



BRASELTON DISTRIBUTION CENTER ONE

1111 Broadway Avenue
Braselton, Jackson County, GA

For more information, contact:
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BRASELTON DISTRIBUTION CENTER ONE

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SPECIFICATIONS

Constructed in 2006

470' Deep Cross-Dock Building

32' clear

50' x 50' Column Spacing

60' Staging Bay

ESFR System with Fire Pump

EPDM Membrane Roof

190' Truck Court with Dolly Pads

127 Trailer Parking Spaces

418 Secured Trailer Parking Spaces
with Dolly Pads on 30 Acres

127 9' X 10' Dock Doors with
a Full Dock Package including
35,000 lb. Mechanical Levelers

Dock Doors on 3 sides with
60' concrete aprons

4 12' X 14' Drive-In Doors

6", 4000 PSI Slab with FF 35

226 Car Parking Spaces (expandable)

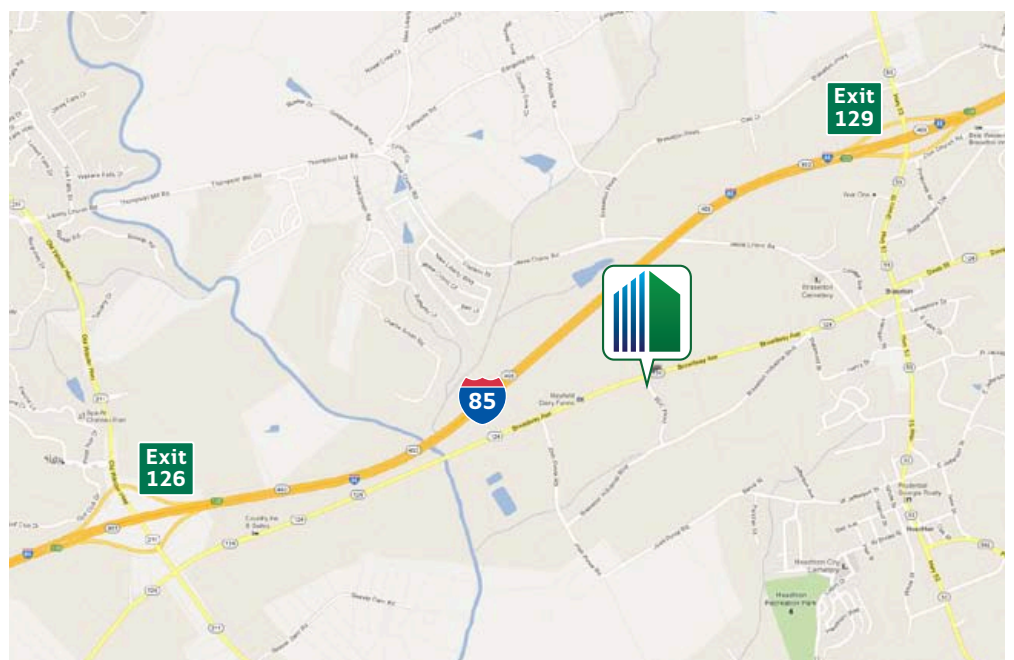
Water and Sewer – Town of
Braselton

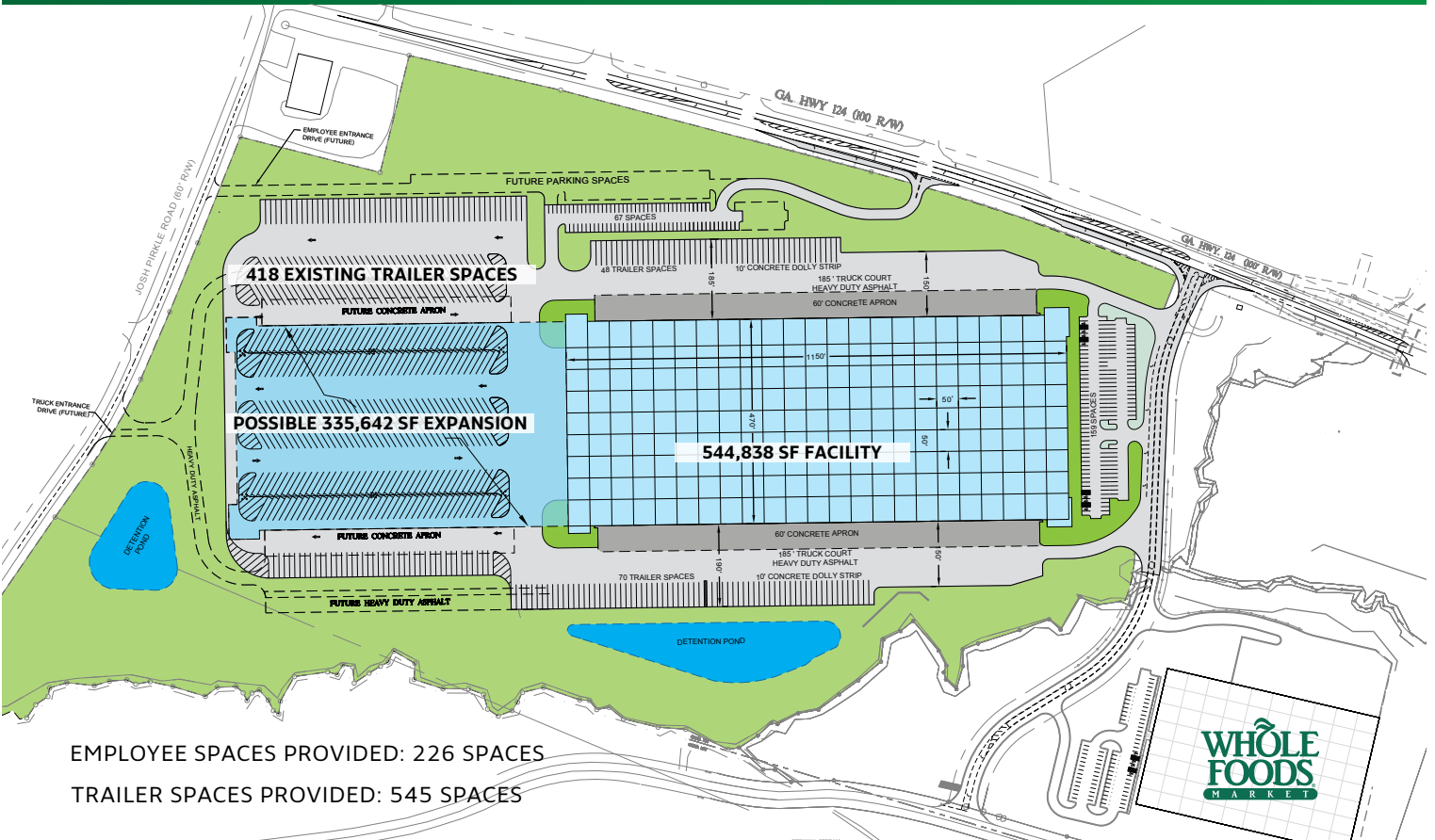
Electrical Provider – Jackson EMC

Entire Site Fenced for Security with
Guardhouse

Braselton Distribution Center One is a 32' clear, 470' deep state-of-the-art cross dock facility located in Braselton, Georgia. It is a fully fenced and secure site, and the building can be expanded to 881,038 square feet. It offers unmatched access, with I-85 interchanges to the north and south, and a newly rerouted State Route 124 improving truck access to I-85.

