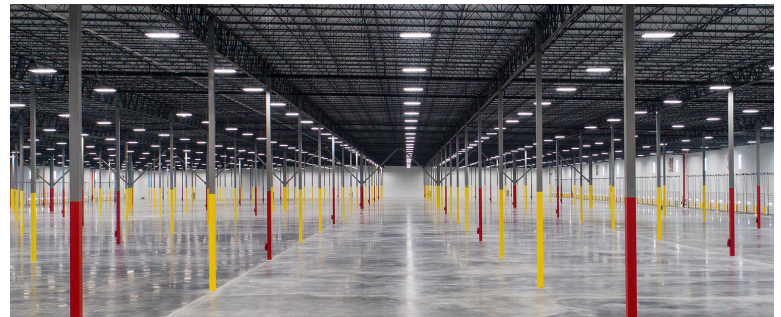




1380 JESSE CRONIC ROAD

1380 Jesse Cronic Road | Braselton, GA 30517



589,680 SF AVAILABLE

FIRST-CLASS, ACCESSIBLE WAREHOUSE SPACE

1380 Jesse Cronic Road is a new, first-class industrial building located just northeast of Atlanta along Interstate 85, the primary travel and trucking corridor between the Deep South and Mid-Atlantic regions.

A 589,680-square-foot, state-of-the-art facility, 1380 Jesse Cronic Road incorporates features to optimize stacking capability, maneuverability and vehicle access.

Talk to us today about moving your tenant to 1380 Jesse Cronic Road.

CONTACT INFORMATION

Brian Sutton | Vice President, Leasing | 770.638.2605 | brian.sutton@dukerealty.com

Bob Currie | 404-995-2100 | bob.currie@am.jll.com

Reed Davis | 404-995-2100 | reed.davis@am.jll.com

Brad Pope | 404-995-2100 | brad.pope@am.jll.com

SURROUNDING AREA

- Just off I-85 at the Highway 53 interchange - Exit 129
- 33 miles to I-285
- 58 miles from Hartsfield-Jackson Atlanta International Airport
- Located in Park 85 at Braselton, a master-planned industrial campus
- Numerous restaurants, hotels, shops and service providers nearby



FOR
LEASE



589,680 SQUARE FEET AVAILABLE
IN CLASS A LOGISTICS FACILITY

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BUILDING SPECIFICATIONS

Available Square Feet	589,680 SF	Drive-in Doors	4
Building Dimensions	520' deep	Truck Courts	2 — 190' truck courts
Clear Height	36'	Trailer Parking	169 spaces
Column Spacing	54' x 50'; 60' speed bays	Car Parking	213 spaces
Dock Doors	136	Concrete Pad	6" Ductilrete on 4" GAB



**LOCATED ALONG I-85
 AT THE HIGHWAY 53
 INTERCHANGE**



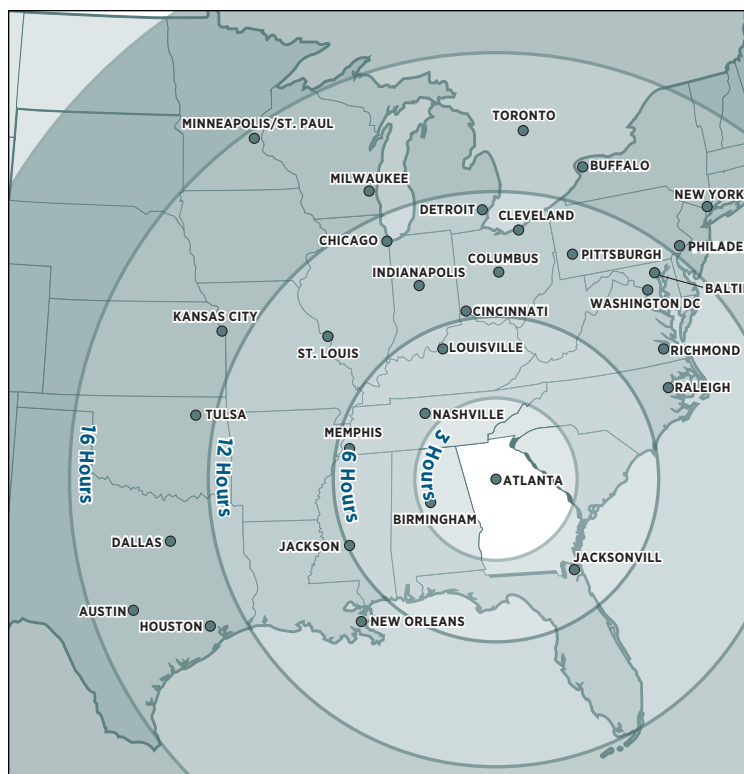
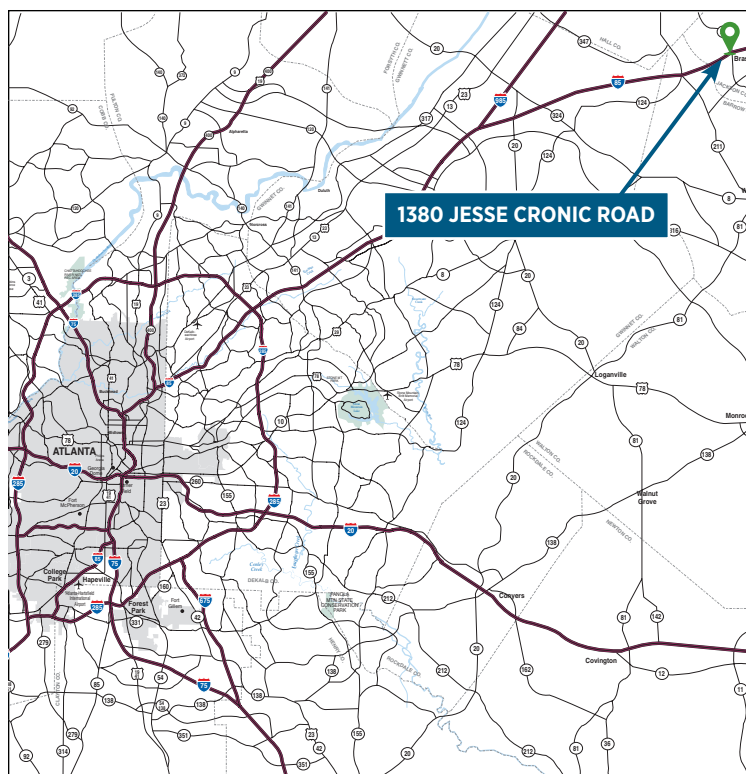
**58 MILES TO
 HARTSFIELD-
 JACKSON ATLANTA
 INTERNATIONAL
 AIRPORT**



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NATIONWIDE DRIVE TIMES FROM ATLANTA



LOCATION

Located northeast of Atlanta along I-85, the prime distribution corridor serving the southeastern United States, 1380 Jesse Cronic Road provides unparalleled logistical advantages. Easy highway access and direct connectivity to five southeastern states served by I-85, as well as to the remainder of the United States via the highway's intersection with other major interstates, means users get products on their way quickly.

PARTNER WITH DUKE REALTY

If you're looking for ideally located, quality warehouse space in the Atlanta-metro area, turn to Duke Realty and 1380 Jesse Cronic Road. This first-class building offers modern warehouse and distribution features along with convenient highway access. Give us a call today. We're ready to work with you.

FOR MORE INFORMATION ABOUT 1380 JESSE CRONIC ROAD, CONTACT:



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