

168,316 SF Available for Lease



0.2 miles to I-85 with 1,500' of Frontage

1001 Cherry Drive

Braselton, GA 30517

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1001 Cherry Drive Braselton, GA 30517

1001 Cherry Drive in Braselton, GA, offers office and warehouse space with unparalleled access to I-85 via a full diamond interchange 0.2 miles away at Exit 129. The project provides connectivity to GA Hwy 53 and GA Hwy 124 as well as 1,500 feet of frontage on Interstate 85. In addition, the property offers tenants tremendous flexibility with above-market parking areas and 1+ acre of expansion land with potential for additional auto parking, trailer parking, or outside storage.

PROPERTY SPECIFICATIONS

Total Building SF	455,602 SF	Office / Showroom SF	± 25,000 SF	Auto Parking	356 (expandable)
Available SF	168,316 SF	Column Spacing	40' x 40'	Trailer Parking	Available
Lot Size	30.47 AC with 1+ AC available for additional parking or development	Clear Height	22' minimum	Lighting	LED
		Dock High Doors	11	Floors	6" reinforced concrete
		Drive-In Doors	6	Power	2,500 A, 277/480 V, 3-P

Available
168K
Square Feet

Parking
or Outside
Storage
Potential



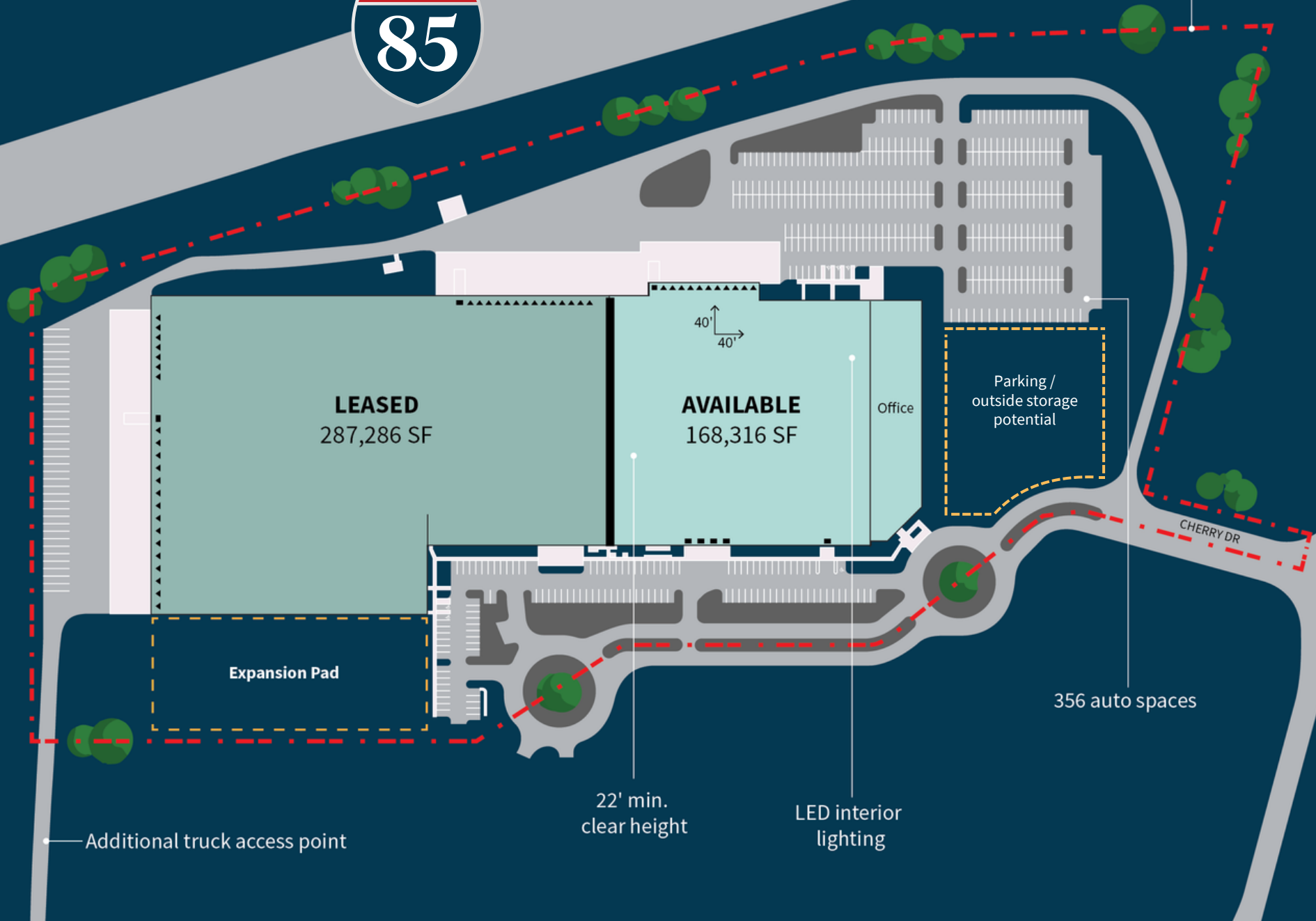
Leased
287K
Square Feet

Lot Size
30.47
Acres

Site Plan 1001 Cherry Drive



Site Area:
30.5 acres



LEASED
287,286 SF

AVAILABLE
168,316 SF

Office

Parking /
outside storage
potential

Expansion Pad

CHERRY DR

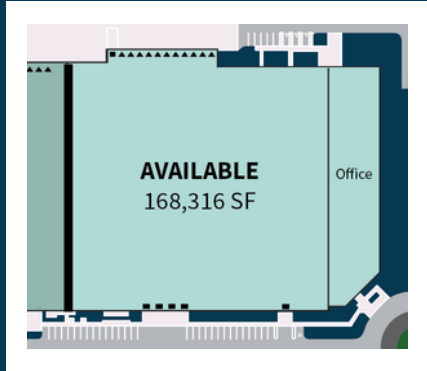
356 auto spaces

22' min.
clear height

LED interior
lighting

Additional truck access point

Floor Plan 1001 Cherry Drive

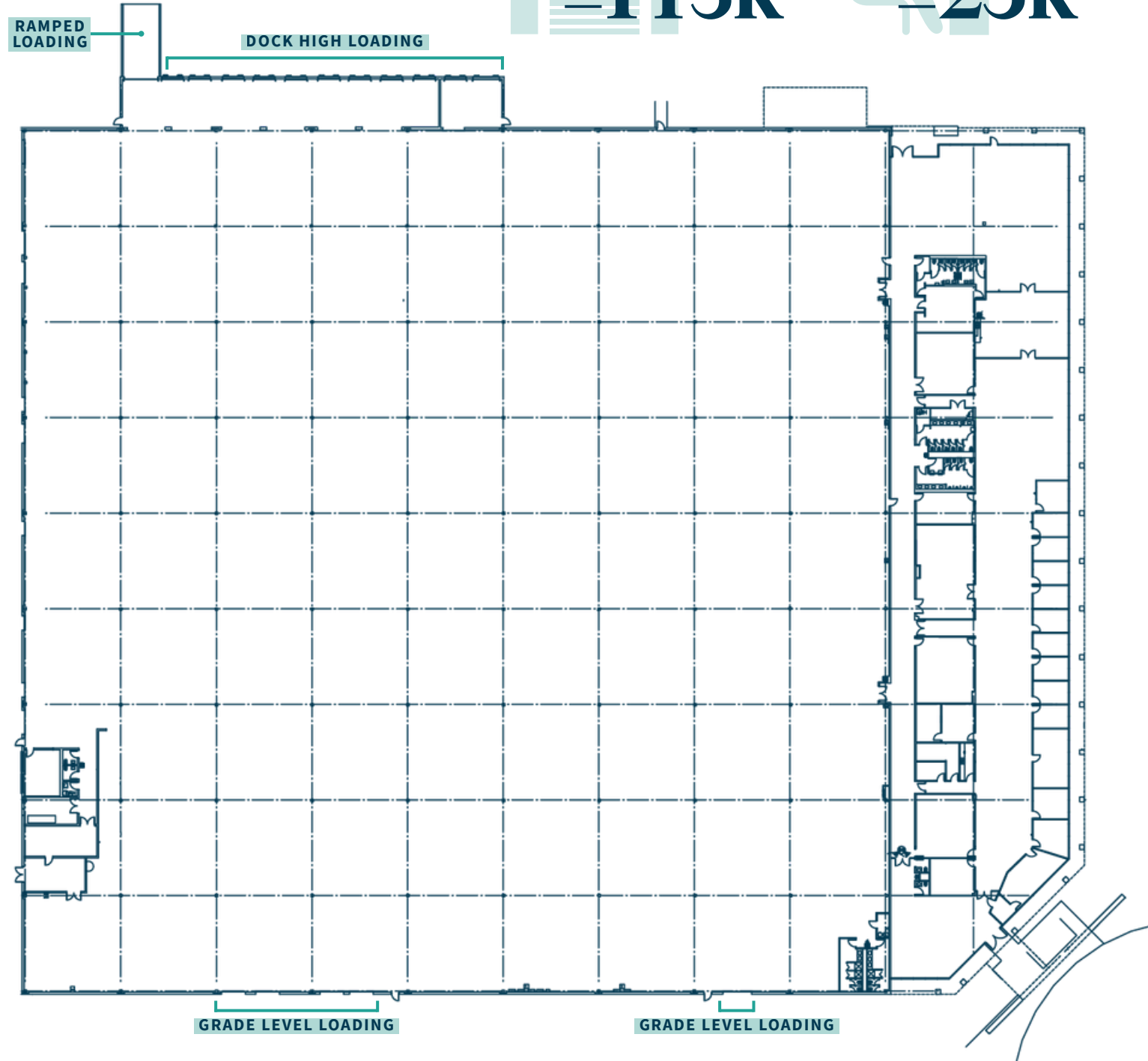


COLUMN SPACING
40' x 40'

