



Local Knowledge • Global Networks

# eMARKET REPORT

## A Guide to Industrial Real Estate in Northeast Georgia

Online Issue

February 2024



### 2480 Atlanta Highway, Suite A | Hall County

**±52,737 sq. ft.** industrial space for lease in Gainesville, GA with **±1,800 sq. ft.** of office space. Features include 26'-6" ceiling height, 42' x 50' column spacing, ESFR sprinkler, LED lighting, 2 drive-in doors (12'x14'), 9 (9' x 10') dock high doors (5 with 40,000 lb. pit levelers), and 480/240V 3-phase power. Frontage on Atlanta Highway and only **±0.6 miles** to I-985 via Exit 17.

**Contact Drew or Floyd- #10914** *(continued on Page 13)*



**The IPG Difference** — IPG has created a team approach where each team member has a specific role in servicing and caring for each and every IPG client. Any team member can assist you with more information about any property in the Market Report. **Call IPG at: 770-536-6555**



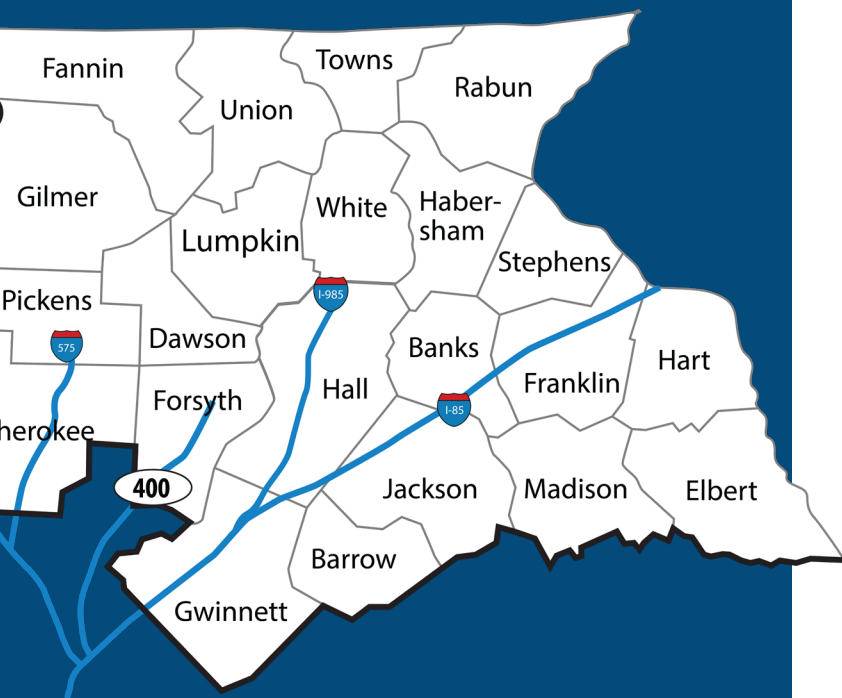
**LOCAL  
KNOWLEDGE  
GLOBAL  
NETWORKS**

<b>Industrial Market Update.....</b>	<b>2-3</b>
<b>Article.....</b>	<b>4-7</b>
<i>Empowering Georgia's Small Businesses: Insights with Allen Fox</i>	
<b>Article.....</b>	<b>8</b>
<i>Drew C. Addison, SIOR, to serve as President of the Georgia Chapter of SIOR</i>	
<b>Industrial Buildings.....</b>	<b>9-13</b>
<b>Article.....</b>	<b>14</b>
<i>IPG Welcomes New Regional Sales Associate</i>	
<b>Industrial Buildings.....</b>	<b>15-17</b>
<b>Article.....</b>	<b>18-19</b>
<i>Georgia Ports Authority releases update on Blue Ridge Connector opening 2026</i>	
<b>Industrial Buildings.....</b>	<b>20-21</b>
<b>Land Listings.....</b>	<b>22-27</b>
<b>Build-to-Suit Listings.....</b>	<b>28-31</b>
<b>About Us.....</b>	<b>32-33</b>

# I-85 Market Recap

(For period changes  
Q1 2023 - Q1 2024 est.)

