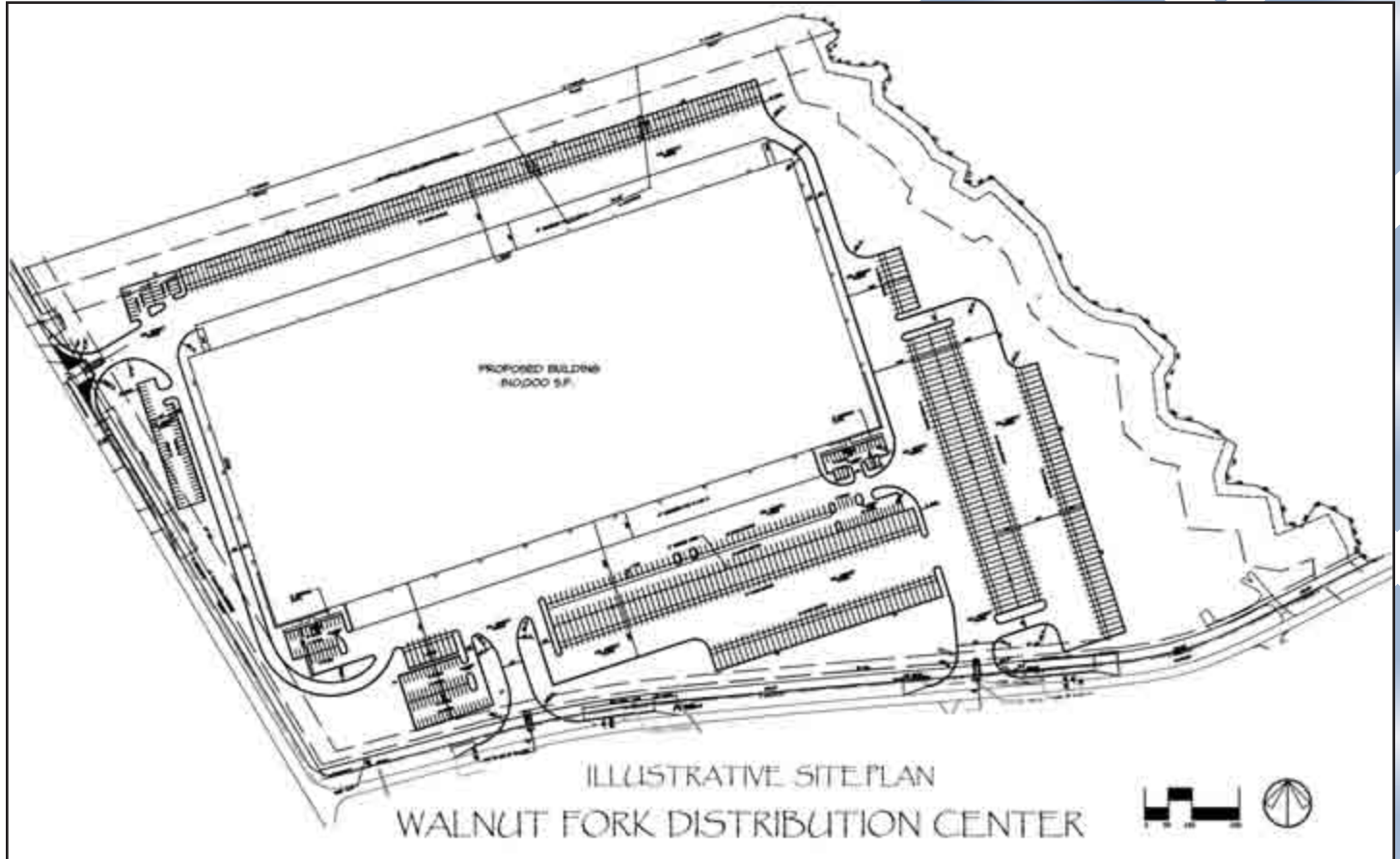
COLLIER
◆
PROPERTIES

JOHN W.
Rooker
AND ASSOCIATES, INC.

WALNUT FORK DISTRIBUTION CENTER

JEFFERSON, JACKSON COUNTY, GEORGIA

This 810,000 square foot state-of-the-art, cross-dock facility is scheduled for completion Summer 2005. Situated on 62 acres at the corner of John B. Brooks Road and GA Highway 332, this light-industrial zoned property (MI) is only 1½ miles from a full diamond interchange at Interstate 85.



Building Features:

- ◆ 600' x 1350' cross-dock
- ◆ 32' ceiling clear height
- ◆ ESRF sprinkler system with fire pump
- ◆ Tilt-up concrete construction
- ◆ Standing seam metal roof with R-19 blanket installation
- ◆ Cambridge gas fired heaters to maintain 55 degrees F at 17 degrees F outdoors
- ◆ 2(1500) amp, 480 volt, 3 phase, 4 wire electrical service
- ◆ 50' x 60' column spacing
- ◆ 185' truck court depth; 60' concrete apron; 10' dolly pad strips
- ◆ 126 (9' x 10') dock-high doors
- ◆ 2 (12' x 14') drive-in doors
- ◆ 216 auto parking; 451 trailer storage
- ◆ 6" 4000 psi non-reinforced concrete slab to be FF45/FL35 with 6 mil polythelene vapor barrier
- ◆ Metal halide warehouse lighting providing 30 FC
- ◆ High pressure sodium exterior wall packs
- ◆ Freeport taxes: 100% exemption
- ◆ Utilities: Electricity – customer choice above 900 kva between Jackson EMC & Georgia Power Co.; Water & Sewer – City of Jefferson – 12" main; Gas – Georgia Natural Gas – 8" line

