

VALENTINE

LOGISTICS CENTER



384,335 SF Available

500 Valentine Industrial Pkwy. Etx., Pendergrass, GA 30567

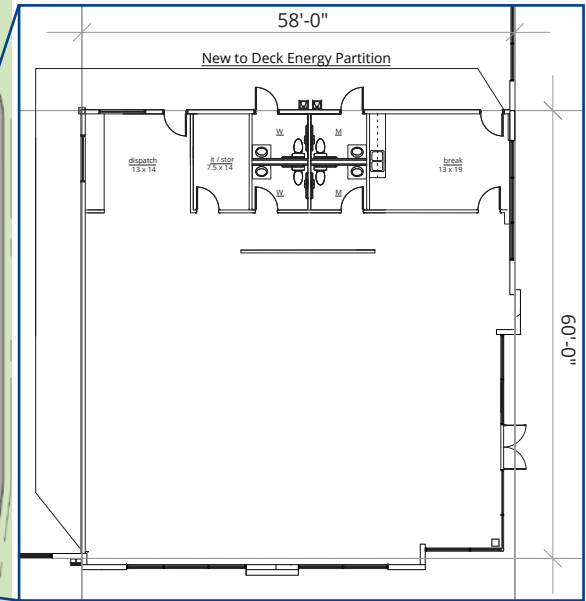
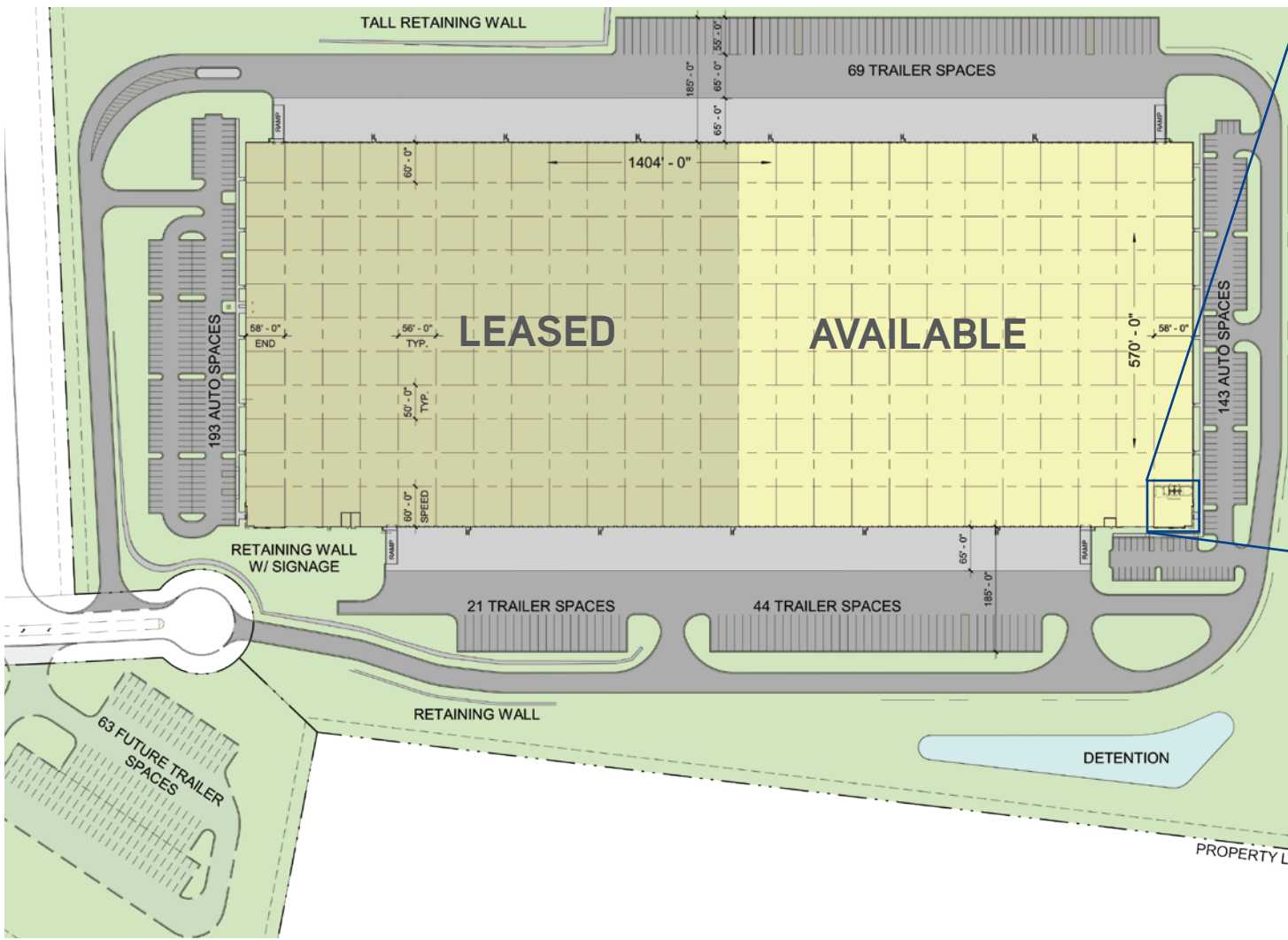
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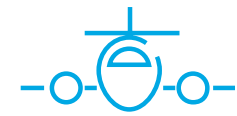
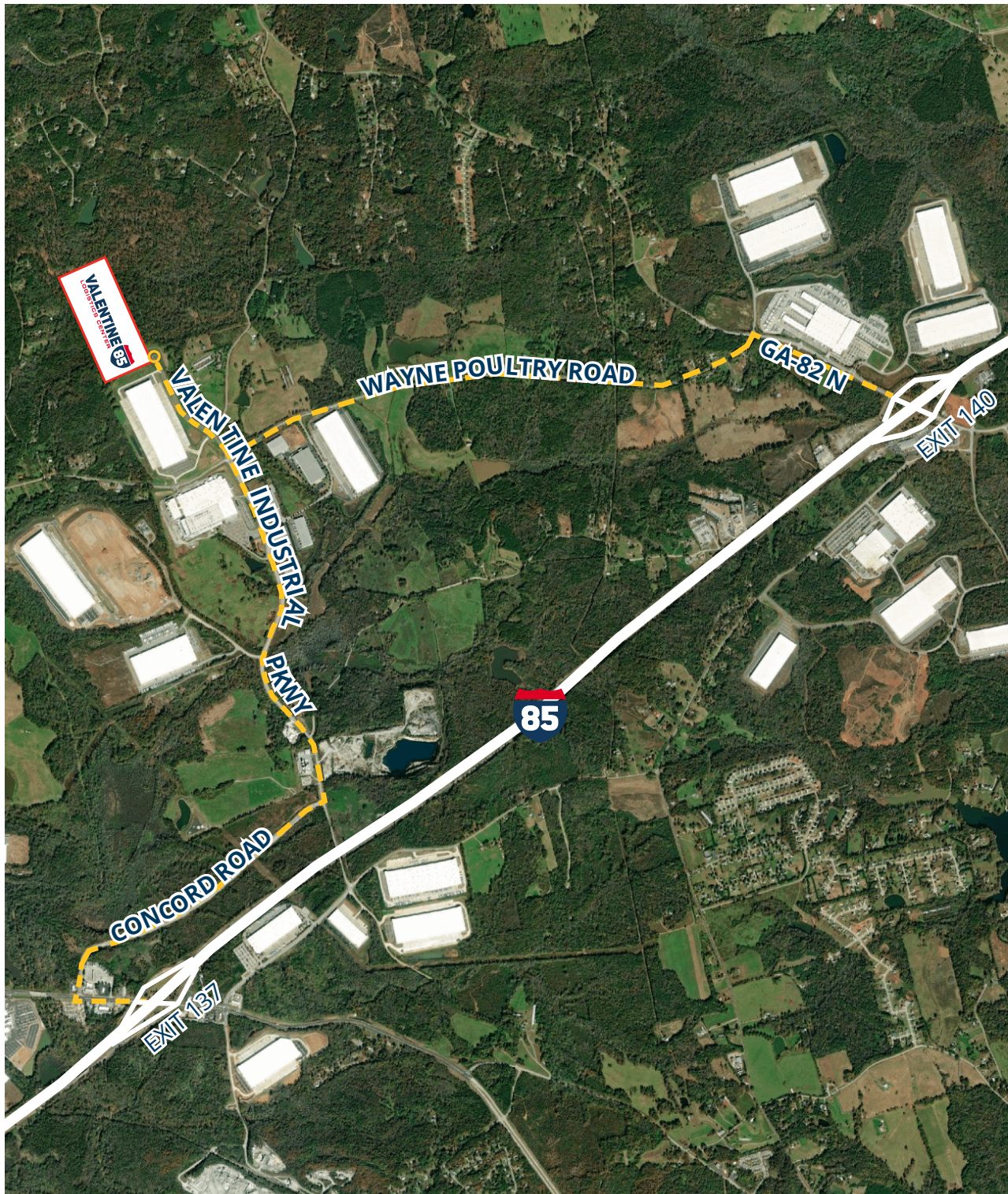
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**Spec Office
3,515 SF**