Data reflects information related  
to Industrial & Flex Space



## Inventory SF

**308M** (+3.0%)

Prior Period 299M

## Under Construction SF

**7.2M** (-32.3%)

Prior Period 10.7M

## 12 Mo Net Absorption SF

**(37K)** (-100.4%)

Prior Period 9.5M

## Vacancy Rate

**6.8%** (+2.8%)

Prior Period 4.0%

## Market Rent Per SF

**\$9.18** (+6.2%)

Prior Period \$8.64

## Market Sale Price Per SF

**\$107** (+1.8%)

Prior Period \$106

## Market Cap Rate

**7.2%** (+0.5%)

Prior Period 6.7%



## Inventory SF

**128M** (+3.1%)

Prior Period 124M

## Under Construction SF

**1.7M** (-66.8%)

Prior Period 5.3M

## 12 Mo Net Absorption SF

**464K** (+5.2%)

Prior Period 447K

## Vacancy Rate

**6.0%** (+2.5%)

Prior Period 3.5%

## Market Rent Per SF

**\$9.03** (+5.7%)

Prior Period \$8.54

## Market Sale Price Per SF

**\$91** (+2.3%)

Prior Period \$88

## Market Cap Rate

**7.1%** (+0.5%)

Prior Period 6.6%

# I-20 Market Recap

(For period changes  
Q1 2023 - Q1 2024 est.)

Data reflects information related  
to Industrial & Flex Space



Information and details contained herein have been obtained from third-party sources believed to be reliable; however, Industrial Properties Group has not independently verified its accuracy. Interested parties should perform their own due diligence regarding the accuracy of information. Third-party data source: CoStar Group, Inc.



## ALLEN FOX

*Director of Small  
Business Outreach,  
Georgia Department of  
Economic Development*



**georgia.org**

# Empowering Georgia's Small Businesses: Insights with Allen Fox

Georgia has once again secured its position as the top state for business for the 10th consecutive year, a testament to its robust economic climate and supportive business environment. At the heart of this success are the state's small businesses, which play a vital role in driving innovation, creating jobs, and fueling economic growth. The Industrial Properties Group team recently had the opportunity to hear a presentation from Allen Fox, Director of Small Business Outreach at the [Georgia Department of Economic Development \(GDEcD\)](https://www.georgia.gov/department-economic-development). We were able to gain valuable insights into the resources and initiatives empowering small businesses across the state.

With over 1.1 million small businesses in Georgia, the small business sector is undeniably a critical economic engine. Allen Fox, whose role was created in 2021 by Governor Kemp, emphasizes the importance of empowering and educating small businesses while encouraging entrepreneurship. His mission revolves around increasing awareness of the vital resources available to Georgia business owners while fostering continued dialogue on small business matters.

"We love the big deals, but we know the backbone of our state is small business," says Fox. "80% of the work we do is for companies with 50 employees or less. Helping these businesses in Georgia grow and expand and get the resources they need is key to making the state more efficient. Our goal is to deliver information to these businesses about the best resources available that meet their unique needs."

One of the primary objectives of Fox's role is to continually identify any and all small business resources throughout the state. At the top of Fox's list for all Georgia business owners is the importance of being connected to their [GDEcD Regional Project Manager](#) for their district (see District map on Page 6). These regional managers help owners stay connected with GDEcD while also providing access to valuable information on things like tax deductions, hiring, and investing in equipment.

Fox also recommends staying connected with GDEcD for current information and new resources by [subscribing to their newsletter](#).

A specific resource that has been showing great success is the GDEcD's [Center for Innovation](#), which connects Georgia-based businesses with subject-matter experts and information in sectors like agriculture, technology,

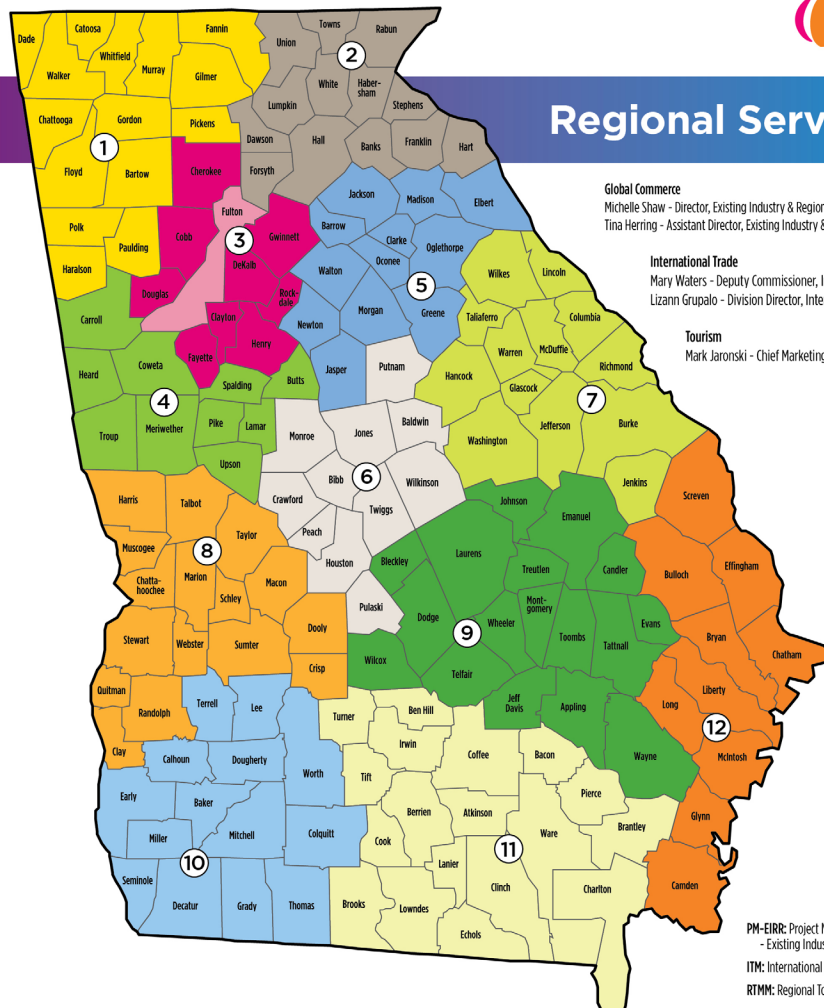
”

