

211 COMMERCE CENTER

5401 Old Winder Hwy, Braselton, GA 30517

50,000 - 1,726,000 SF



FOUR-BUILDING CLASS A INDUSTRIAL PARK

Delivering Spring 2028

Developed by:



STRATEGIC
REAL ESTATE PARTNERS, LLC

Leased by:



**SCOTLAND
WRIGHT
ASSOCIATES**

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. All information should be independently verified.

211 COMMERCE CENTER



PROJECT HIGHLIGHTS

50,000 - 1,726,000 SF
AVAILABLE

212
ACRE SITE

32' - 40'
MINIMUM CLEAR HEIGHT

45-MIL TPO
ROOF

135' - 185'
TRUCK COURTS

LIGHT INDUSTRIAL
ZONING

HALL
COUNTY

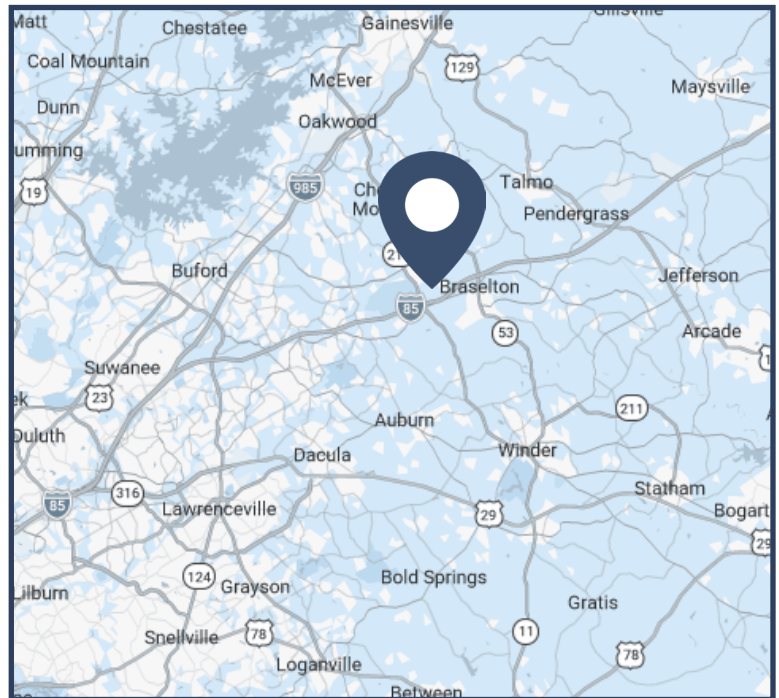
ESFR
SPRINKLER SYSTEM

30 FT CANDLES
LIGHTING WITH MOTION SENSORS

2000 AMPS, 277/480V, 3-PHASE
POWER

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Size	1,150,000 SF
Available	400,000 - 1,150,000 SF
Office	3,950 SF spec office
Clear Height	40'
Building Dimensions	650' x 1,769'
Truck Court Depth	190'
Dock Doors	109 (9' x 10')
Drive-in Doors	4 (10' x 12')
Pit Levelers	20 40k-lb mechanical levelers
Bay Size	52' x 56'
Speed Bay Size	60'
Auto Parking	550 auto spaces
Configuration	Cross-dock
Slab	8" unreinforced concrete



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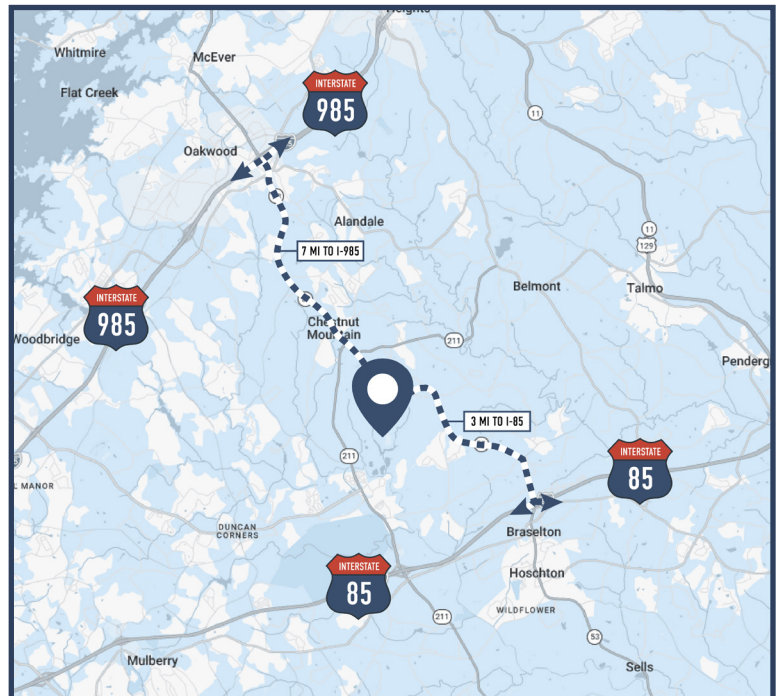
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211 COMMERCE CENTER



