



**LOGISTICS<sup>®</sup>**  
**PROPERTY**  
**CO**

# GAINESVILLE 85 BUSINESS CENTER

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

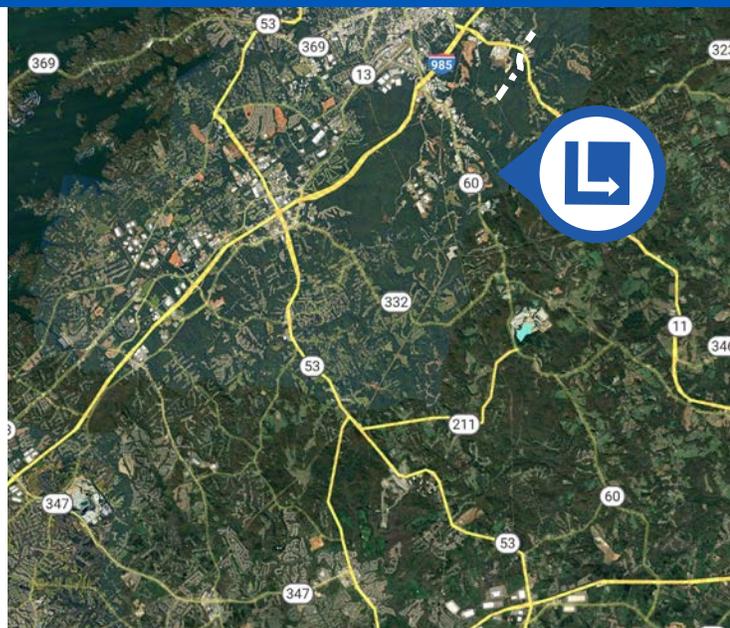
Phase II: 1800 – 1850 Fulenwider Road, Gainesville, GA 30507



**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)



**CBRE**

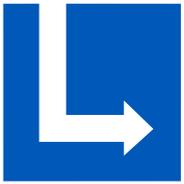
**CBRE**  
 +1 404 504 7900  
[cbre.com/atlanta](http://cbre.com/atlanta)

**Todd Barton, SIOR**  
 +1 404 923 1435  
[todd.barton@cbre.com](mailto:todd.barton@cbre.com)

**Mark Hawks, SIOR**  
 +1 404 504 5978  
[mark.hawks@cbre.com](mailto:mark.hawks@cbre.com)

**Joanna Blaesing, SIOR**  
 +1 404 812 5021  
[joanna.blaesing@cbre.com](mailto:joanna.blaesing@cbre.com)

**Matt Higgins**  
 +1 404 895 0483  
[matt.higgins@cbre.com](mailto:matt.higgins@cbre.com)



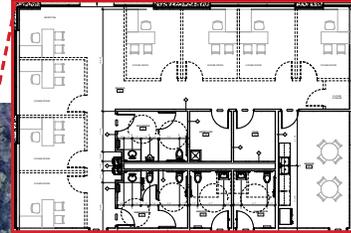
**LOGISTICS<sup>®</sup>**  
PROPERTY  
CO