***"We love the big deals, but we know the backbone of our state is small business. Helping these businesses in Georgia grow and expand and get the resources they need is key to making the state more efficient."***

**- Allen Fox**

**For important links, visit [georgia.org/stateofsmallbusiness](http://georgia.org/stateofsmallbusiness)**

## Regional Services Map



industrial, manufacturing, and logistics. "It's like a mini consulting firm, but this is a free resource for new or expanding businesses who've started here or are looking to locate here."

According to Fox, the top needs he sees for most small businesses are (1) [access to capital](#) (2) and identifying new opportunities. "One of the things we've seen from Governor Kemp is

the inclusion of small businesses in [Team Georgia Marketplace](#), where these smaller organizations can now bid on 20% of state contracts." In order to do this, businesses need to create a profile, administered by the Department of Administrative Services, and from there they can start to advertise and bid on contracts.

Beyond pointing businesses to resources, Fox's department helps businesses grow by championing pro-growth policies and providing marketing support to help businesses stay competitive. Fox highlights the importance of outreach efforts in engaging with small businesses across the state.

"One of our biggest successes has been in trying to reach out to every corner of the state," says Fox. "We've been to 200+ communities and chambers across Georgia. Having had those touchpoints has really

given us insights. My mission is to get in front of a group any time I can to share what we're doing, the help we can provide, and to collect new information."

The GDEcD's commitment to empowering small businesses and fostering economic development underscores Georgia's status as a premier destination for business. Through their strategic initiatives and collaborative efforts, small businesses across the state can unlock their full potential and contribute to Georgia's continued success.

For more information on the resources available to small businesses in Georgia, visit the [State of Small Business Resource Page](#) on the GDEcD website.



# Drew C. Addison, SIOR, to serve as President of the Georgia Chapter of SIOR



**Drew C. Addison, SIOR**

*Partner & Regional Sales Director, I-85*

## Contact Drew

Office: 770.536.6555, Ext. 232

Cell: 678.316.2409

daddison@ipgproperties.com

Drew C. Addison, SIOR, Partner and Regional Sales Director of Industrial Properties Group, Inc., was sworn in as the new president of the Georgia Chapter of SIOR (Society of Industrial and Office Realtors®) during a ceremony in October 2023. His term as president began in January 2024 and will run through the end of the year.

With more than 18 years of experience in industrial real estate, Drew joined SIOR in 2014 and has served on the board since 2019 in all positions. Industrial Properties Group Inc.'s managing broker, Floyd H. Baldwin, SIOR, is also a past President for the Georgia Chapter of SIOR.

SIOR is the leading professional industrial and office real estate association around the globe. With 3,900 members in 49 countries, SIOR represents today's most knowledgeable, experienced, ethical, and successful commercial real estate brokerage specialists.

The growing Georgia Chapter of SIOR is currently comprised of 157 members statewide, representing the top real estate professionals in the state of Georgia.

Industrial Properties Group, Inc. is a leading provider of industrial real estate services and maintains offices in Gainesville and Madison, Georgia.



**Connect with Drew**  
**on LinkedIn**

*Local Knowledge • Global Networks*

**±25,000 sq. ft.** industrial building for sale on a ±2.83 acre lot in Dahlonega, GA. Owner occupied investment sale opportunity. The building is clear span and has 4 dock high doors (8' x 10'), 3 drive-in doors (12' x 12'), ±3,000 sq. ft. office area, 20'-24' ceiling height, and 600 amp, 3-phase power. Less than one mile to GA 400 and ±35 miles to I-85.