BUILDING B

Size	127,000 SF
Available	31,750 - 127,000 SF
Office	2,500 SF spec office
Clear Height	32'
Building Dimensions	260' x 670'
Truck Court Depth	190'
Dock Doors	34 (9' x 10')
Drive-in Doors	2 (10' x 12')
Pit Levelers	2 40k-lb mechanical levelers
Bay Size	50' x 52'
Speed Bay Size	60'
Auto Parking	89 auto spaces
Configuration	Rear load
Slab	6" unreinforced concrete



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211 COMMERCE CENTER



BUILDING C

Size	174,000 SF
Available	43,500 - 174,000 SF
Office	2,500 SF spec office
Clear Height	32'
Building Dimensions	260' x 670'
Truck Court Depth	190'
Dock Doors	39 (9' x 10')
Drive-in Doors	2 (10' x 12')
Pit Levelers	2 40k-lb mechanical levelers
Bay Size	50' x 52'
Speed Bay Size	60'
Auto Parking	126 auto spaces
Configuration	Rear load
Slab	6" unreinforced concrete

BUILDING D

Size	275,000 SF
Available	68,750 - 275,000 SF
Office	2,500 SF spec office
Clear Height	36'
Building Dimensions	260' x 1,058'
Truck Court Depth	190'
Dock Doors	63 (9' x 10')
Drive-in Doors	2 (10' x 12')
Pit Levelers	2 40k-lb mechanical levelers
Bay Size	50' x 52'
Speed Bay Size	60'
Auto Parking	192 auto spaces
Configuration	Rear load
Slab	6" unreinforced concrete

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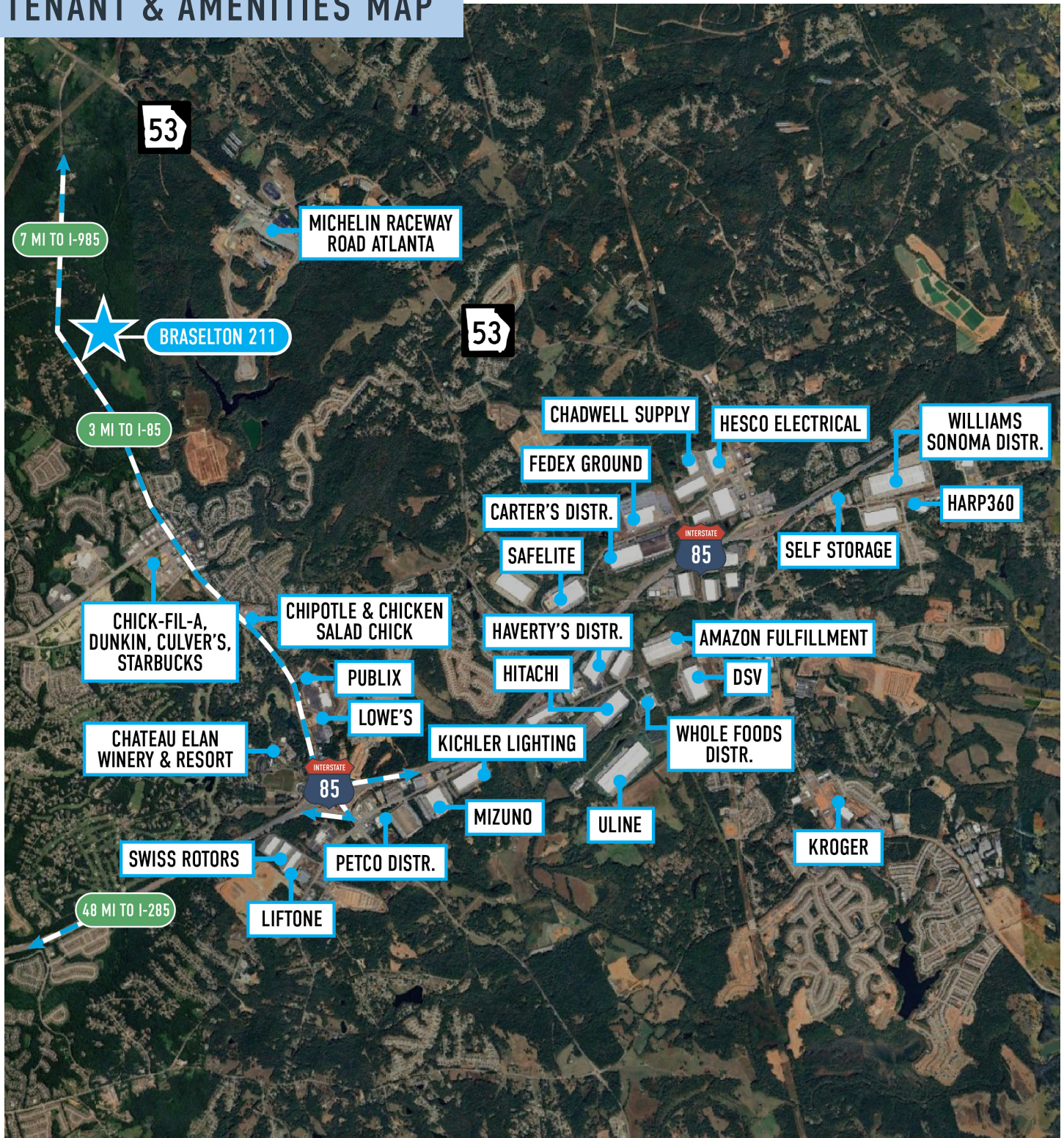
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TENANT & AMENITIES MAP



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