

129 COMMERCE CENTER

FOR LEASE

210,600 - 603,720 SF AVAILABLE

CLASS A - BUILD TO SUIT

3104 ATHENS HIGHWAY | GAINESVILLE, GA 30507



ADAMS | INDUSTRIAL
PROPERTIES

NAI BrannenGoddard

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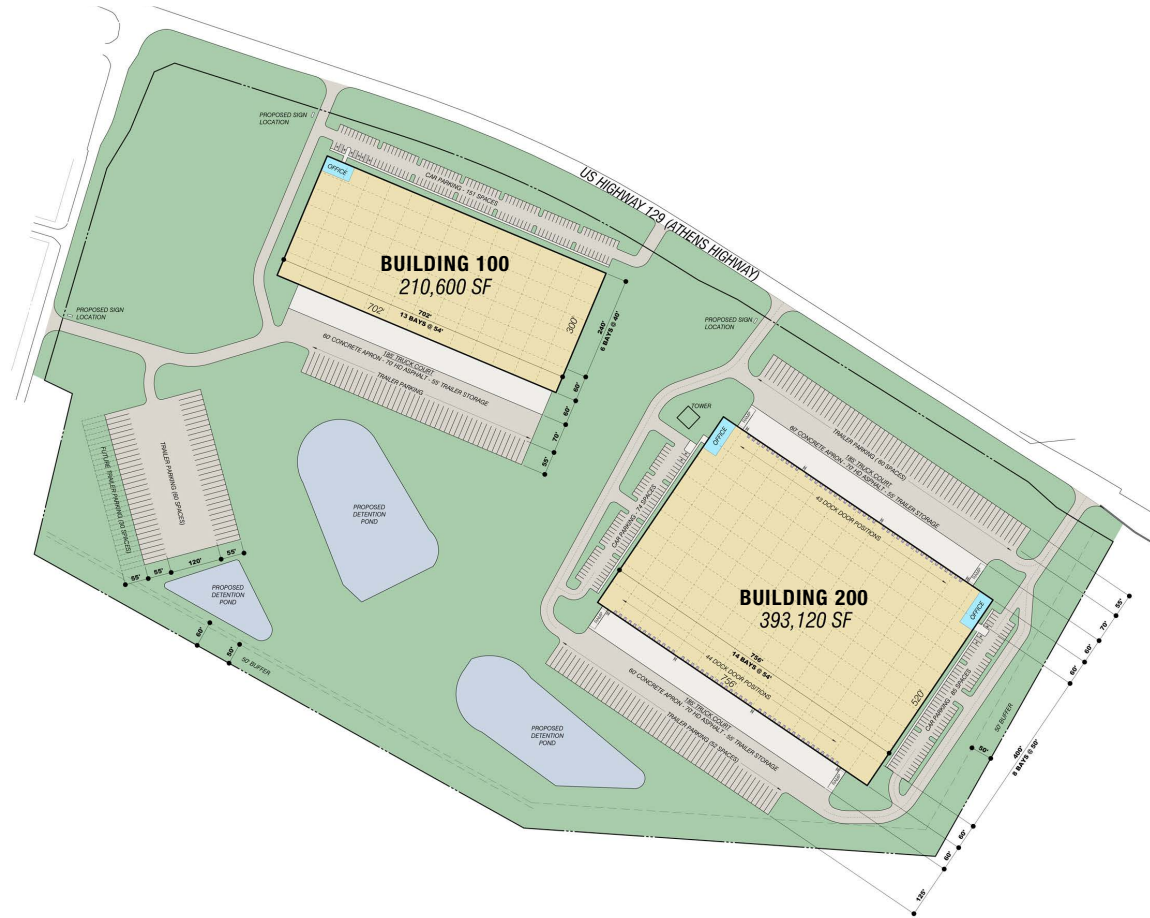
129 COMMERCE CENTER OVERVIEW

129 Commerce Center is a Class-A industrial development site located in Gainesville, Georgia. It is strategically located just south of the Blue Ridge Connector inland port providing access to metro Atlanta via I-985 and the eastern seaboard via I-85.