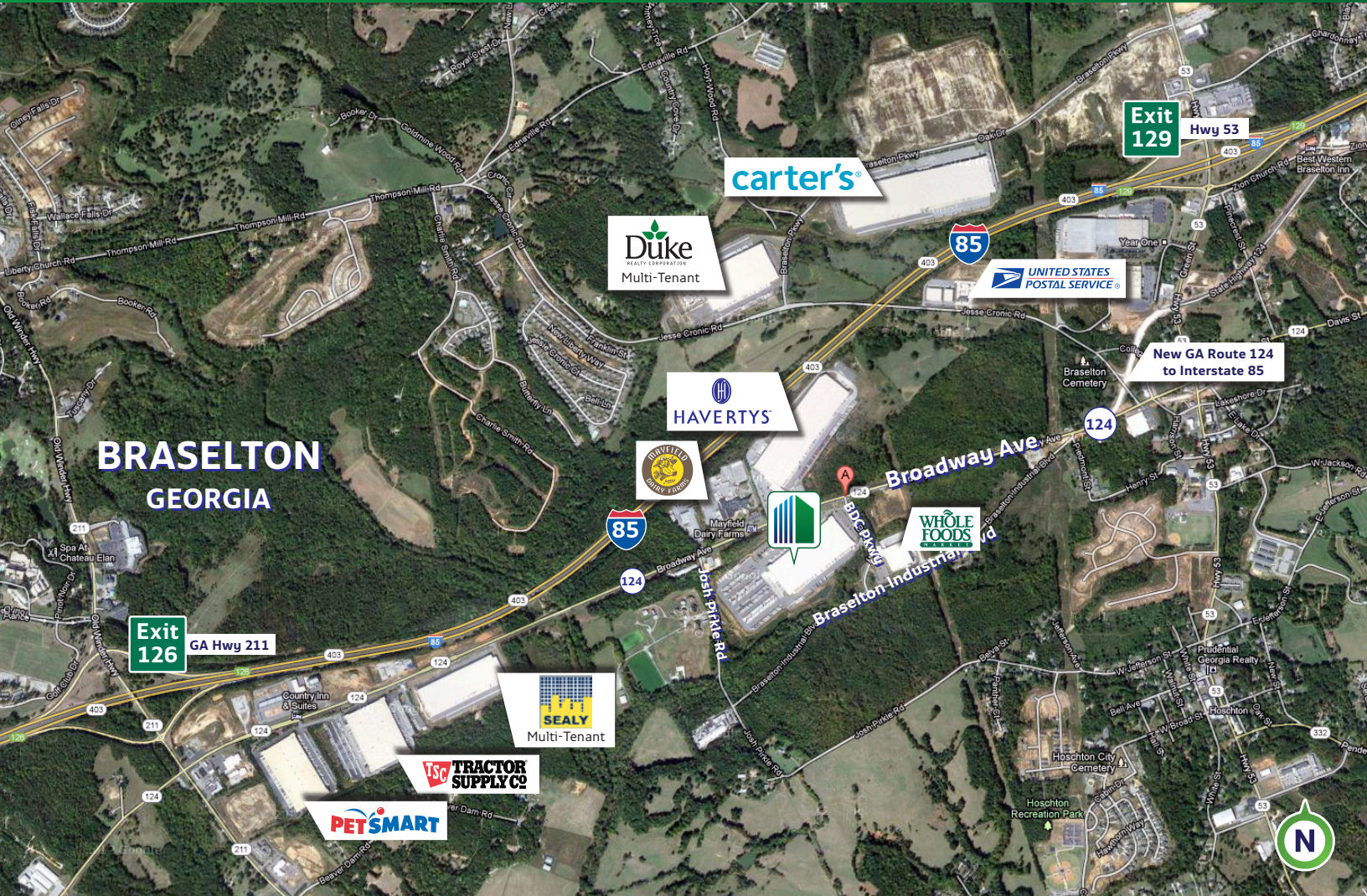
BDC One was the first building built in Braselton Distribution Center, a master-planned park with covenants insuring high quality buildings and a professional, corporate environment. BDC One is the 'best in class' when compared to any other buildings in the I-85 submarket.





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