**Contact Drew or Palmer - ID #6474**

## 389 LUMPKIN COUNTY PARKWAY

Lumpkin County

**Investment Sale**  
**±25,000 Sq. Ft.**  
Industrial Building  
For Sale in  
Dahlonega, GA



INVESTMENT SALE





# 546 OLD LIBERTY HILL RD

Stephens County

**±100,000 - 211,046 Sq. Ft.**  
For Sale or Lease in Toccoa, GA

- Paved lay down yard
- Fenced truck court
- 120' truck court depth
- Ample parking (±185 spaces)

**Contact Floyd or Drew - ID #3095**

## SECTION A

±111,046 sq. ft.  
13'8" ceiling height  
27'6" x 30' column spacing  
12 dock high doors  
1 drive-in door  
800 & 1000 amp/480V

## SECTION B

±100,000 sq. ft.  
27" ceiling height  
25' x 50' column spacing  
6 dock high doors  
1 drive-in door  
800 amp/480V



**FOR SALE OR LEASE**



**±197,450 sq. ft.** industrial building for sale on a ±17.19 acre site in Lavonia, GA. The building features a photovoltaic system for additional power with 1,844 solar panels, 10 dock high doors, 2 drive-in doors, 28'-32' ceiling height, 50' x 50' and 50' x 60' column spacing. Great location to serve the I-85 market in Georgia. Only ±2 miles to I-85.

**Contact Floyd or Drew - ID #5882**

## 975 GERRARD RD

Franklin County

**±197,450 Sq. Ft.**  
Freestanding Industrial  
Building For Sale  
In Lavonia, GA

GREEN  
SOLAR  
ENERGY

FOR SALE







**FOR LEASE**

## 4350 AVERY DR

Hall County

**±114,240 Sq. Ft.**  
Industrial Building  
For Lease in  
Flowery Branch, GA

±114,240 sq. ft. industrial building for lease in Flowery Branch, GA. Building features ±2,282 sq. ft. of office space, 22' clear ceiling height, 9 dock high doors, 1 drive-in door, 35' x 48' column spacing, wet sprinkler system (100% coverage), and 600 amp, 480/270 volts, 3-phase power. Less than one mile to I-985 via Exit 14. Great for warehouse or manufacturing.

**Contact Floyd or Drew - ID #378**



- $\pm 1,800$  sq. ft. office area
- 26' 6" ceiling height
- 6" reinforced slab
- 2 drive-in doors (12' x 14')
- 9 dock high doors (9' x 10') / 5 with 40,000 lb. pit levelers
- 42' x 50' column spacing
- ESFR sprinkler
- LED lighting
- 480/240 V, 3 phase power
- Frontage / Visibility on Atlanta Hwy
- Only  $\pm 0.6$  miles to I-985 via Exit 17

**Contact Floyd or Drew - ID #10914**

## **PRESCO INDUSTRIAL PARK WEST** *(from cover)*

2480 Atlanta Hwy, Suite A  
Hall County

**$\pm 52,737$  Sq. Ft.**  
For Lease in  
Gainesville, GA





## Palmer Loggins

*Regional Sales Associate, I-85*

### Contact Palmer

Office: 770.536.6555, Ext. 234

Cell: 770.561.3751

[ploggins@ipgproperties.com](mailto:ploggins@ipgproperties.com)



**Connect with Palmer**  
**on LinkedIn**

## IPG Welcomes New Regional Sale Associate

Industrial Properties Group, Inc. is pleased to announce the hiring of its new Regional Sales Associate, Palmer Loggins.

Palmer is a Gainesville, Georgia native and served for 10 years with the Gainesville Fire Department before joining the IPG team. As Regional Sales Associate for the I-85 corridor team, Palmer's goal is to be responsive to his clients while upholding the highest quality of service in the sale and leasing of industrial real estate.

Palmer serves on the Gainesville Jaycees Board of Directors, the Edmonson Telford Child Advocacy Center Board of Directors, and is a member of the Greater Hall Chamber of Commerce. In his spare time, Palmer enjoys the outdoors, fishing, and traveling. He is married to his wife, Jessie, and they have two boys, Ford and Bridger.

Please join IPG in welcoming Palmer to the team!

**FOR SUBLEASE**

- Located in Oakwood South Industrial Park
- $\pm 1,823$  sq. ft. of office space
- Lighting – Office T-8 / Warehouse T-5
- 1 drive-in door (12' x 14')
- 10 dock high doors
- 22' ceiling height
- 120' truck court, 50' concrete pad
- 2000 amp/480V, 3-phase power
- Easy access to I-985 via Exit 14
- Close proximity to major industrial businesses in the growing I-85 corridor

**Contact Floyd or Drew - ID #6013**

## **5350 MCEVER RD UNITS G-J**

Hall County

**$\pm 25,432$  Sq. Ft.**  
Industrial Space  
For Sublease  
in Flowery Branch, GA



# 4360 AVERY DR

Hall County

**±25,000 Sq. Ft.**  
Industrial Space  
For Lease in  
Flowery Branch, GA

**±25,000 sq. ft.** industrial space for lease in Flowery Branch, GA with ±450 sq. ft. office area, 22' clear ceiling height, 3 dock high doors, 1 drive-in door, 35' x 48' column spacing, wet sprinkler system (100% coverage), and 600 amp, 480/270 volts, 3-phase power. Convenient to I-985 via Exit 14 (less than one mile). Great for warehouse or manufacturing.

