

# FOR LEASE



BRASELTON TECHNOLOGY CENTER BUILDINGS 100 & 200

**354 TOM WHITE ROAD  
BRASELTON, GA**



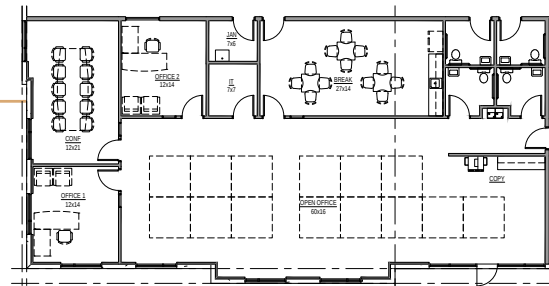
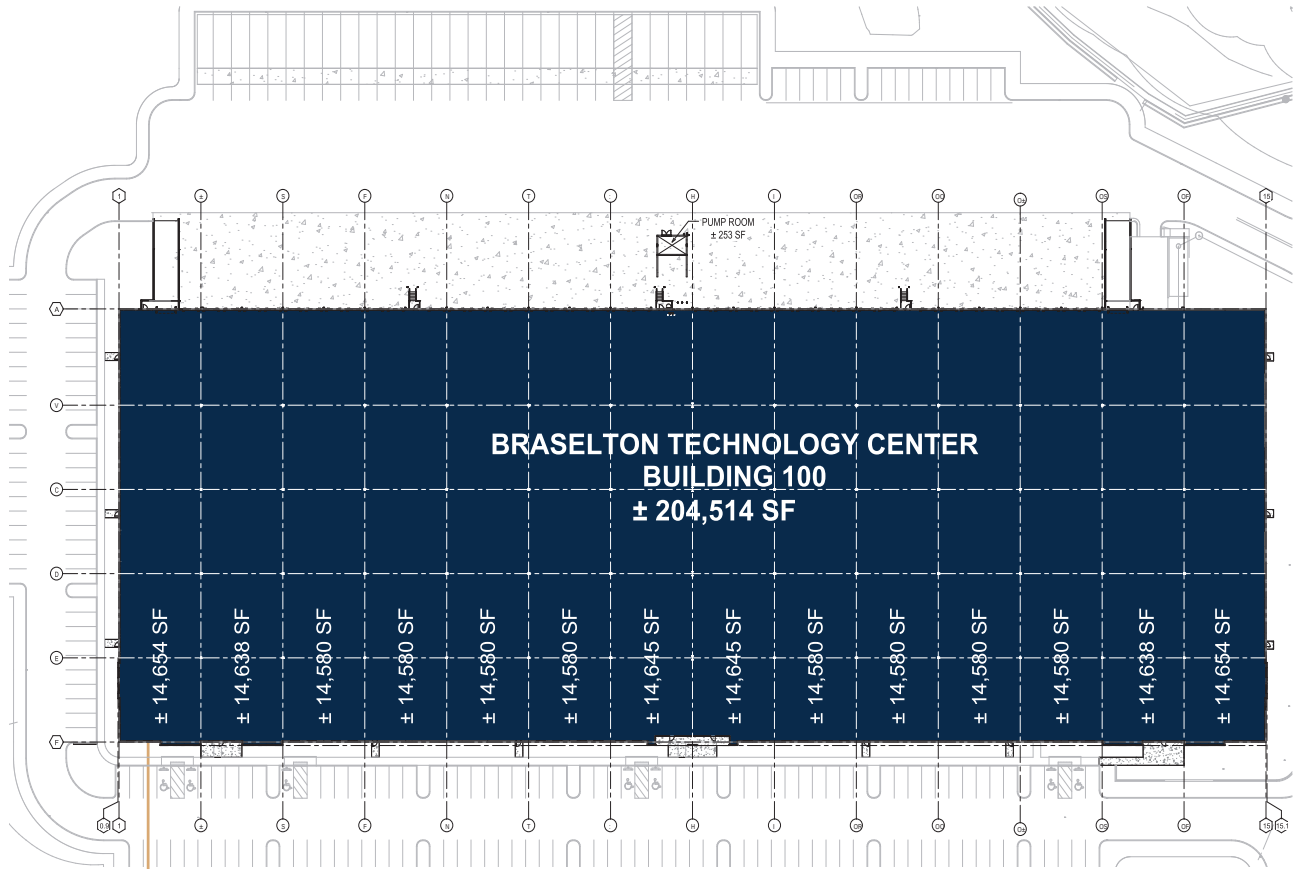
**Building 100** [204,514 SF] - November 2026 Completion Date  
**Building 200** [149,318 SF] - Pad Ready/Proposed



# SPECIFICATIONS - BUILDING 100



|                    |                                                                               |
|--------------------|-------------------------------------------------------------------------------|
| Total building SF  | 204,514 SF                                                                    |
| Office SF          | 2,814 SF                                                                      |
| Configuration      | Rear load                                                                     |
| Dimensions         | 756' x 270'                                                                   |
| Clear height       | 32' minimum                                                                   |
| Construction type  | Concrete tilt-wall                                                            |
| Dock high doors    | 41                                                                            |
| Drive-in doors     | Two (2) - 12' x 14'                                                           |
| Warehouse lighting | LED                                                                           |
| Roof               | 60 mil TPO with R-15 insulation<br>(R-25 included at future office locations) |
| Sprinklers         | ESFR                                                                          |
| Auto parking       | 193 spaces                                                                    |
| Trailer storage    | 30 trailer spaces                                                             |
| Truck court depth  | 185' deep                                                                     |
| Floor slab         | 6' non-reinforceable slab on grade                                            |

