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GAINESVILLE 85 BUSINESS CENTER

Phase I: 1900 – 1950 Fulenwider Road, Gainesville, GA 30507

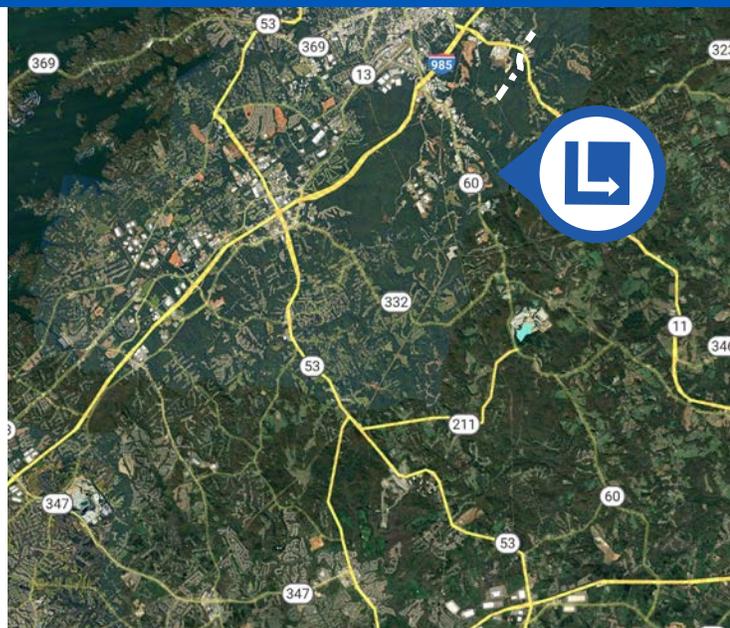
Phase II: 1800 – 1850 Fulenwider Road, Gainesville, GA 30507



Phase I - Available Now: 1900 Fulenwider - 228,670 of 334,670 SF | 1950 Fulenwider - 250,990 SF

Phase II - Available Q2 2026: 1800 Fulenwider - 126,360 SF | 1850 Fulenwider - 199,680 SF

- Four modern, Class A rear-load distribution facilities
- LEED Certified
- Strategic I-985 Northeast Atlanta location
- Direct access to Hwy 60 and Hwy 129
- Spec office space available at building delivery
- Strong manufacturing workforce in area
- 10.8 miles south of the Northeast Georgia Inland Port
- ~2,250,000 population within a 35-miles radius
- Available Job Tax Credits
 - Eligible businesses can receive a \$3,500/job/year tax credit for qualified job creation through the Georgia Job Tax Credit Program Less Developed Census Tract (LDCT)



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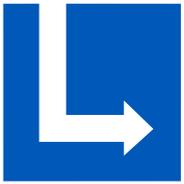
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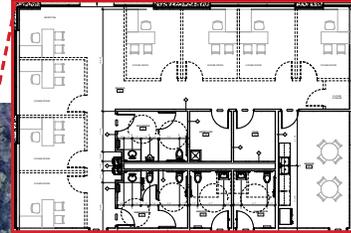
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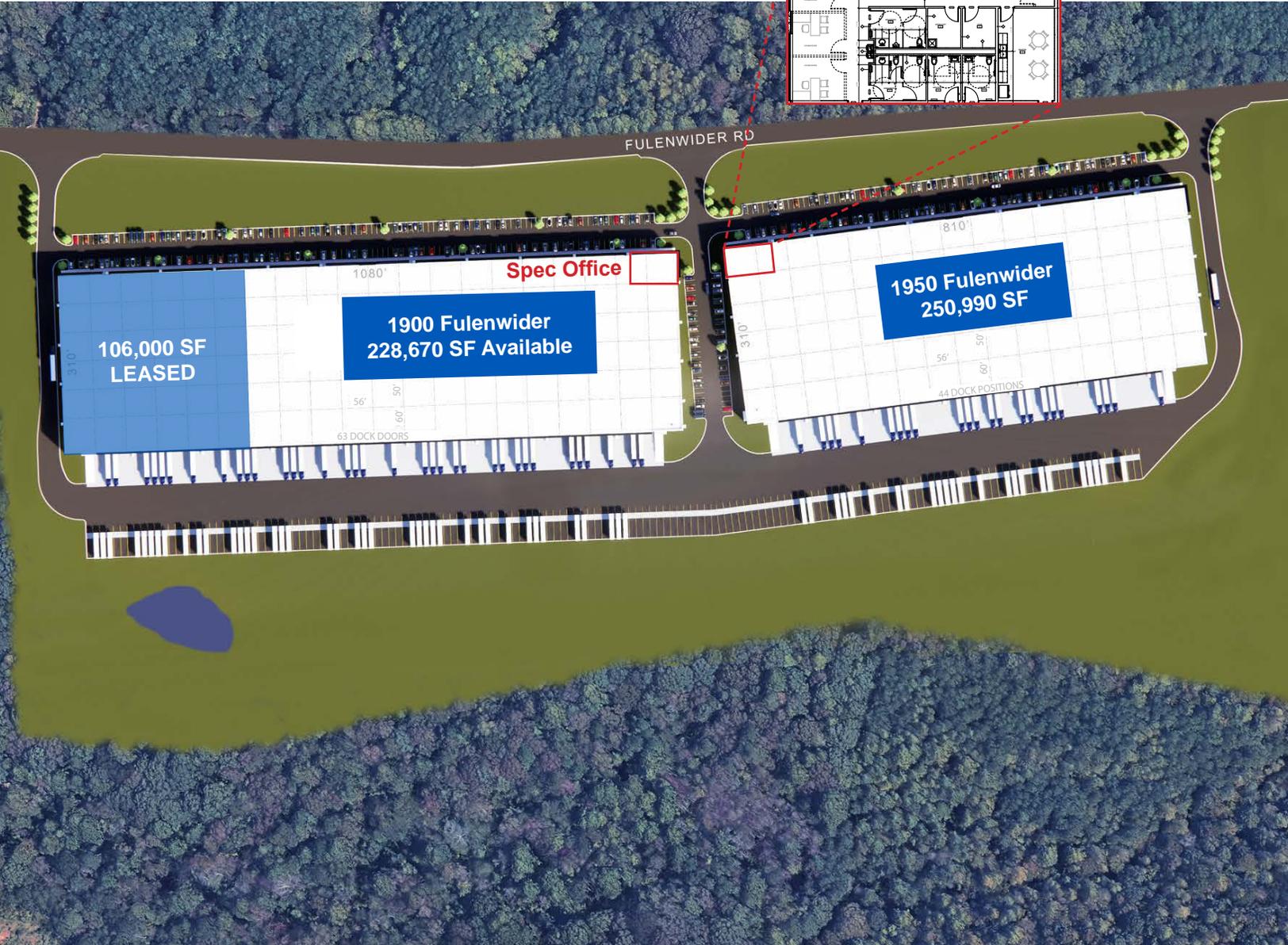
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Spec Office Space
2,420 SF