# GAINESVILLE 85 BUSINESS CENTER

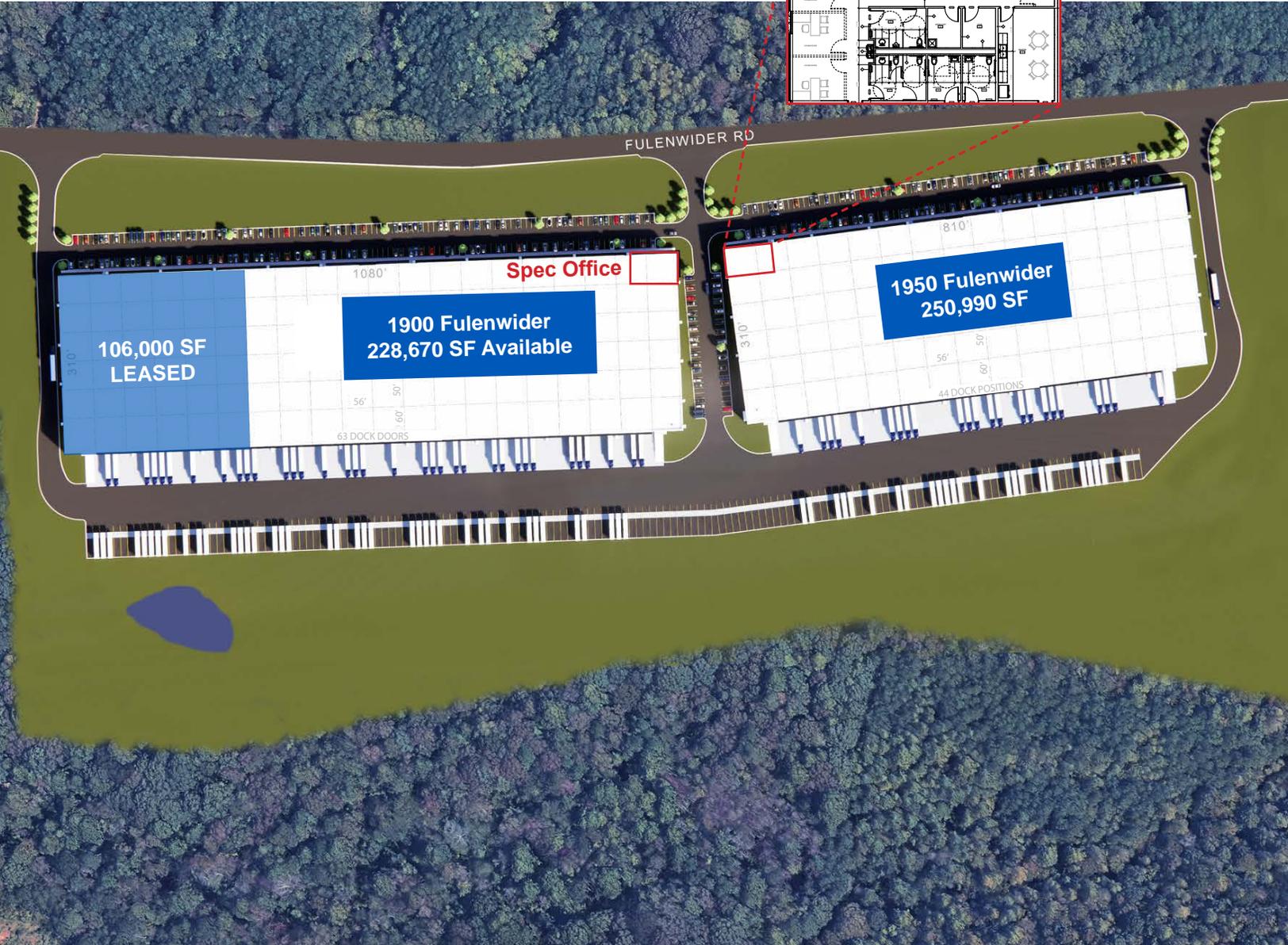
Phase I: 1900 – 1950 Fulenwider Road, Gainesville, GA 30507

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

**Spec Office Space**  
**2,420 SF**



**AVAILABLE NOW:**



**CBRE**

**CBRE**  
+1 404 504 7900  
[cbre.com/atlanta](http://cbre.com/atlanta)

**Todd Barton, SIOR**  
+1 404 923 1435  
[todd.barton@cbre.com](mailto:todd.barton@cbre.com)

**Mark Hawks, SIOR**  
+1 404 504 5978  
[mark.hawks@cbre.com](mailto:mark.hawks@cbre.com)

**Joanna Blaesing, SIOR**  
+1 404 812 5021  
[joanna.blaesing@cbre.com](mailto:joanna.blaesing@cbre.com)

**Matt Higgins**  
+1 404 895 0483  
[matt.higgins@cbre.com](mailto:matt.higgins@cbre.com)



# GAINESVILLE 85 BUSINESS CENTER

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

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

## 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



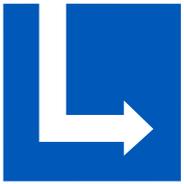
**CBRE**  
+1 404 504 7900  
[cbre.com/atlanta](http://cbre.com/atlanta)