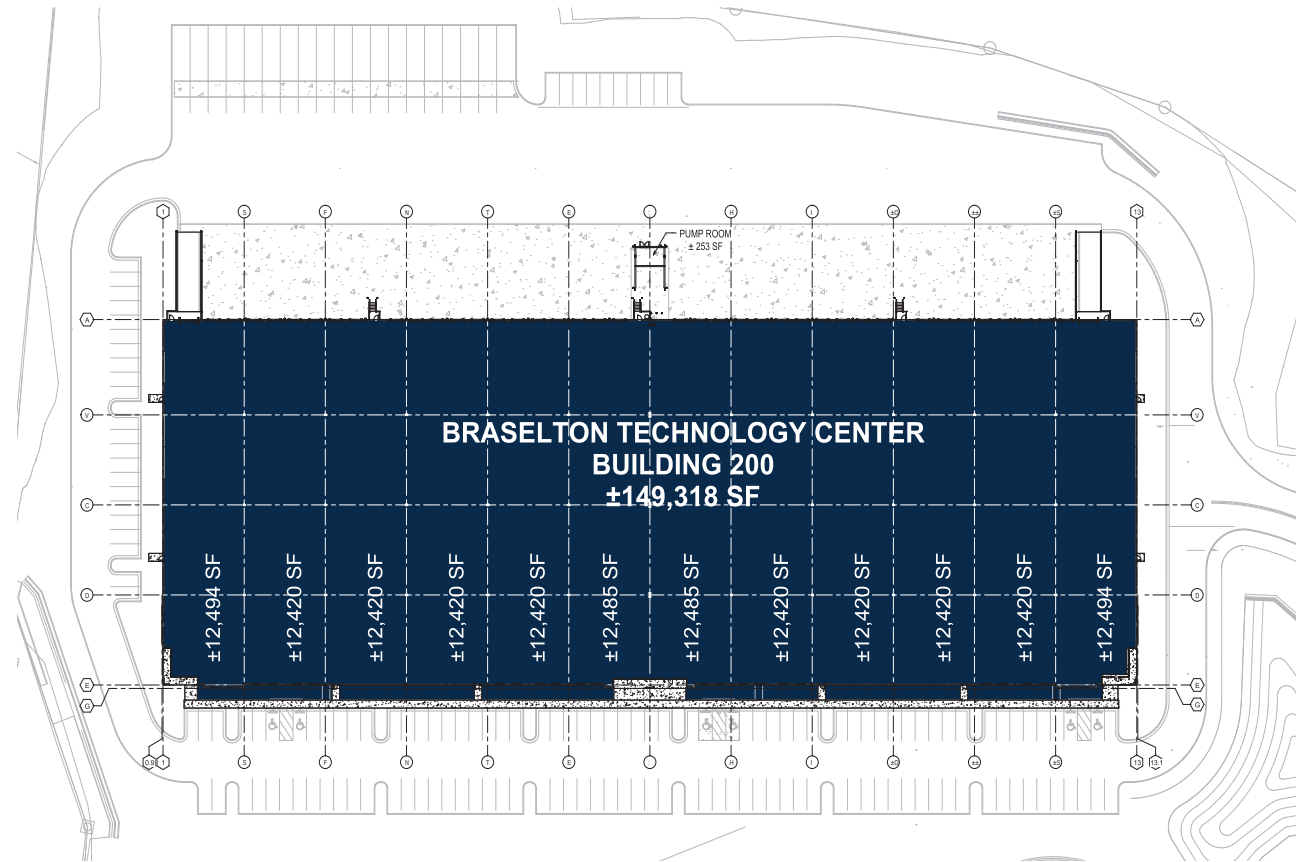


2,814 SF OFFICE

# SPECIFICATIONS - BUILDING 200



|                    |                                                                               |
|--------------------|-------------------------------------------------------------------------------|
| Total building SF  | 149,318 SF                                                                    |
| Office SF          | BTS                                                                           |
| Configuration      | Rear load                                                                     |
| Dimensions         | 648' x 230'                                                                   |
| Clear height       | 32' minimum                                                                   |
| Construction type  | Concrete tilt-wall                                                            |
| Dock high doors    | 38                                                                            |
| Drive-in doors     | Two (2) 12' x 14'                                                             |
| Warehouse lighting | LED                                                                           |
| Roof               | 60 mil TPO with R-15 insulation<br>(R-25 included at future office locations) |
| Sprinklers         | ESFR                                                                          |
| Auto parking       | 154 spaces                                                                    |
| Trailer storage    | 19 trailer spaces                                                             |
| Truck court depth  | 185' deep                                                                     |
| Floor slab         | 6' non-reinforceable slab on grade                                            |



## Driving distances

|                                          |            |
|------------------------------------------|------------|
| I-85                                     | 1.5 Miles  |
| I-285                                    | 35.5 Miles |
| FedEx Ground Hub (Braselton)             | 2.4 Miles  |
| UPS Hub (Gainesville)                    | 15.6 Miles |
| FedEx Freight (Buford)                   | 16.7 Miles |
| NE GA Inland Port                        | 22 Miles   |
| Downtown Atlanta                         | 49 Miles   |
| Hartsfield-Jackson Atlanta Intl. Airport | 60 Miles   |
| Port of Savannah                         | 233 Miles  |
| Port of Charleston                       | 288 Miles  |



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