The project is a build-to-suit opportunity for warehousing, distribution, and manufacturing users seeking to operate in Gainesville, Georgia and greater Hall County. The site's proposed layout will hold a 210,600 SF rear-load building and a 393,120 SF cross-dock facility with additional trailer storage (up to 90 stalls) on the southwest corner of the site. This layout can be reconfigured in accordance with a user's desired site plan.

Gainesville-Hall County has been named as the Top Small Metro for the state of Georgia in 2023 and was ranked in the top 10 in the Nation for Best-Performing Small Metros by the Milken Institute in 2023. Home to more than 330 manufacturing and processing facilities, as well as 60 international company locations representing 21 countries, Gainesville-Hall County has received ~\$1.1B in new capital investment since January 2022.

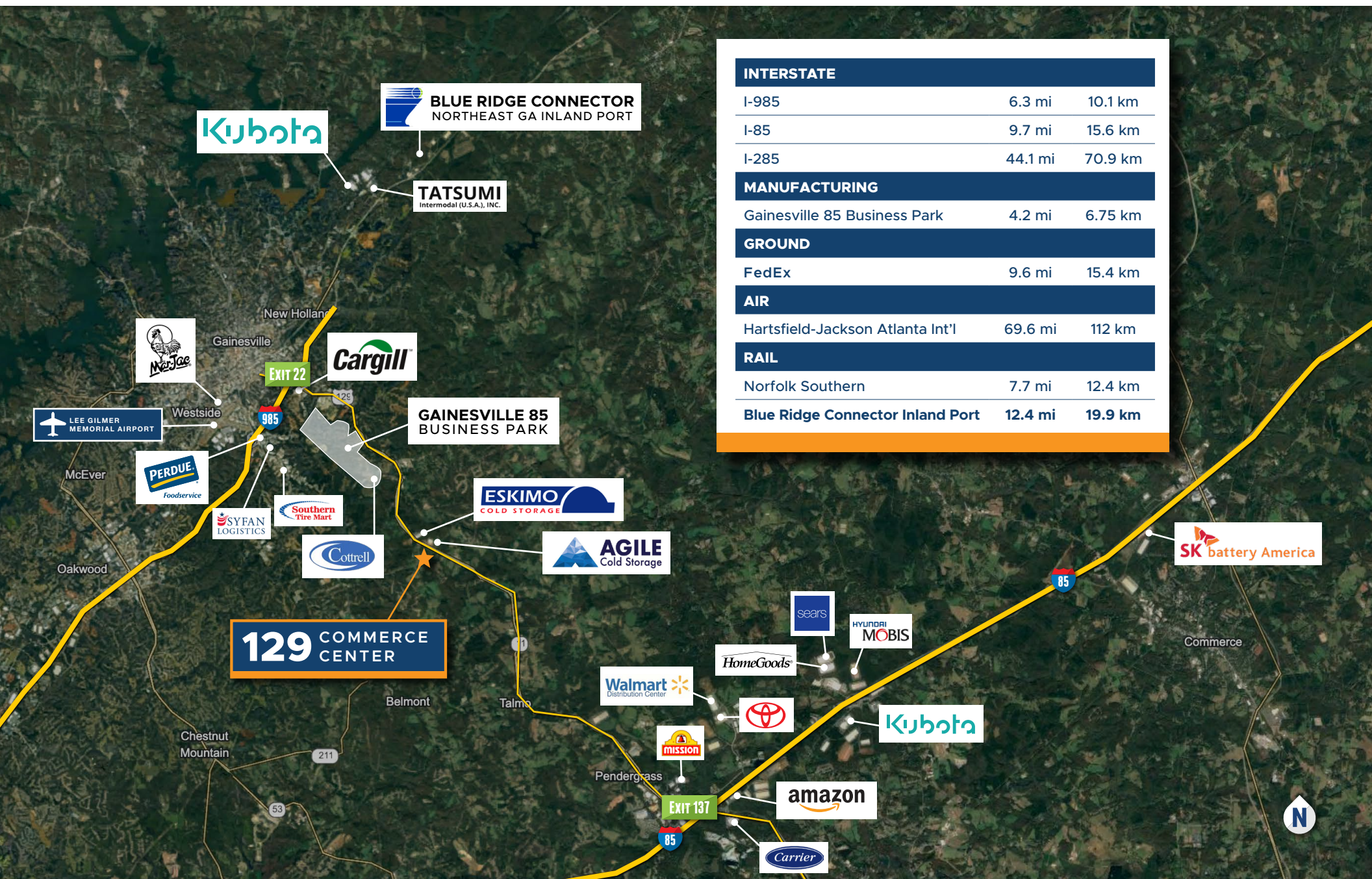
- **±65-ACRE CLASS A INDUSTRIAL PARK**
- **6.3 MILES TO I-985 / 9.7 MILES TO I-85 / 12.4 MILES TO THE BLUE RIDGE CONNECTOR INLAND PORT**
- **LOCATED WITHIN A LESS DEVELOPED CENSUS TRACT**
(UP TO \$3,500 PER EMPLOYEE/YEAR TAX CREDIT)



