

# 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:

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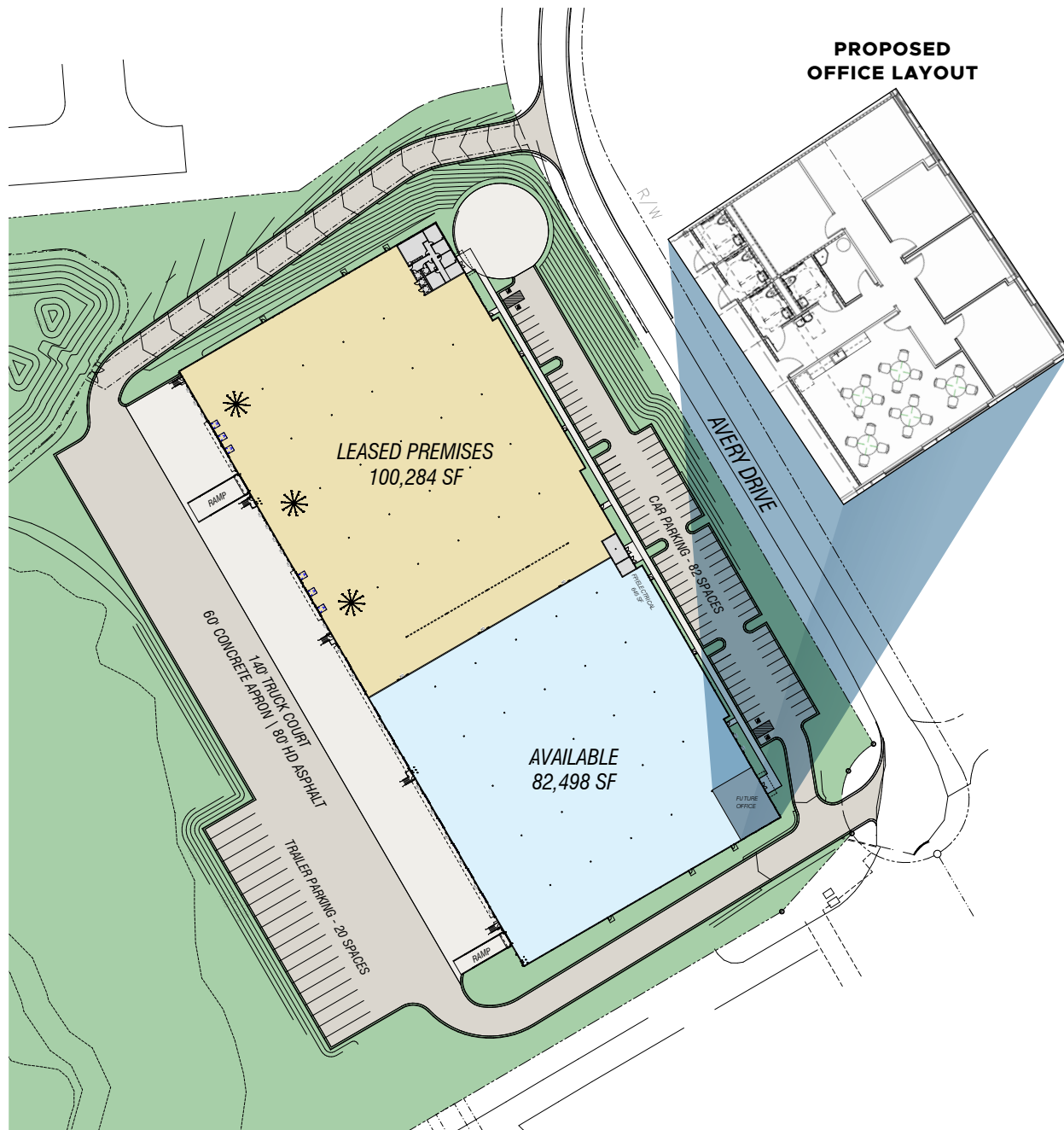
# MICRO AERIAL





# 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

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

**FedEx** 40 mi 64 km

Hartsfield-Jackson Atlanta Int'l	53 mi	85 km
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CSX - Palmer Yard	16 mi	26 km
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Northeast GA Inland Port	17 mi	27 km
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Savannah, GA	266 mi	428 km
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Charleston, SC	286 mi	460 km
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Jacksonville, FL	337 mi	542 km
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Mobile, AL	373 mi	600 km
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New Orleans, LA	514 mi	827 km
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Miami, FL	700 mi	1,126 km
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