



BROADWAY DISTRIBUTION CENTER II

753 BROADWAY AVENUE | BRASELTON, GA 30217

+/- 500,080 SF AVAILABLE



BROADWAY DISTRIBUTION CENTER

PROPERTY SPECIFICATIONS

AVAILABLE SF	+/- 500,080 SF
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OFFICE SPACE	2,700 SF New Office
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CONSTRUCTION	Tilt-up concrete panels with KOs for clerestory windows throughout
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BUILDING DIMENSION	470' D x 1064' W
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CEILING HEIGHT	36' minimum clear height
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COLUMN SPACING	56'-8" D x 56' W (65' at speed bays)
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TRUCK COURTS	185'/190'
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TRUCK STORAGE	106 spaces
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CAR PARKING	191 spaces
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DOCK DOORS	106 (9'x10') dock high doors 2 (12'x14') drive-in doors
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FLOORING	7" concrete 4000 PSI unreinforced concrete with 6" structured fill sub Fully reinforced at staging bays
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ROOF	TPO single-ply membrane system R-20 insulation
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SPRINKLER SYSTEM	ESFR sprinkler system
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HEAT	Gas-fired Cambridge® units in warehouse
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ELECTRICAL	2,000 AMP 480V, 3 phase electrical service
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LIGHTING	LED lighting on motion sensors to 25' candle level at 3" above floor level
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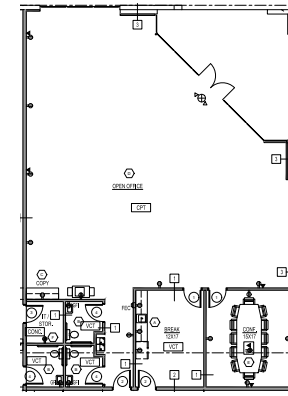
TRANSPORTATION	60 miles to Hartsfield-Jackson International Airport
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Excellent access to I-85

290 miles to Savannah 350 miles to Brunswick 390 miles to Jacksonville 510 miles to Norfolk 720 miles to Miami
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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'x14' 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.

65'-8"
TYP.

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'x14' K.O. FOR
FUTURE RAMP DOOR

190'-0"
TRUCK COURT

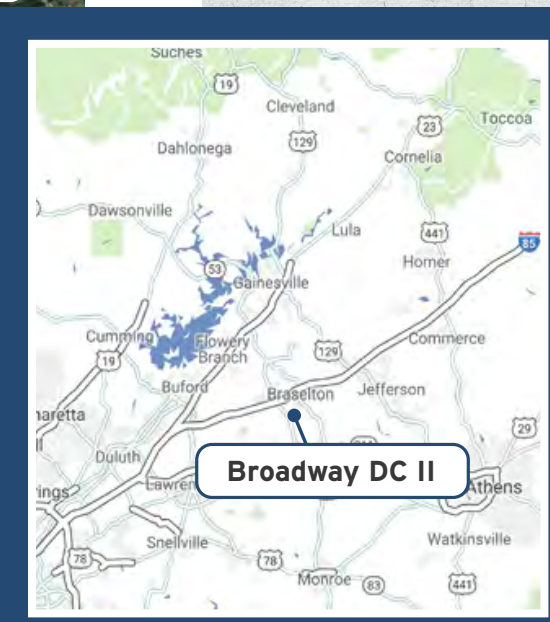
41 TRAILER STORAGE

191 EMPLOYEE SPACES

» BROADWAY AVENUE

PROPOSED FUTURE ROAD

SITE PLAN



FOR MORE INFORMATION, PLEASE CONTACT:

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