CORPORATE NEIGHBORS



MICRO AERIAL



INTERSTATE

I-985	6.3 mi	10.1 km
I-85	9.7 mi	15.6 km
I-285	44.1 mi	70.9 km

MANUFACTURING

Gainesville 85 Business Park	4.2 mi	6.75 km
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GROUND

FedEx	9.6 mi	15.4 km
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AIR

Hartsfield-Jackson Atlanta Int'l	69.6 mi	112 km
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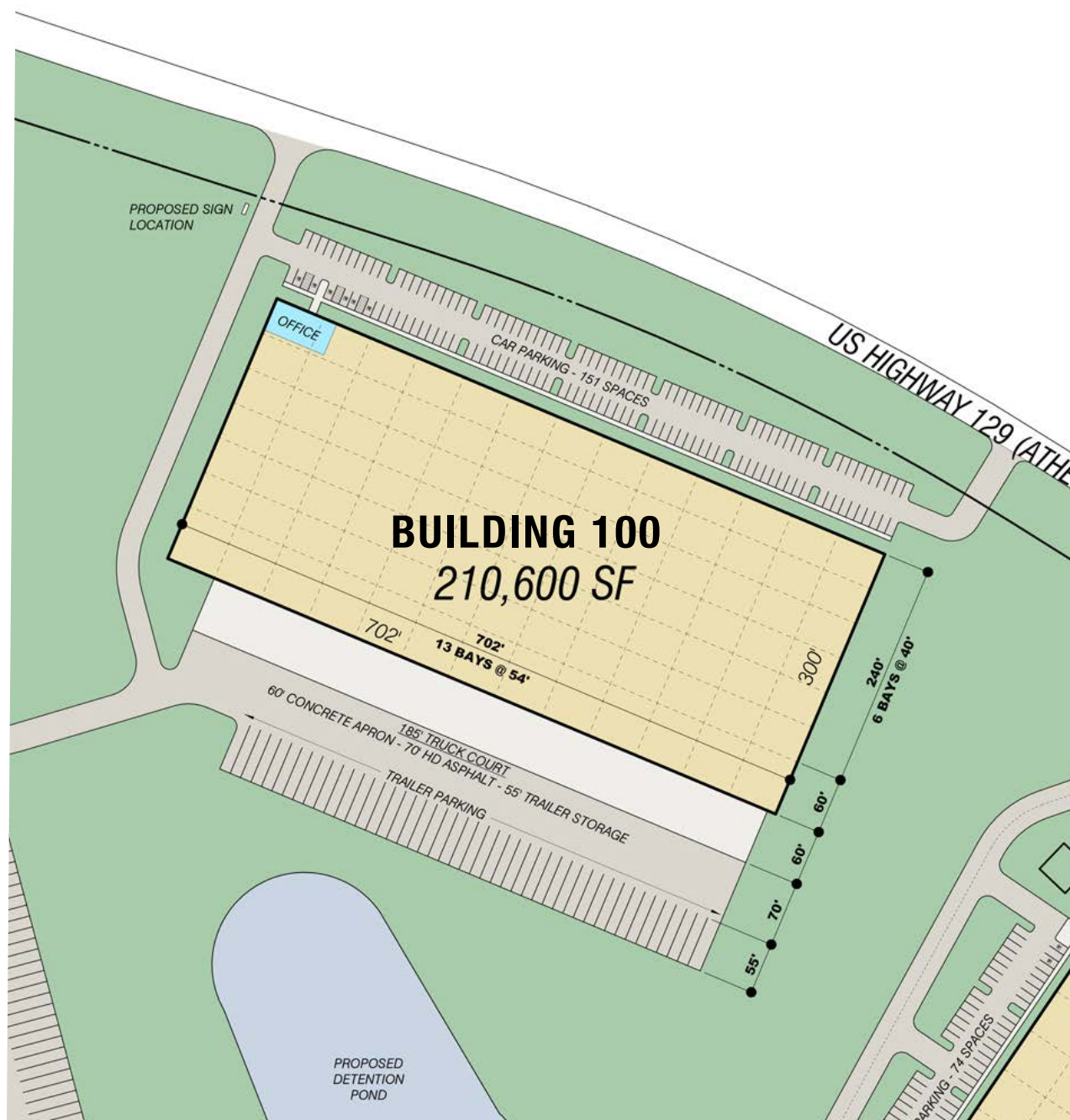
RAIL

