



**CLARION  
PARTNERS**

A Franklin Templeton Company

**Trammell Crow Company**



# Jefferson Mill Business Park

## +/- 14 Acres For Sale For Future Development

**PRICE WEAVER**

404.210.4981

pweaver@broadpoint-partners.com

**HOOPER WILKINSON**

850.694.4667

hwilkinson@broadpoint-partners.com

**MATT WIRTH**

678.488.2471

mwirth@broadpoint-partners.com

**BroadPoint**

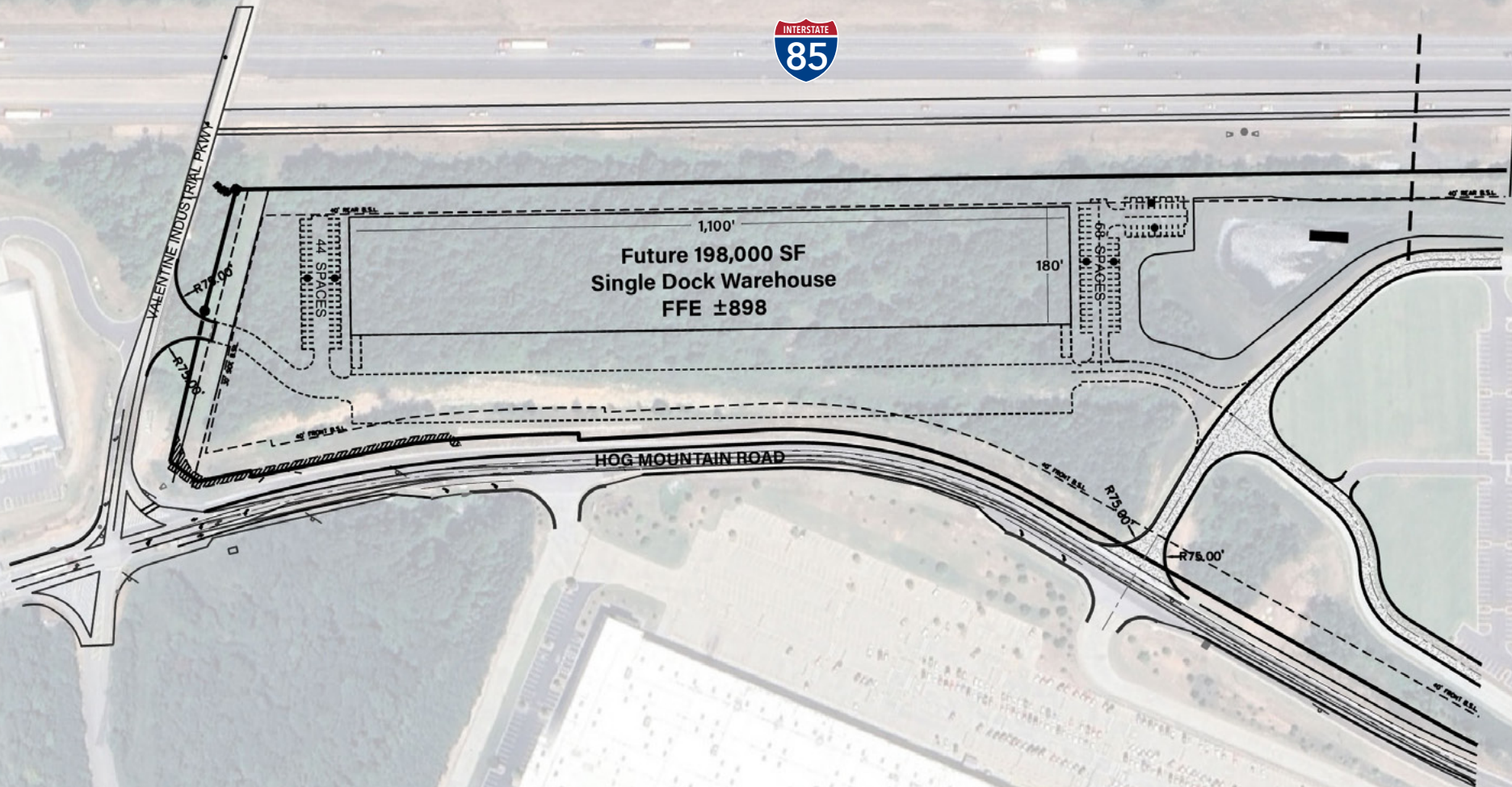
