HIGHLIGHTS
Jefferson Distribution Center, a 225-acre business park strategically located in Jackson County, offers more than 2.8 million square feet of flexible warehouse, distribution and office facility options. Located at the intersection of GA-82 (Dry Pond Road) and I-85, the master-planned business park provides excellent access for both local and regional distribution, convenient amenities and proximity to a quality labor force.

BENEFITS
- Excellent access to I-85 and Georgia 82
- Visibility on I-85
- 225 landscaped acres
- Flexible space options (30,000 to 1.1+ MSF)
- Excellent labor force
- Close proximity to amenities

CONTACT
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While we have no reason to doubt the accuracy of the information provided here from sources we deem reliable, we regret we cannot guarantee it. All information should be verified by the recipient prior to lease, purchase exchange, or execution of legal documents. We assume no liability for errors, omissions or changes to this content.
JEFFERSON DISTRIBUTION CENTER

<table>
<thead>
<tr>
<th>BUILDING</th>
<th>BUILDING AREA</th>
<th>TOTAL SITE AREA</th>
<th>AUTOMOBILE PARKING</th>
<th>TRAILER PARKING</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>270,000 SF</td>
<td>27.47 AC</td>
<td>328 SPACES</td>
<td>0 SPACES</td>
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<tr>
<td>B</td>
<td>897,236 SF</td>
<td>58.16 AC</td>
<td>327 SPACES</td>
<td>190 SPACES</td>
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<tr>
<td>C</td>
<td>1,063,368 SF</td>
<td>82.50 AC</td>
<td>278 SPACES</td>
<td>245 SPACES</td>
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<tr>
<td>D</td>
<td>538,380 SF</td>
<td>40.55 AC</td>
<td>286 SPACES</td>
<td>132 SPACES</td>
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<tr>
<td>E</td>
<td>120,000 SF</td>
<td>10.41 AC</td>
<td>228 SPACES</td>
<td>0 SPACES</td>
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<tr>
<td>RETAIL</td>
<td>-</td>
<td>4.41 AC</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>TOTAL</td>
<td>2,888,984 SF</td>
<td>223.50 AC</td>
<td>1,447 SPACES</td>
<td>567 SPACES</td>
</tr>
</tbody>
</table>
HIGHLIGHTS

Jefferson Distribution Center, a 225-acre business park strategically located in Jackson County, offers more than 2.8 million square feet of flexible warehouse, distribution and office facility options. Located at the intersection of GA-82 (Dry Pond Road) and I-85, the master-planned business park provides excellent access for both local and regional distribution, convenient amenities and proximity to a quality labor force.

SPECIFICATIONS

- Building SF: 559,228
- Contiguous Range: 300,000 - 559,228
- Expandable: 894,918
- Clear Height: 35’ 6”
- Docks: 115
- Drive-in Doors: 4
- Sprinkler Type: ESFR
- Column Spaces: 54’ x 50’
- Dock Height: 4’
- Slab Thickness: 7”
- Truck Court: 130’/185’
- Automobile Spaces: 251
- On-site Trailer Parking: 109 spaces
- Date Available: 2009
- Location: Northeast Atlanta

Designed for LEED® certification

CONTACT

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