**Contact Floyd or Drew - ID #11239**

**FOR LEASE**



NEW  
LISTING

FOR LEASE

**±20,000 sq. ft.** single tenant warehouse building for lease in Gainesville, GA. The office area is ±2,000 sq. ft. with 4 private offices, conference room, reception area, and break room. Building features include 2 dock high doors (10' x 10'), 1 drive-in door (10' x 10'), and 3-phase, 400 amps, 120/208V electric service. Great for manufacturing, warehousing, or distribution. Close proximity to major industrial businesses.

**Contact Drew or Palmer - ID #448**

## 2175 CENTENNIAL DR

Hall County

**±20,000 Sq. Ft.**  
Industrial Building  
For Lease  
in Gainesville, GA





Photo Courtesy of Georgia Ports Authority

## Georgia Ports Authority releases update on Blue Ridge Connector opening 2026

Early this year, the Georgia Ports Authority updated Northeast Georgia leaders on its plans for the Blue Ridge Connector in Gainesville, GA. Now slated to open in 2026, the Blue Ridge Connector will be a vital link (will have a transformative impact) for the distribution landscape in both Northeast Georgia and throughout the state.

In the recent presentation from port officials, Stacy Watson, GPA's Director of Economic and Industrial Development

emphasized "the Blue Ridge Connector is designed to open access to world markets and create a positive economic impact in the Northeast Georgia region by connecting the Port of Savannah's 37 weekly global services with Gainesville, Georgia. Every effort has been made to improve the supply chain experience and enable future growth while being sensitive to surrounding communities."

Spanning 104 acres, the new port will link to the Port of Savannah's Mason Mega

Rail, North America's largest on-dock rail facility, with daily rail departures to inland markets via CSX and Norfolk Southern.

With current inland port distribution being 20% via cargo and 80% via truck, the Blue Ridge Connector will deliver more efficient logistics options for importers and exporters. The project will also significantly reduce highway congestion to and from the coast, thereby curbing emissions and cutting transportation costs for distributors and producers.

Further sustainability measures by the GPA include 14 hybrid-electric rubber-tire gantry cranes which will reduce diesel dependency and use a white noise audio feature to curb noise. GPA also plans to utilize efficient LED lighting which will reduce energy consumption and will be directed downward within the facility to reduce light pollution.

Taylor Worley, from Georgia Ports Market Research and Economic Development, underscored the alignment of market analysis with customer needs and growth projections, expressing enthusiasm for an enhanced competitive environment and the creation of the new supply chain.

Northeast Georgia leaders have supported the GPA's investment in the region, which will bring new and continued investment to Northeast Georgia and the state.

## About Georgia Ports:

Georgia's ports and inland terminals support more than **561,000 jobs** throughout the state annually, and contribute **\$33 billion** in income, **\$140 billion** in revenue and **\$3.8 billion** in state and local taxes to Georgia's economy. GPA anticipates investing **\$4.5 billion** in the next ten years as part of its port master plan to expand cargo handling capabilities to support future supply chain requirements. CNBC ranked **Georgia #1 in the U.S. for infrastructure in America's Top States for Business in 2023**. Area Development — a site selection news outlet for the U.S., has ranked **Georgia as the Top State to Do Business** for ten consecutive years.

[Click here for more information on the Blue Ridge Connector.](#)



FOR SALE



## 2481 HILTON DR SUITE 4A

Hall County

**±4,797 Sq. Ft.**  
Office / Warehouse /  
Flex Space For Sale in  
Gainesville, GA

±4,797 *sq. ft.* warehouse / flex space for sale in Gainesville, GA with a ±1,676 sq. ft. office area and a ±3,121 sq. ft. warehouse. Space is fully climate-controlled with a newly replaced 20-ton warehouse HVAC unit, 13'-16' clear ceiling height, 1 dock high door, security system, and 3-phase power. Located in a high quality business park with easy access to I-985 at Exit 20.

**Contact Drew or Palmer- ID #8785**



**±2,808 sq. ft.** office building for lease in Gainesville, GA with 10 private offices and fenced parking (20 parking spaces). Ideal headquarters for developer, architect, engineer, surveyor, or other industrial related companies. Visibility on White Sulphur Road / Ramsey Road. Located just off of Hwy 365 and only ±0.3 miles to I-985.