PARTNERS



# Conceptual Plan

198,000 SF FRONT LOAD

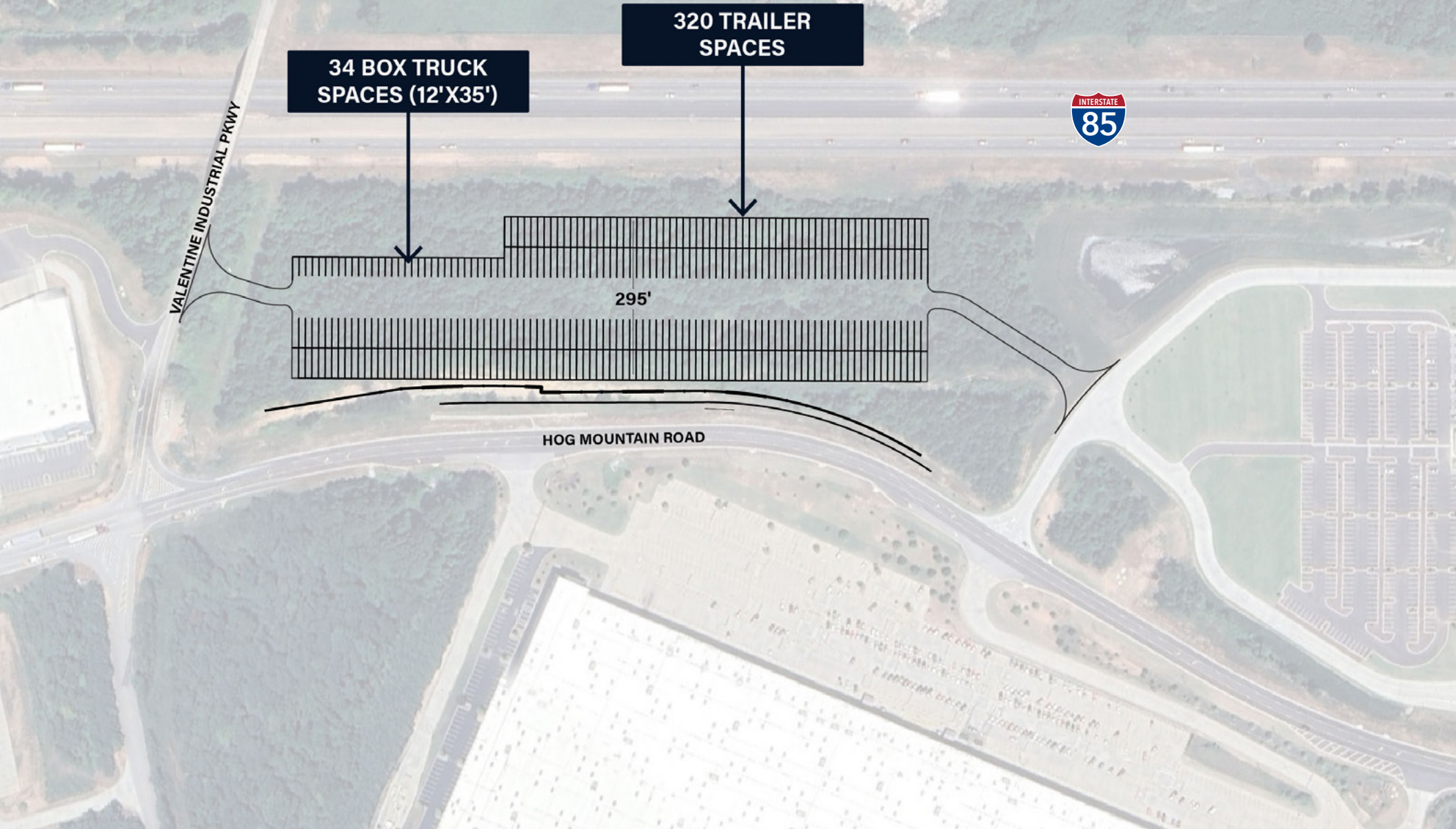
- Fully zoned for industrial and IOS development
- Interstate 85 exposure (55,000 cars/day)
- Immediate access to full diamond interchange at Hwy 129 and I-85 (less than 1 mile from site)
- BTS up to 200,000 sf warehouse, with additional flexibility for trailer and auto parking, see pages 3 & 4 for two possible concepts