**Todd Barton, SIOR**  
+1 404 923 1435  
[todd.barton@cbre.com](mailto:todd.barton@cbre.com)

**Mark Hawks, SIOR**  
+1 404 504 5978  
[mark.hawks@cbre.com](mailto:mark.hawks@cbre.com)

**Joanna Blaesing, SIOR**  
+1 404 812 5021  
[joanna.blaesing@cbre.com](mailto:joanna.blaesing@cbre.com)

**Matt Higgins**  
+1 404 895 0483  
[matt.higgins@cbre.com](mailto:matt.higgins@cbre.com)



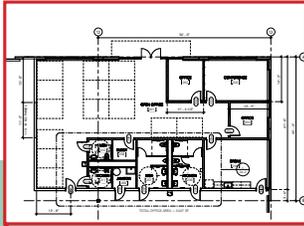
**LOGISTICS<sup>®</sup>**  
PROPERTY  
CO

# GAINESVILLE 85 BUSINESS CENTER

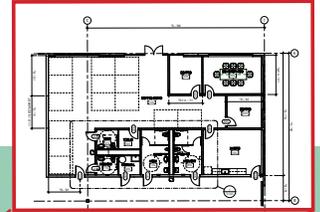
Phase I: 1900 – 1950 Fulenwider Road, Gainesville, GA 30507

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

## 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**



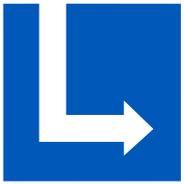
CBRE  
+1 404 504 7900  
[cbre.com/atlanta](http://cbre.com/atlanta)

Todd Barton, SIOR  
+1 404 923 1435  
[todd.barton@cbre.com](mailto:todd.barton@cbre.com)

Mark Hawks, SIOR  
+1 404 504 5978  
[mark.hawks@cbre.com](mailto:mark.hawks@cbre.com)

Joanna Blaesing, SIOR  
+1 404 812 5021  
[joanna.blaesing@cbre.com](mailto:joanna.blaesing@cbre.com)

Matt Higgins  
+1 404 895 0483  
[matt.higgins@cbre.com](mailto:matt.higgins@cbre.com)



# GAINESVILLE 85 BUSINESS CENTER

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

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

## 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



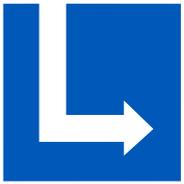
**CBRE**  
+1 404 504 7900  
[cbre.com/atlanta](http://cbre.com/atlanta)