**Contact Drew or Palmer- ID #480**

## 2805 RAMSEY RD

Hall County

**±2,808 Sq. Ft.**  
Office Building  
For Lease in  
Gainesville, GA



**FOR LEASE**



±169 acres



## 0 HIGHWAY 83

Morgan County

**±169 Acres**  
For Sale in  
Madison, GA

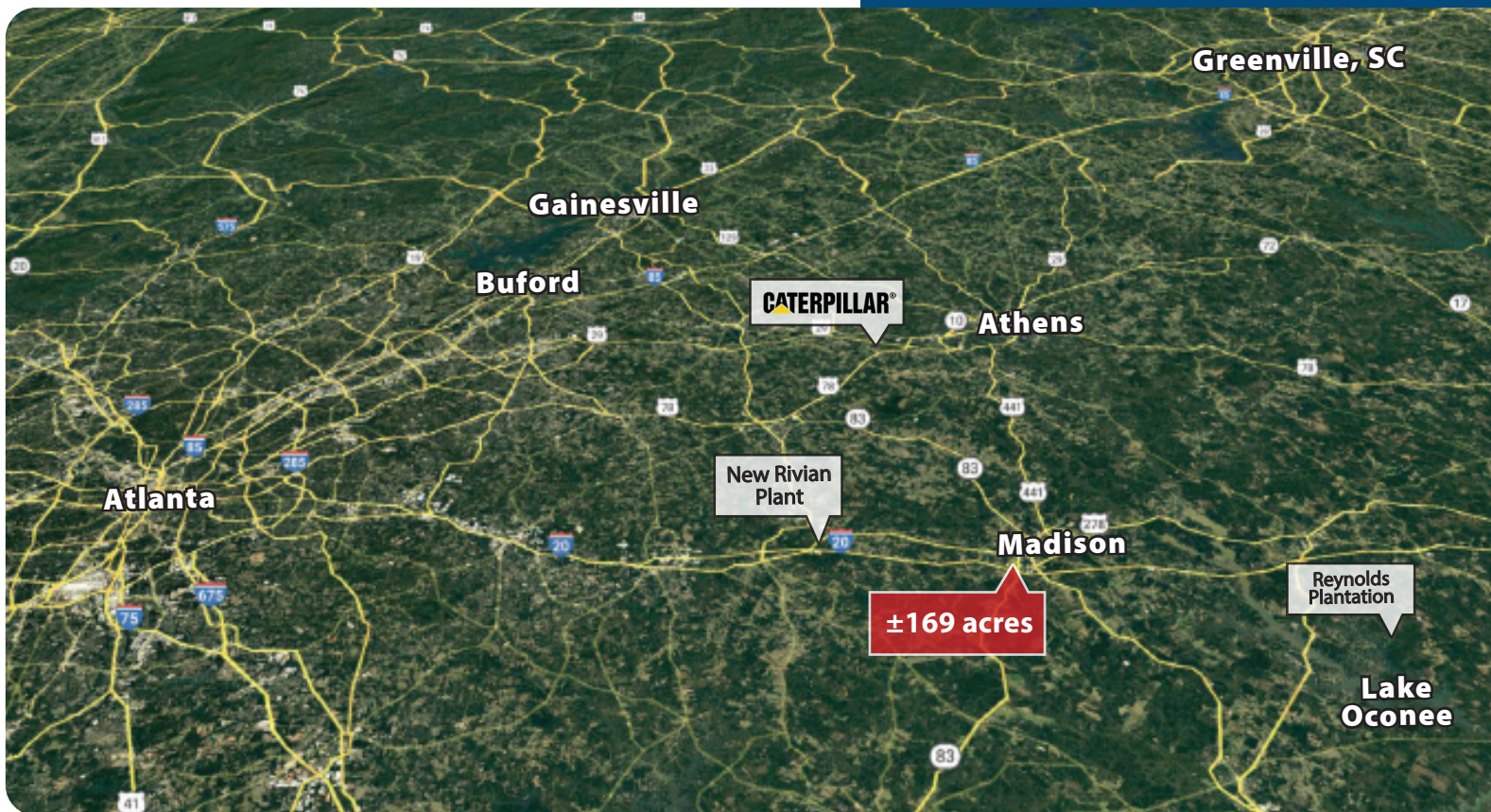
±169 *acres* for sale in Madison, GA. Zoned I-2 Light Industrial with ±2,235 feet of frontage on Highway 83. Flat to gently rolling topography. All utilities at site. Prime industrial site would be excellent for Rivian or Caterpillar Suppliers. Will consider dividing and build-to-suit.