Norfolk Southern	7.7 mi	12.4 km
Blue Ridge Connector Inland Port	12.4 mi	19.9 km

129 COMMERCE CENTER - BUILDING 100

BUILDING SPECS

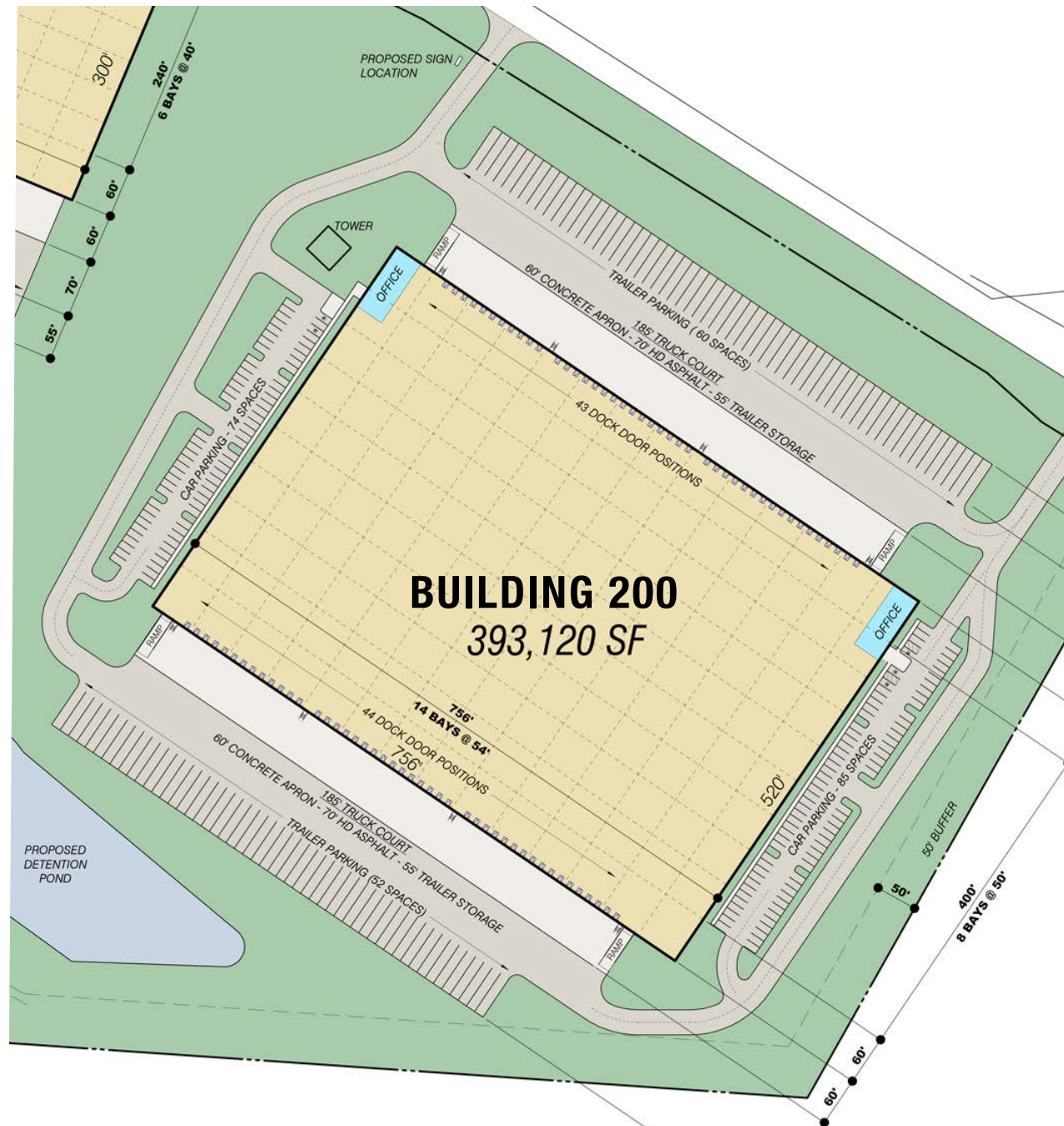
BUILDING SIZE	210,600 SF
CONFIGURATION	Rear-load
CONSTRUCTION	Tilt Wall
MINIMUM CLEAR	32'
COLUMN SPACING	40'D x 54'W with 60'D x 54'W Speed Bay
DOCK DOORS	40 (9' x 10') Dock Positions
DRIVE-IN DOORS	2 (12' x 14')
SPRINKLER	ESFR
AUTO PARKING	151 Spaces
TRAILER POSITIONS	46 Stalls
TRUCK COURT DEPTH	185'
POWER	2,000 amps, 3-Phase, 277/480v (upgradable)
ADDITIONAL TRAILER PARKING	90 Stalls (located in south- west corner of the site)



129 COMMERCE CENTER - BUILDING 200

BUILDING SPECS

BUILDING SIZE	393,120 SF
CONFIGURATION	Cross-dock
CONSTRUCTION	Tilt Wall
MINIMUM CLEAR	36'
COLUMN SPACING	50' x 54' with 60' Speed Bays
DOCK DOORS	87 (9' x 10') dock positions
DRIVE-IN DOORS	4 (12' x 14')
SPRINKLER	ESFR
AUTO PARKING	159 Spaces
TRAILER POSITIONS	112 Stalls
TRUCK COURT DEPTH	185'
POWER	2,000 amps, 3-Phase, 277/480v (upgradable)
ADDITIONAL TRAILER PARKING	90 Stalls (located in south- west corner of the site)



