



CLARION PARTNERS

For Lease

Jefferson Mill Business Park
Building G
940 Possum Creek Road
Jefferson, GA 30549

±749,730 Square Feet Available



BUILDING HIGHLIGHTS

- 749,730 total building SF
- Divisible to ±300,000 SF
- 3,213 SF & 3,439 SF office pods
- 36' clear height
- 151 dock high doors with vision panels and bumpers
 - 110 with mechanical pit levelers
- 235 auto parking spaces
- 200 trailer parking spaces
- Fully concrete truck court
- ESFR sprinklers
- LED warehouse lighting
- 7.25" 4,000 PSI slab
- 20 HLVS fans
- 3,000A, 277/480V, 3-phase power
- Clerestory windows
- Fully fenced with guard shack

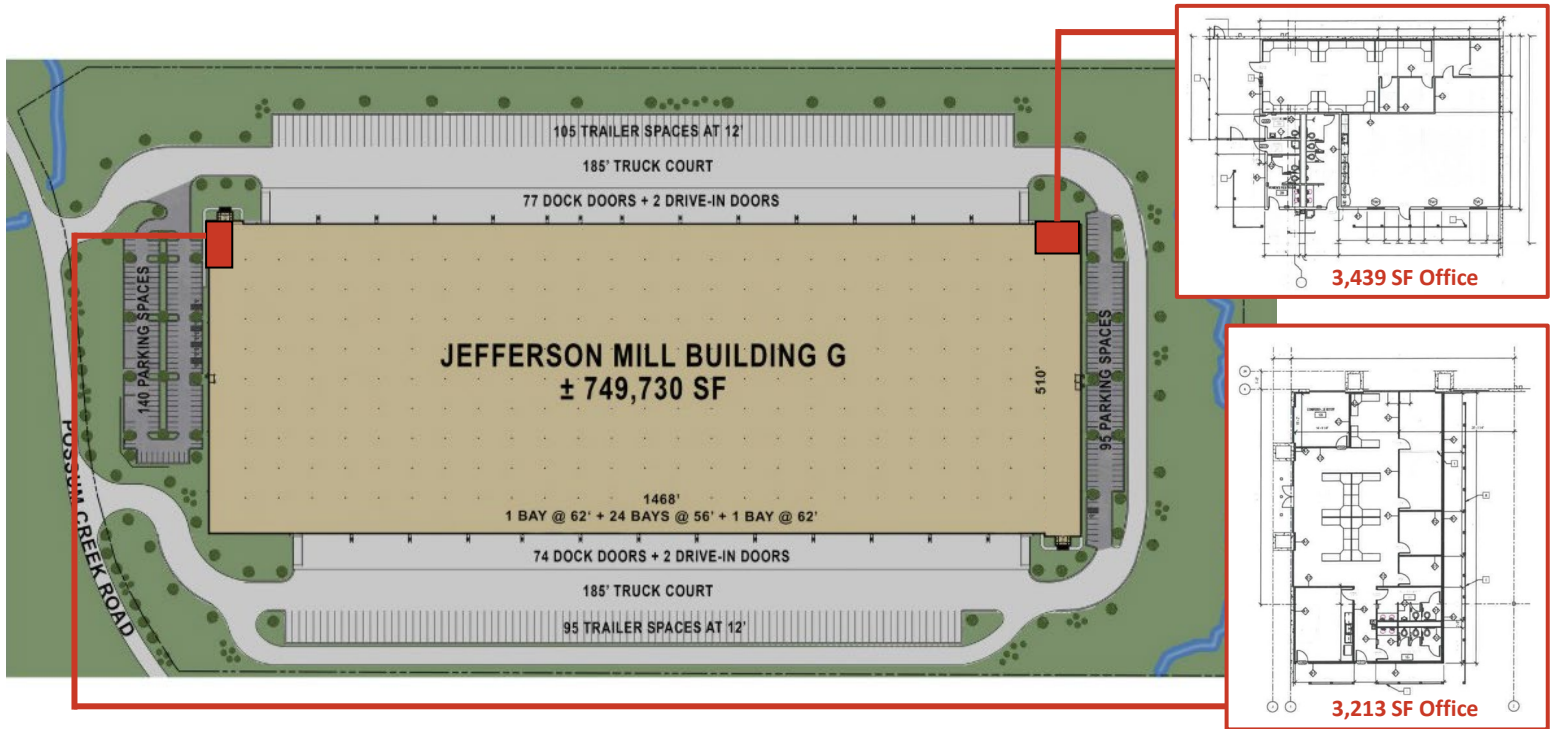


This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.

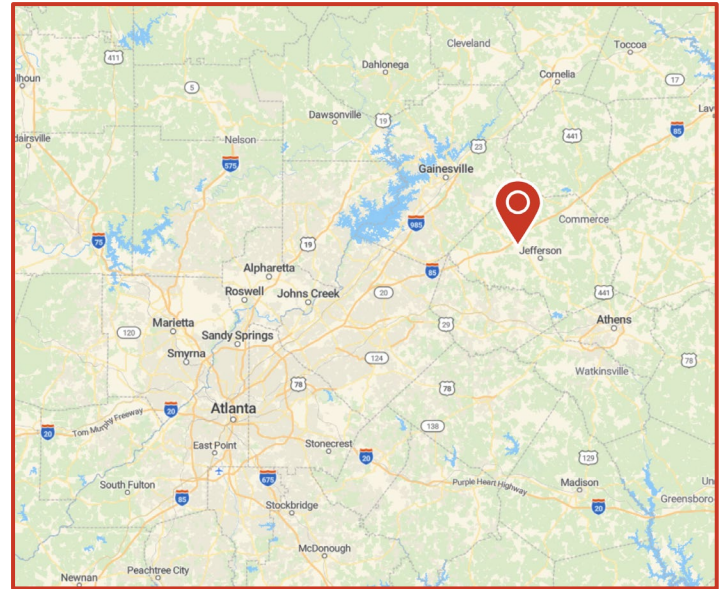


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Clarion is pleased to present a prime industrial opportunity in Jefferson, GA. This Class-A warehouse, located at 940 Possum Creek Road, boasts 749,730 square feet available for lease. Strategically positioned just 1 mile from I-85, this property offers unparalleled interstate access in a highly sought-after location. The building features two office pods, 36' clear heights, and ample auto and trailer parking, along with 151 dock high doors, to offer unparalleled functionality and optimal accessibility.



**CLARION
PARTNERS**

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