Building Features

| | | | |
|----------------------------|------------------------------|-----------------------|--|
| Total Building SF | 800,590 | Drive-in Doors | 2 (12' x 14') |
| Total SF Available | 384,335 | Levelers | Twenty-five (25) 35,000 lb mechanical pit levelers |
| Office SF | 3,515 SF spec office | Auto Parks | 143 |
| Building Dimensions | 570' x 1404' | Trailer Parks | Pro-Rata with additional spaces available |
| Clear Height | 40' | Truck Courts | 185' deep with 65' concrete aprons |
| Column Spacing | 50' x 56' (60' staging bays) | Sprinkler | ESFR |
| Dock Doors | 75 - (9' x 10') | Lighting | LED light fixtures @ 20 FC for open warehouse |



Points of Interest

| | |
|-----------------------------------|------------|
| FedEx Ground (Braselton) | 11.6 Miles |
| Downtown Atlanta | 58.3 Miles |
| Hartsfield-Jackson Int'l. Airport | 67.1 Miles |



Interstates

| | |
|--------------------------|------------|
| Interstate 85 (Exit 137) | 3.4 Miles |
| Interstate 85 (Exit 140) | 3.2 Miles |
| Interstate 285 | 44.2 Miles |



Ports

| | |
|---------------------|---------|
| Greenville (inland) | 2 Hours |
| Charleston | 5 Hours |
| Savannah | 4 Hours |
| Brunswick | 4 Hours |
| Jacksonville | 5 Hours |

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