WALNUT FORK DISTRIBUTION CENTER

JEFFERSON, JACKSON COUNTY, GEORGIA

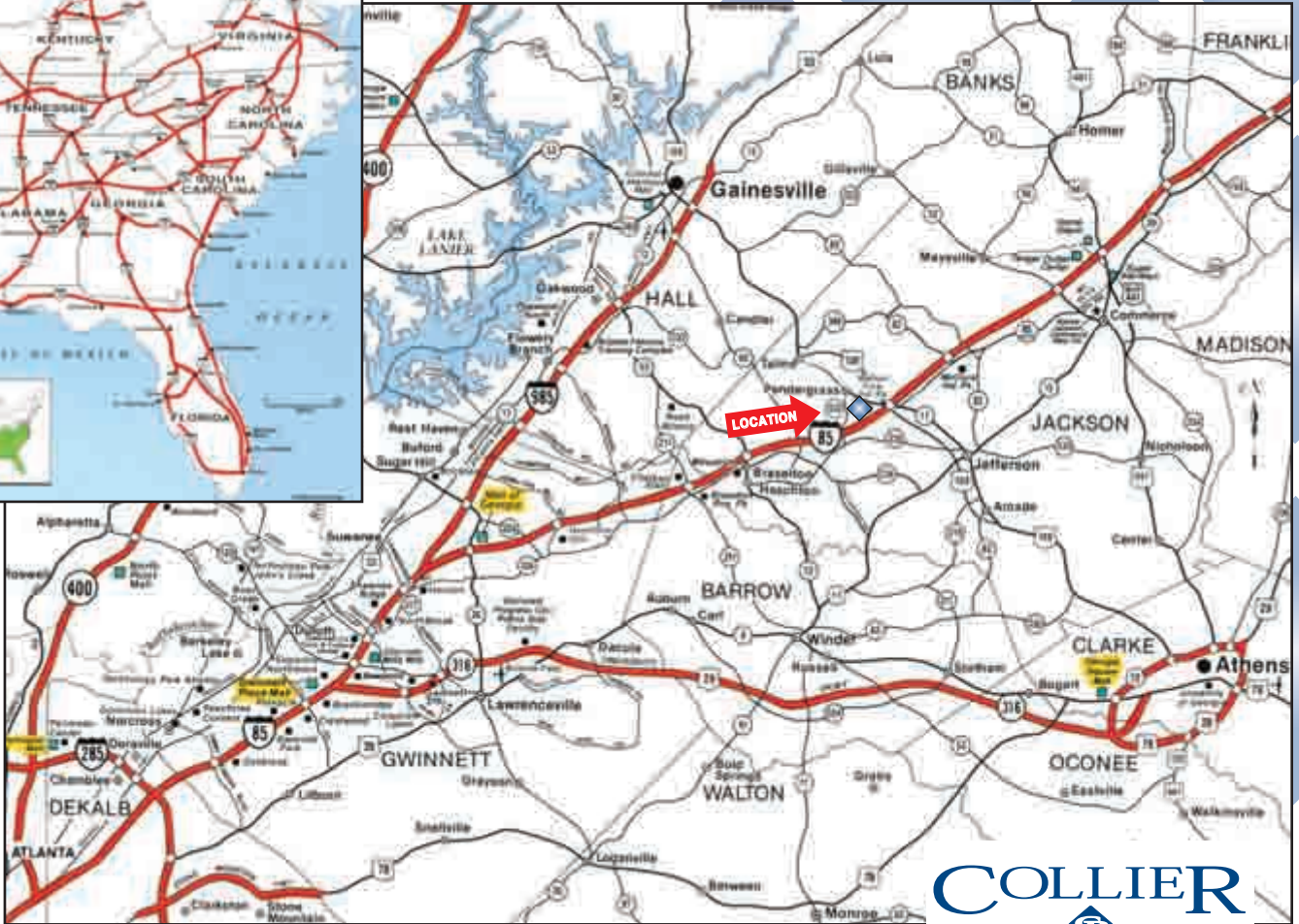
- ◆ I-85 - 1.5 mile
- ◆ GA Highway 129 - .7 mile
- ◆ I-285 - 42 miles
- ◆ Downtown Atlanta - 52 miles
- ◆ Hartsfield-Jackson International Airport - 61 miles
- ◆ Athens Municipal Airport - 36 miles
- ◆ Jackson County Airport - 7 miles



WALNUT FORK DISTRIBUTION CENTER

JEFFERSON, JACKSON COUNTY, GEORGIA

Both economically and geographically, Atlanta is the hub of the southeast. The Atlanta area boasts the largest population base at 4.2 million residents and the largest workforce at 2.3 million workers. 88% of the U.S population is within a 2 hour flight from Hartsfield-Jackson. Atlanta is one of the fastest growing cities in the U.S., providing a pro-business environment, educated workforce, low cost of living and high quality of life.



I-85N / NORTHEAST GEORGIA



DRIVING DISTANCE FROM WFDC TO:

Columbus, GA - 165 mi.	Nashville, TN - 293mi.	Jacksonville, FL - 399 mi.
Savannah, GA - 301 mi.	Memphis, TN - 447 mi	Orlando, FL - 492 mi
Brunswick, GA - 360 mi.	Charlotte, NC - 191 mi.	Tampa, FL - 510 mi
Birmingham, AL - 205 mi.	Charleston, SC - 300 mi.	Richmond, VA - 480 mi.
Montgomery, AL - 217 mi.	Greenville, SC - 92 mi.	Washington, DC - 585 mi.

For more information, please contact:

Gordon Benedict
404.812.3790 ext. 11
gordon@collierproperties.com

James Wiant
404.812.3790 ext. 14
wiantiii@collierproperties.com

John W. Rooker & Assoc.
770.491.7711
www.johnwrooker.com