AVAILABLE NOW:



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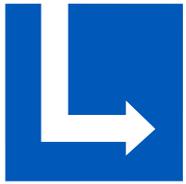
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PROPERTY HIGHLIGHTS

1900 FULENWIDER ROAD

Building Size 334,670 SF
(228,670 Available)

Spec Office Approximately 2,420 SF

Dock Doors 66 (44 Available) (9' x 10')
14 (+/- 9 Available) (35,000 lb.)
levelers and seals

Drive-In Doors 2 (1 Available) (14' x 16')

Slab 7"

Truck Court 185'

Trailer Parking Spaces 88 (+/- 60 Available)

Auto Parking Spaces 239 (+/- 165 Available)

Clear Height 36'

Lighting LED lighting at 25 FC

Sprinkler ESFR

Power 2000 amps base
Heavy power available in park

1950 FULENWIDER ROAD

Building Size 250,990 SF
(divisible)

Spec Office Approximately 2,420 SF

Dock Doors 44 (9' x 10')
14 (35,000 lb.)
levelers and seals

Drive-In Doors 2 (12' x 14')

Slab 6"

Truck Court 185'

Trailer Parking Spaces 60

Auto Parking Spaces 171

Clear Height 32'

Lighting LED lighting at 25 FC

Sprinkler ESFR

Power 2000 amps base
Heavy power available in park



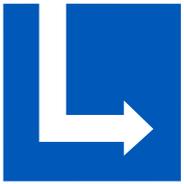
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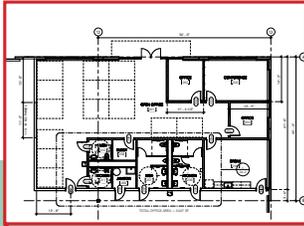
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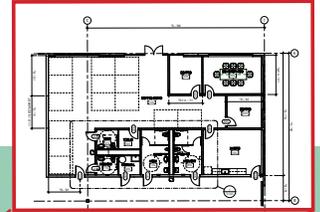
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UNDER CONSTRUCTION | AVAILABLE Q2 2026



Spec Office Space
 3,027 SF



Spec Office Space
 2,400 SF

FULENWIDER ROAD

1800 Fulenwider Road
 126,360 SF

1850 Fulenwider Road
 199,680 SF



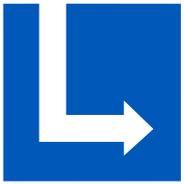
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PROPERTY HIGHLIGHTS

1800 FULENWIDER ROAD

Building Size	126,360 SF (divisible)
Spec Office	Approximately 3,027 SF
Dock Doors	38 (9' x 10') 12 (35,000 lb.) mechanical dock levelers
Drive-In Doors	2 (12' x 14')
Slab	6"
Truck Court	130' / 185'
Trailer Parking Spaces	26
Auto Parking Spaces	178
Clear Height	32'
Lighting	LED lighting at 25 FC
Sprinkler	ESFR
Power	2000 amps base Heavy power available in park

