



# BROADWAY DISTRIBUTION CENTER II

753 BROADWAY AVENUE | BRASELTON, GA 30217

+/- 500,080 SF AVAILABLE



# BROADWAY DISTRIBUTION CENTER

## PROPERTY SPECIFICATIONS

**AVAILABLE SF** +/- 500,080 SF

**OFFICE SPACE** 2,700 SF New Office

**CONSTRUCTION** Tilt-up concrete panels with KOs for clerestory windows throughout

**BUILDING DIMENSION** 470' D x 1064' W

**CEILING HEIGHT** 36' minimum clear height

**COLUMN SPACING** 56'-8" D x 56' W  
(65' at speed bays)

**TRUCK COURTS** 185'/190'

**TRUCK STORAGE** 106 spaces

**CAR PARKING** 191 spaces

**DOCK DOORS** 106 (9'x10') dock high doors  
2 (12'x14') drive-in doors

**FLOORING** 7" concrete 4000 PSI unreinforced concrete with 6" structured fill sub  
Fully reinforced at staging bays

**ROOF** TPO single-ply membrane system  
R-20 insulation

**SPRINKLER SYSTEM** ESFR sprinkler system

**HEAT** Gas-fired Cambridge® units in warehouse

**ELECTRICAL** 2,000 AMP 480V, 3 phase electrical service

**LIGHTING** LED lighting on motion sensors to 25' candle level at 3" above floor level

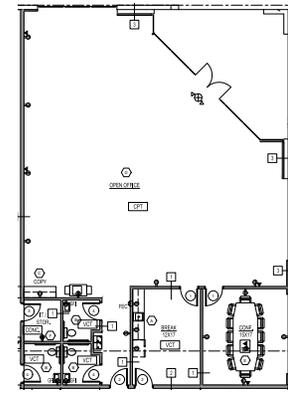
60 miles to Hartsfield-Jackson International Airport

Excellent access to I-85

**TRANSPORTATION**  
290 miles to Savannah  
350 miles to Brunswick  
390 miles to Jacksonville  
510 miles to Norfolk  
720 miles to Miami

### NEW OFFICE

- » Approx 2,700 SF of office.
- » 12' ceilings
- » One conference room
- » Break Room
- » Two Restrooms
- » Open Office area



# BROADWAY DISTRIBUTION CENTER II

+/- 500,080 SF AVAILABLE CROSS-DOCK

66 TRAILER STORAGE

185'-0" TRUCK COURT

1 - DOCK DOOR W/  
12'x 14' K.O. FOR  
FUTURE RAMP DOOR

52 - 9'-0" x 10'-0" OVERHEAD DOORS

65'-0" TYP.

1 - 12'-0" x 14'-0"  
RAMP DOOR

56'-0" TYP.

470'-0"

65'-8" TYP.

191 EMPLOYEE SPACES

BROADWAY AVENUE

1064'-0"

1 - 12'-0" x 14'-0"  
RAMP DOOR

52 - 9'-0" x 10'-0" OVERHEAD DOORS

65'-0" TYP.

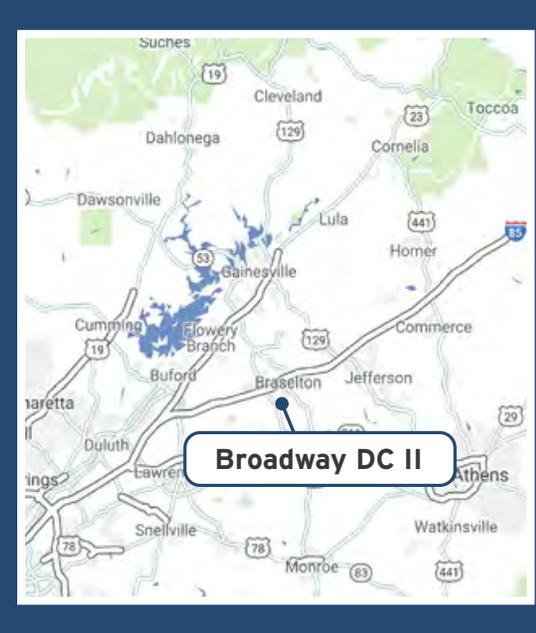
1 - DOCK DOOR W/  
12'x 14' K.O. FOR  
FUTURE RAMP DOOR

190'-0" TRUCK COURT

41 TRAILER STORAGE

PROPOSED FUTURE ROAD

## SITE PLAN



**FOR MORE INFORMATION, PLEASE CONTACT:**

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