**Contact Gene - ID #7774**



- $\pm 0.25$  mile to I-20, Exit 113
- $\pm 1$  mile to Hwy 441
- $\pm 60$  miles from Atlanta via I-20
- University of Georgia -  $\pm 30$  miles
- Georgia Tech -  $\pm 61$  miles
- Emory University -  $\pm 58$  miles
- Multiple Community/Tech Colleges within Driving Distance
- Less than 1 mile to Retail, Restaurants, & Shopping
- Atlanta / Hartsfield-Jackson Airport -  $\pm 60$  miles
- Augusta -  $\pm 90$  miles
- Athens -  $\pm 25$  miles
- Macon -  $\pm 65$  miles

## LOCATION DETAILS







**±13 acres**

## 0 CORNOG RD

Franklin County

**±13 Acres**  
For Sale in  
Lavonia, GA

**Contact Drew - ID #6225**

**±13 acres** for sale in Lavonia, GA. Flat to gently rolling topography. 6" Water and 6" Sewer (City of Lavonia). Close proximity to retail, medical, and industrial businesses along I-85. Variety of potential uses including commercial, residential, or industrial. Only ±0.8 miles to I-85 at Exit 173.

\*Owner is licensed in the State of Georgia (License #162356).



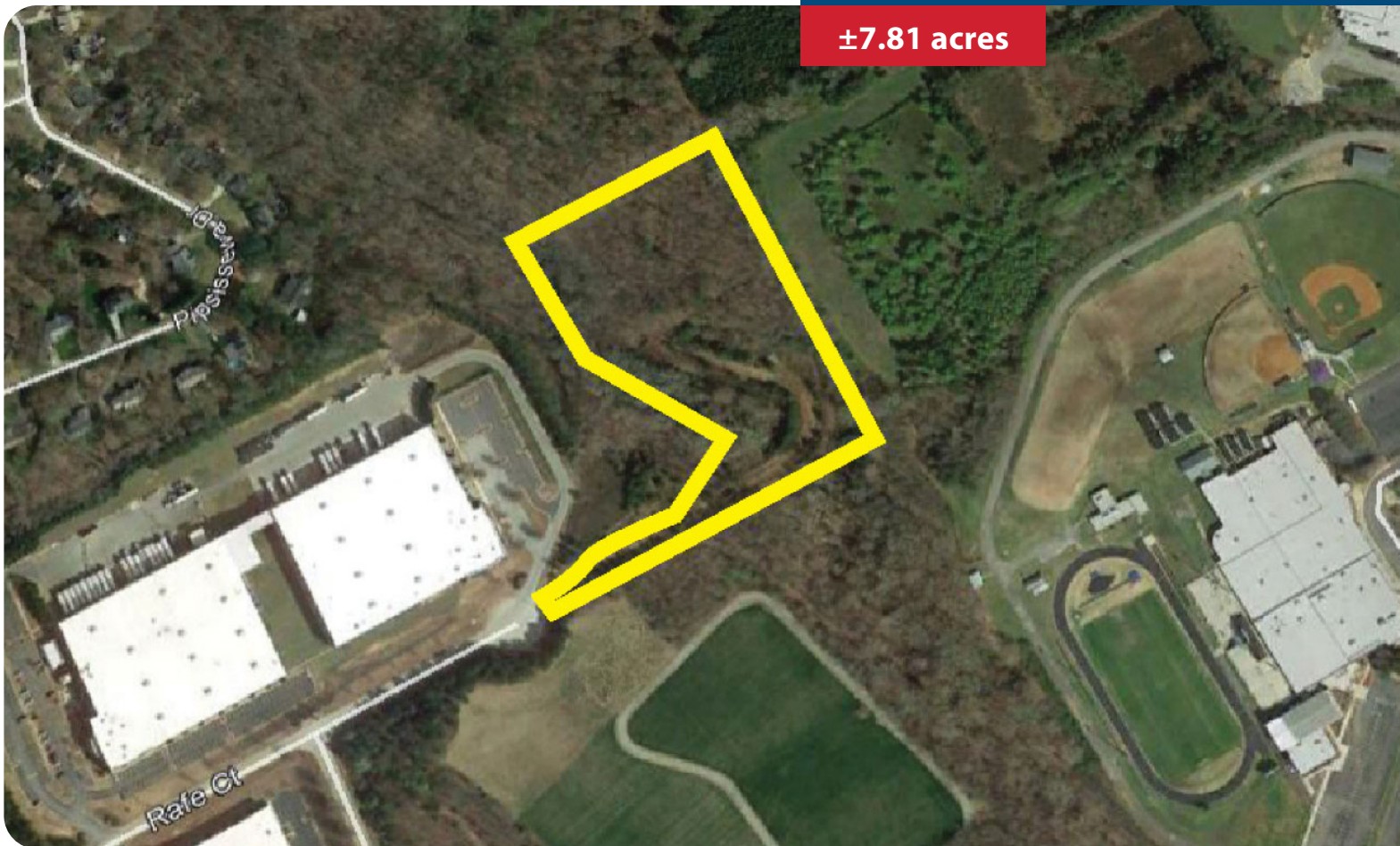
**±7.81 acre site** available in Oakwood, GA. Site is located in Oakwood South Industrial Park. Site provides privacy with easy interstate access. Only ±2 miles to I-985, Exit 14. Great option for end user.

