

# AVERY DRIVE COMMERCE CENTER

**FOR LEASE**  
82,498 SF AVAILABLE

**CLASS A - 4Q24 DELIVERY**  
4326 AVERY DRIVE | FLOWERY BRANCH, GA 30542



**ADAMS** | INDUSTRIAL  
PROPERTIES

**NAI** BrannenGoddard

For more information, please contact:

**WALKER ADAMS**  
404.812.4066  
wadams@naibg.com

**CHARLIE ADAMS**  
404.812.4037  
cadams@naibg.com



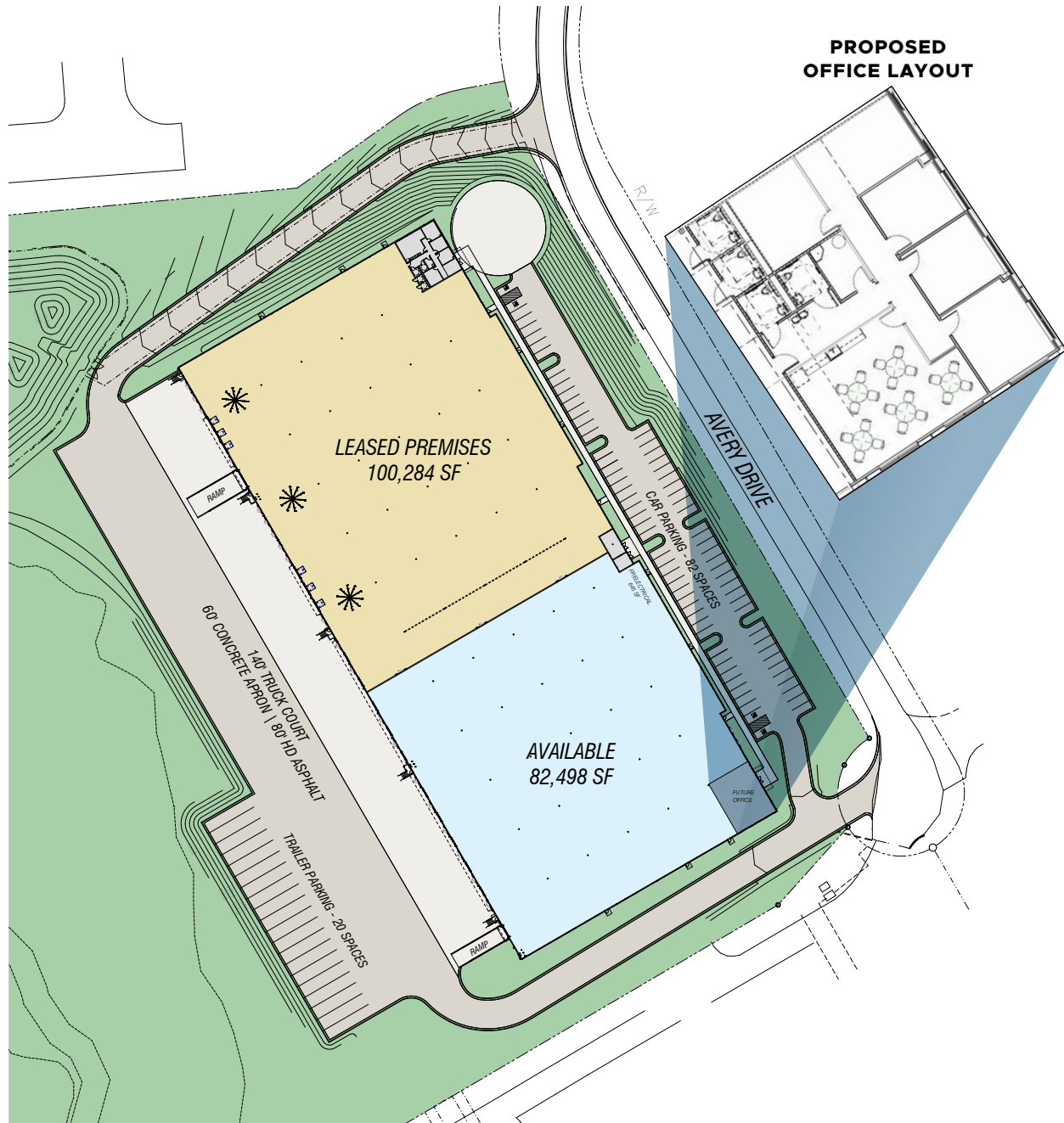
# MICRO AERIAL





# SPACE AVAILABLE

<b>TOTAL BUILDING</b>	183,125 SF
<b>SPACE AVAILABLE</b>	82,498 SF
<b>OFFICE</b>	Build-to-Suit
<b>CLEAR HEIGHT</b>	32'
<b>COLUMN SPACING</b>	55'D x 54'W / 60'D x 54'W Speed Bay
<b>DOCK DOORS</b>	8 (9' x 10') – 4, 35,000 LB Mechanical Levelers 8 Knock Out Panels
<b>DRIVE-IN DOORS</b>	1 (12' x 14')
<b>SPRINKLER</b>	ESFR – 1,500 GPM
<b>AUTO PARKING</b>	50 Spaces
<b>TRAILER STALLS</b>	20 Stalls
<b>TRUCK COURT DEPTH</b>	140'
<b>SLAB</b>	7"
<b>VENTILATION</b>	3 Air Changes/Hour
<b>POWER</b>	800a, 3-phase, 277/480v (Upgradable)
<b>ROOF</b>	60 mil TPO



# GEORGIA'S INLAND PORT

## BLUE RIDGE CONNECTOR

The Blue Ridge Connector will serve an important region for the production of heavy equipment, food and forest products. The 104-acre location was chosen based on market research and site selection criteria, which included connections to Norfolk Southern rail and proximity to important roadways like I-85, I-985, Hwy 365, Hwy 129 and Hwy 441.



### SERVICE & CONNECTIVITY

- Direct rail link between Northeast Georgia and the Port of Savannah, the #2 most connected port in the country with 37 direct container services.
- Served by Norfolk Southern.
- Offers direct access to I-985.
- Serves the manufacturing and logistics corridor in Northeast Georgia with a regional population of over 2 million.

### CAPACITY

- Annual lift capacity of 200,000 containers.

### SUSTAINABILITY

- Emissions decreased by 75% compared to over-the-road transport.



# MACRO AERIAL

INTERSTATE		
I-985	0.5 mi	0.8 km
I-85	11.4 mi	18 km
I-285	30 mi	48 km
I-75	40 mi	64 km
GROUND		
FedEx	40 mi	64 km
AIR		
Hartsfield-Jackson Atlanta Int'l	53 mi	85 km
RAIL		
CSX - Palmer Yard	16 mi	26 km
Northeast GA Inland Port	17 mi	27 km
PORT CITIES		
Savannah, GA	266 mi	428 km
Charleston, SC	286 mi	460 km
Jacksonville, FL	337 mi	542 km
Mobile, AL	373 mi	600 km
New Orleans, LA	514 mi	827 km
Miami, FL	700 mi	1,126 km





# AVERY DRIVE COMMERCE CENTER



**ADAMS** | INDUSTRIAL  
PROPERTIES

**NAI** BrannenGoddard

For more information, please contact:

**WALKER ADAMS**  
404.812.4066  
wadams@naibg.com

**CHARLIE ADAMS**  
404.812.4037  
cadams@naibg.com