MACRO AERIAL

INTERSTATE

I-985	6.3 mi	10.1 km
I-85	9.7 mi	15.6 km
I-285	44.1 mi	70.9 km

GROUND

FedEx	9.6 mi	15.4 km
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AIR

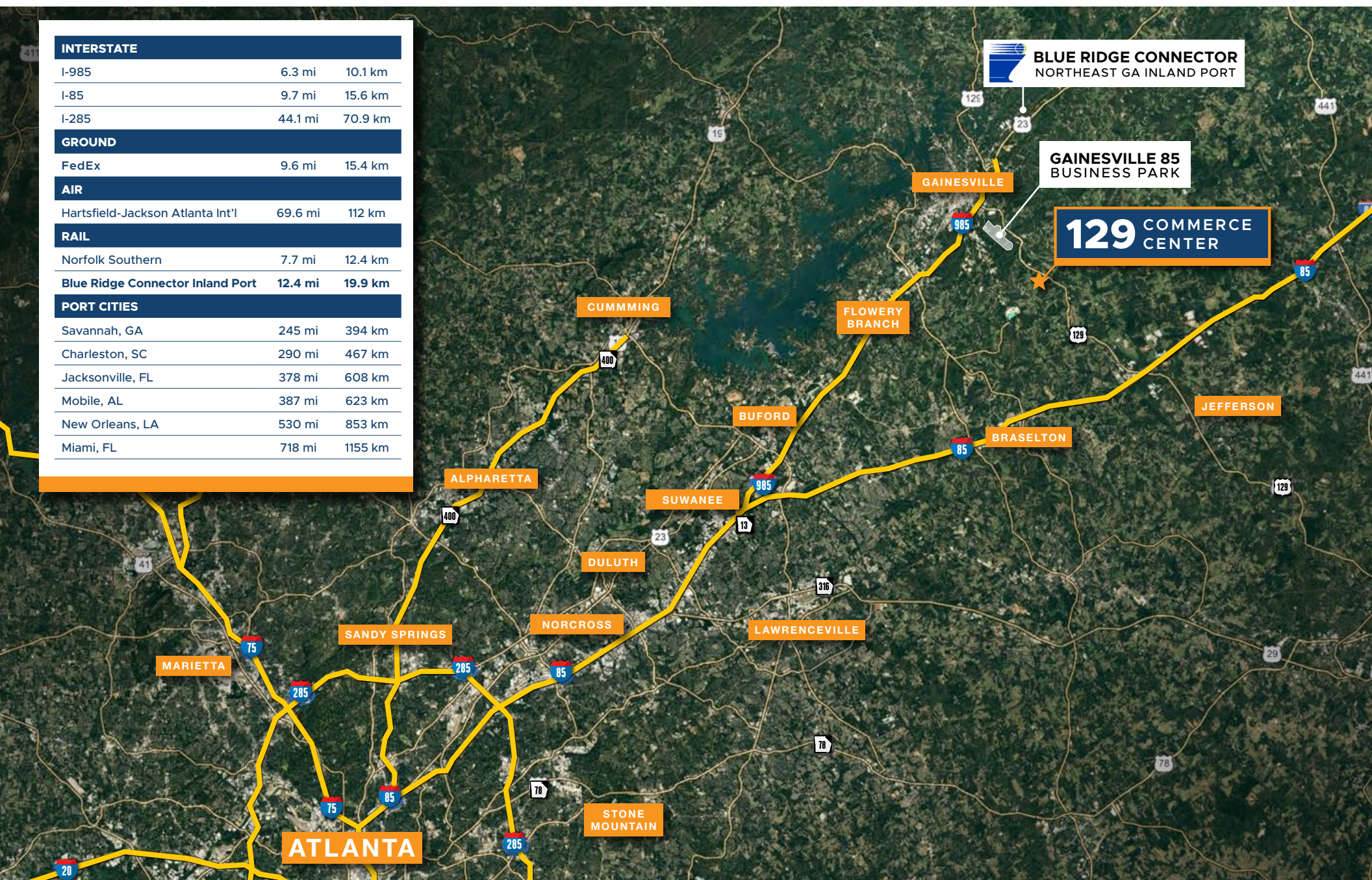
Hartsfield-Jackson Atlanta Int'l	69.6 mi	112 km
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RAIL

Norfolk Southern	7.7 mi	12.4 km
Blue Ridge Connector Inland Port	12.4 mi	19.9 km

PORT CITIES

Savannah, GA	245 mi	394 km
Charleston, SC	290 mi	467 km
Jacksonville, FL	378 mi	608 km
Mobile, AL	387 mi	623 km
New Orleans, LA	530 mi	853 km
Miami, FL	718 mi	1155 km



NORTH GEORGIA 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.

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