# Conceptual Truck Parking Plan

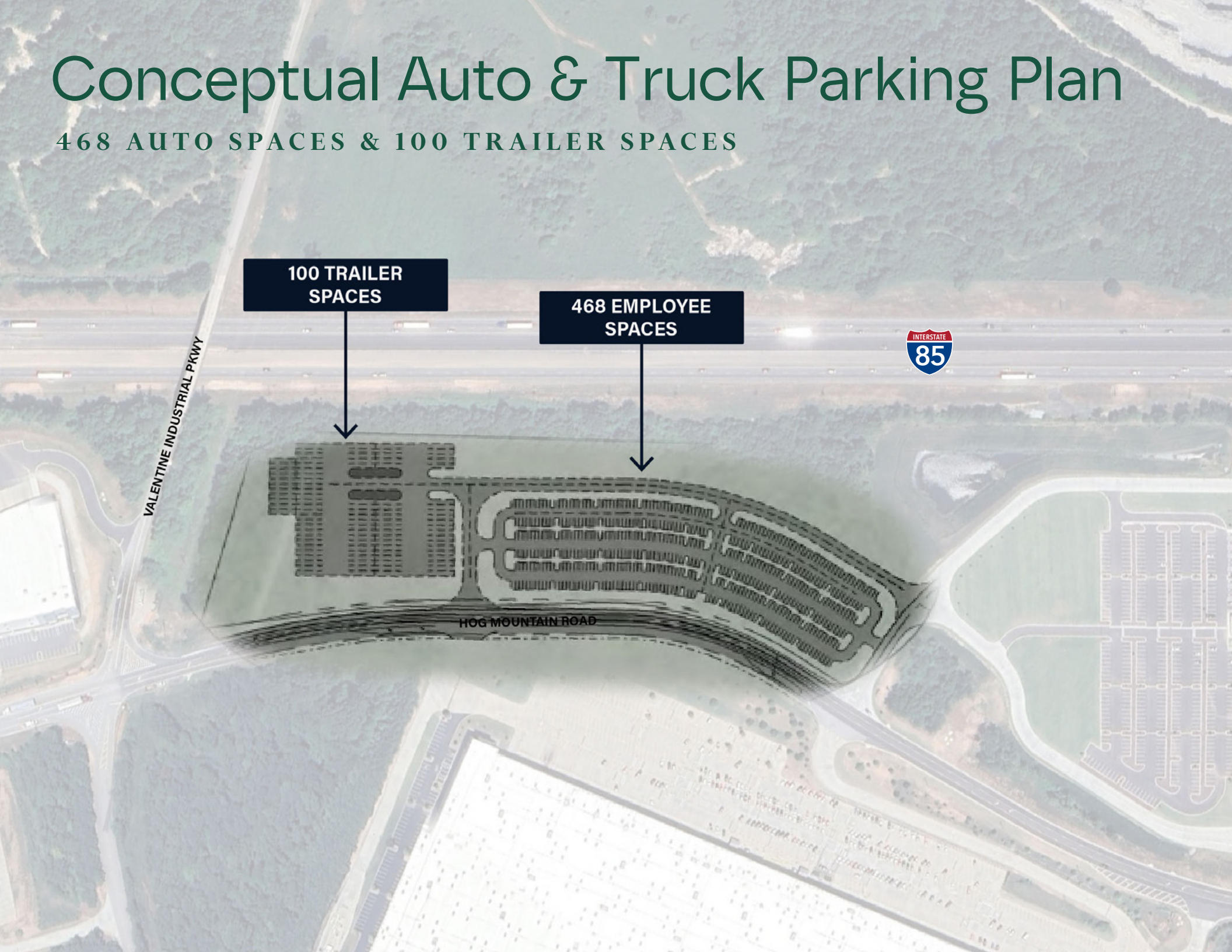
320 TRAILER SPACES & 34 BOX TRUCK SPACES





# Conceptual Auto & Truck Parking Plan

468 AUTO SPACES & 100 TRAILER SPACES



100 TRAILER  
SPACES

468 EMPLOYEE  
SPACES



VALENTINE INDUSTRIAL PKWY

HOG MOUNTAIN ROAD





# BroadPoint

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## PRICE WEAVER

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## HOOPER WILKINSON

850.694.4667 | [hwilkinson@broadpoint-partners.com](mailto:hwilkinson@broadpoint-partners.com)

## MATT WIRTH

678.488.2471 | [mwirth@broadpoint-partners.com](mailto:mwirth@broadpoint-partners.com)

# +/-14 Acres Available

## Jefferson Mill Business Park

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