**Todd Barton, SIOR**  
+1 404 923 1435  
[todd.barton@cbre.com](mailto:todd.barton@cbre.com)

**Mark Hawks, SIOR**  
+1 404 504 5978  
[mark.hawks@cbre.com](mailto:mark.hawks@cbre.com)

**Joanna Blaesing, SIOR**  
+1 404 812 5021  
[joanna.blaesing@cbre.com](mailto:joanna.blaesing@cbre.com)

**Matt Higgins**  
+1 404 895 0483  
[matt.higgins@cbre.com](mailto:matt.higgins@cbre.com)

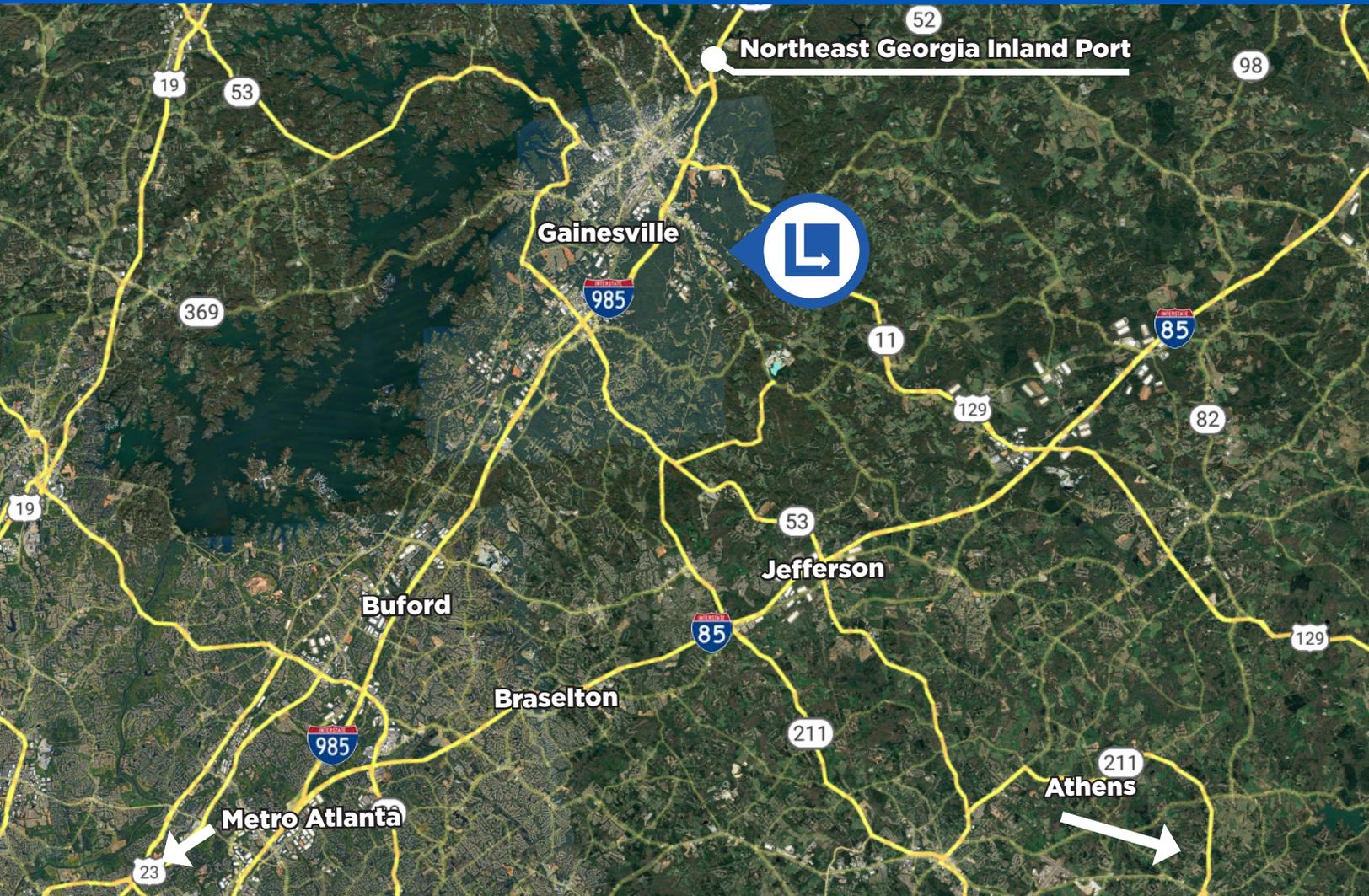


**LOGISTICS<sup>®</sup>**  
**PROPERTY**  
**CO**

# GAINESVILLE 85 BUSINESS CENTER

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

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



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



©2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.