CLEAR HEIGHT
22' Min

DOCK HIGH DOORS
11

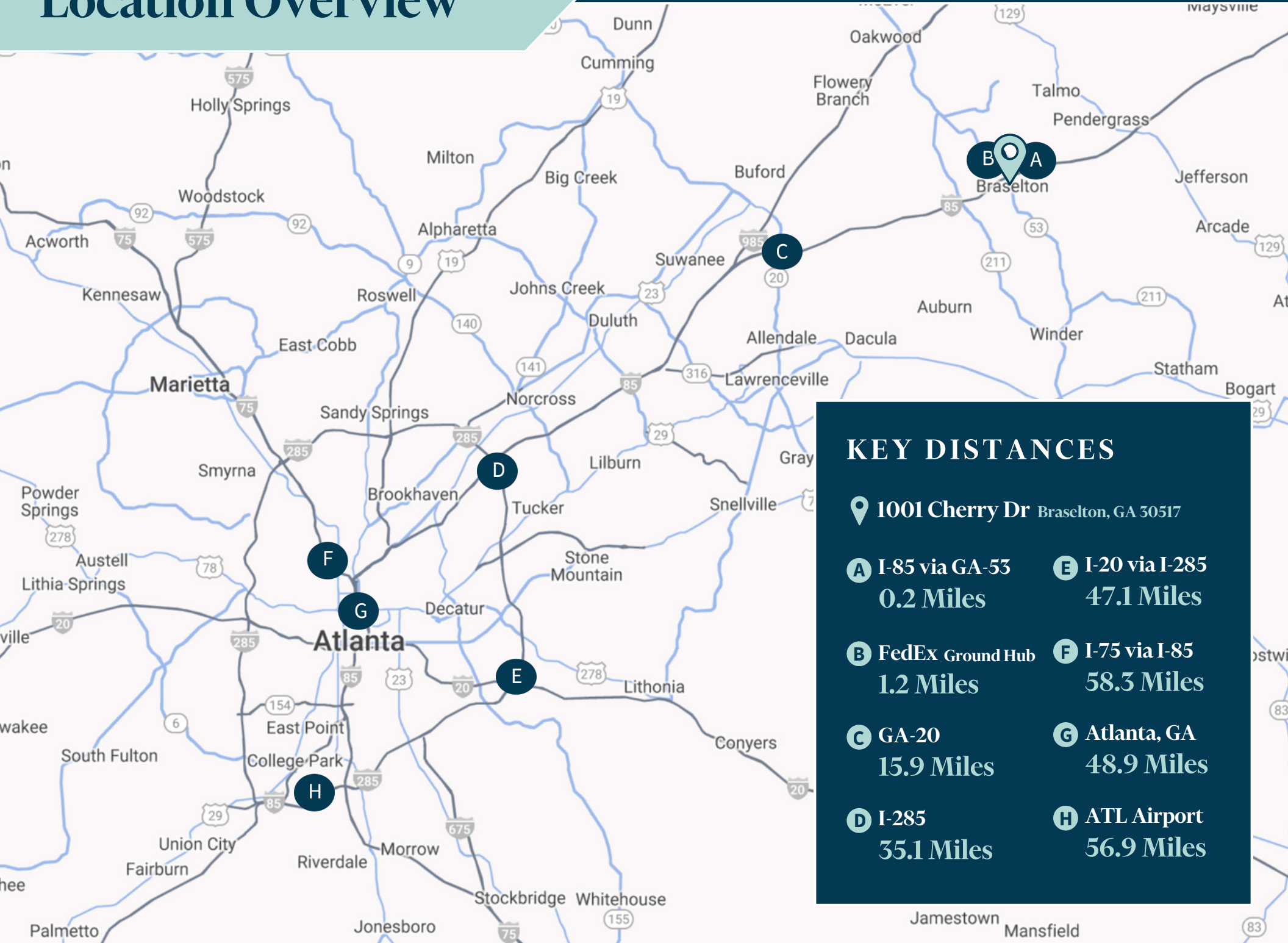
DRIVE-IN DOORS
6



Access Overview



Location Overview



KEY DISTANCES

 1001 Cherry Dr Braselton, GA 30517

A I-85 via GA-53
0.2 Miles

E I-20 via I-285
47.1 Miles

B FedEx Ground Hub
1.2 Miles

F I-75 via I-85
58.3 Miles

C GA-20
15.9 Miles

G Atlanta, GA
48.9 Miles

D I-285
35.1 Miles

H ATL Airport
56.9 Miles

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Owned By

GCP | G R O W T H
C A P I T A L
P A R T N E R S

Leased By

BroadPoint
P A R T N E R S

Leasing Contacts

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