1850 FULENWIDER ROAD

Building Size	199,680 SF (divisible)
Spec Office	Approximately 2,400 SF
Dock Doors	43 (9' x 10') 12 (35,000 lb.) mechanical dock levelers
Drive-In Doors	2 (14' x 16')
Slab	7"
Truck Court	185'
Trailer Parking Spaces	61
Auto Parking Spaces	145
Clear Height	36'
Lighting	LED lighting at 25 FC
Sprinkler	ESFR
Power	2000 amps base Heavy power available in park



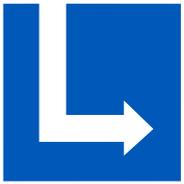
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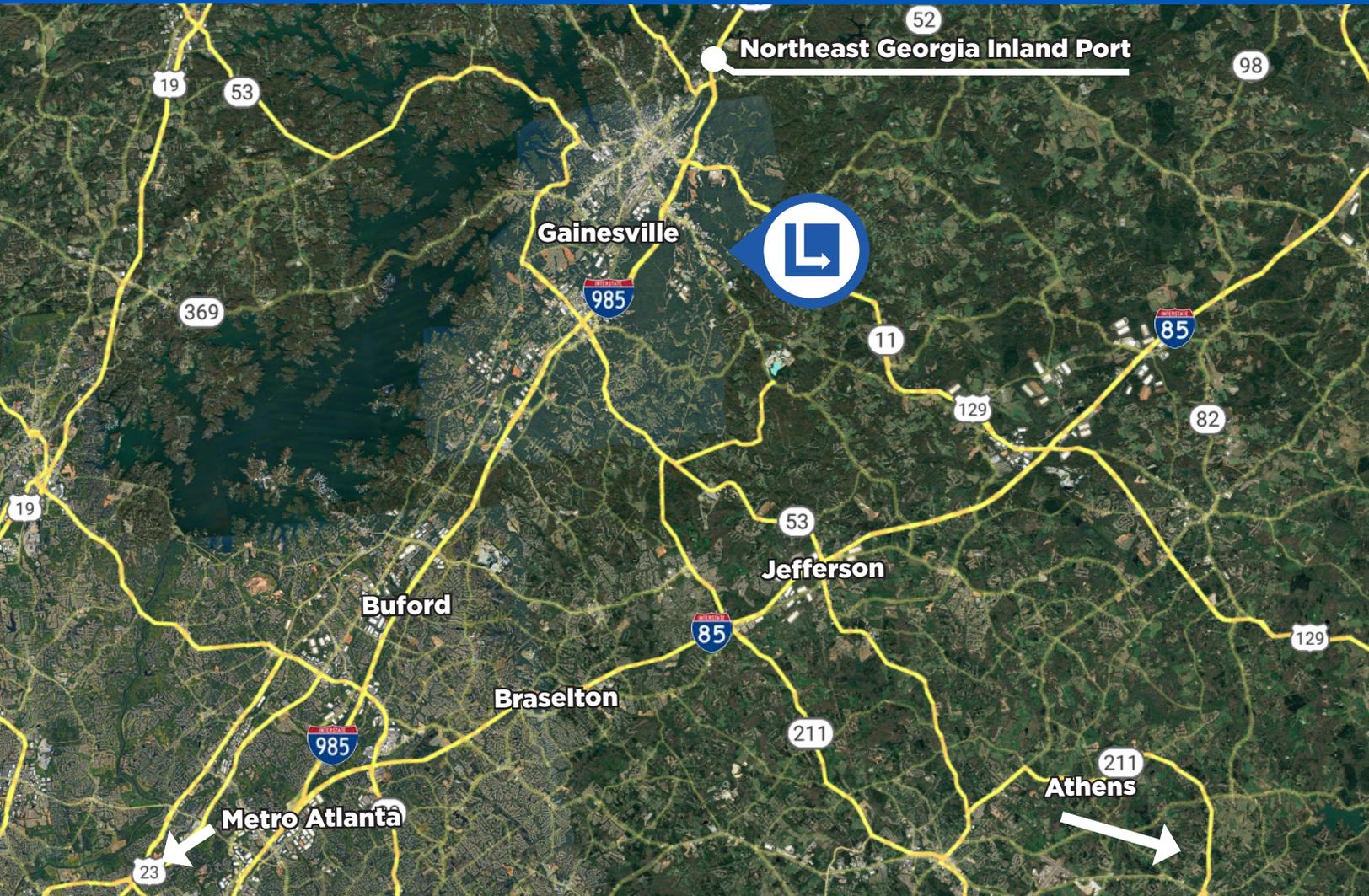


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LOCATION	DISTANCE
I-985	2 Miles
Northeast Georgia Inland Port	10.8 Miles
I-85	14 Miles
Downtown Atlanta	50 Miles
Hartsfield-Jackson Atlanta International Airport	63 Miles



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