**Contact Drew or Floyd - ID #11011**

## 5573 RAFF CT SITE #16

Hall County

**±7.81 Acres**  
For Sale in  
Oakwood, GA



# ALOHA WAY SITE #20

Hall County

**±6.86 Acres**  
For Sale in  
Oakwood, GA

**±6.86 acre site** available in Oakwood, GA. Site is located in Oakwood South Industrial Park. Commercial site with high visibility on McEver Rd. Traffic Count of 9,500 VPD. Only ±1.5 miles to I-985, Exit 14. Great option for shallow bay or flex warehouse development in growing South Hall corridor.

**Contact Drew or Floyd - ID #11010**

**±6.86 acres**





**±3.4 acre IOS site** for lease in Gainesville, GA. Landlord will provide security fencing, gated entrance, security lighting, and gravel yard. Ideal for equipment storage, outside storage, trailer parking, or laydown yard with potential for ±79 trailer spaces. Build-to-suit opportunity: Up to ±80,000 Sq. Ft. with outside storage. Close proximity to major industrial businesses and convenient to Hwy 369, Hwy 53, and Atlanta Hwy. Only ±2.0 miles to I-985 and ±15.4 miles to I-85.

**Contact Drew or Floyd - ID #10456**

## 3521 MABRY RD

Hall County

**±3.4 Acre IOS Site**  
For Lease in  
Gainesville, GA







**BUILD-TO-SUIT | FOR LEASE**

## RIDGEWAY 85 LOGISTICS CENTER

1532 Ridgeway Church Rd  
Jackson County

**Build-to-Suit**  
**±315,000 Sq. Ft.**  
Industrial Building  
For Lease in  
Commerce, GA

**±315,000 sq. ft.** build-to-suit building for lease in Commerce, GA. Property features include ±70 dock spaces, 87 trailer spaces, and 224 car spaces. Great for regional supplier, OEM or distributor. Located across from SK Battery America and ±20.7 miles from the new inland port in Gainesville, GA. Easy access to I-85 via Exit 147 (Hwy 98) or Exit 149 (US 441).

**Contact Floyd or Drew - ID #10786**



# STEVE REYNOLDS INDUSTRIAL PKWY

Site #2

Jackson County

**Build-to-Suit**  
**±235,500 Sq. Ft.**  
Industrial Building  
For Lease in  
Commerce, GA

±235,500 sq. ft. build-to-suit in Commerce, GA on ±29 acre site. Proposed features include 165 parking spaces, 70 trailer spaces, and 185' truck court. Other building specs TBD based on tenant needs. Only ±1 mile to I-85 via Exit 147.

Located adjacent to SK Battery.

**Contact Floyd or Drew - ID #11012**



FOR LEASE

# STEVE REYNOLDS INDUSTRIAL PKWY

Site #1

Jackson County

**Build-to-Suit**  
**±180,000 Sq. Ft.**  
For Lease  
in Commerce, GA

±180,000 sq. ft. build-to-suit in Commerce, GA on ±16.5 acre site. Proposed features include 150 parking spaces and 135' truck court. Other building specs TBD based on tenant needs. Only ±1 mile to I-85 via Exit 147 and located adjacent to SK Battery.

**Contact Floyd or Drew - ID #11012**







**±10,000 sq. ft.** build-to-suit single tenant facility for lease in Pendergrass, GA. Located in North Jefferson Business Park. Office is build-to-suit. Property features include 1 dock high door, 1 drive-in door, and 20' clear ceiling height. Excellent frontage on Hwy 129 with a traffic count of 16,500 cars per day. Only ±20 miles to I-985 and ±1.5 miles to I-85 at Exit 137. Great location with access to industrial market.

**Contact Floyd or Drew - ID #10449**

## 0 ENTERPRISE DR

Jackson County

**Build-to-Suit**  
**±10,000 Sq. Ft.**  
Single Tenant Facility  
For Lease in  
Pendergrass, GA

**Contact ID #10449**

# Our Mission

**Our mission is to provide the highest level of service for our clients in the purchase, sale, leasing and development of industrial real estate.**

**We seek to accomplish this while also:**

- **Proactively supporting our communities**
- **Maintaining an excellent work environment**
- **Operating our business in a highly effective and efficient manner**

# Contact Us

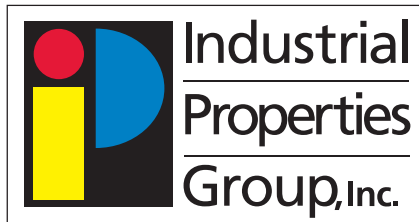
**770.536.6555**  
**ipgproperties.com**



**[/company/industrialpropertiesgroup](#)**

**VISIT US ONLINE**

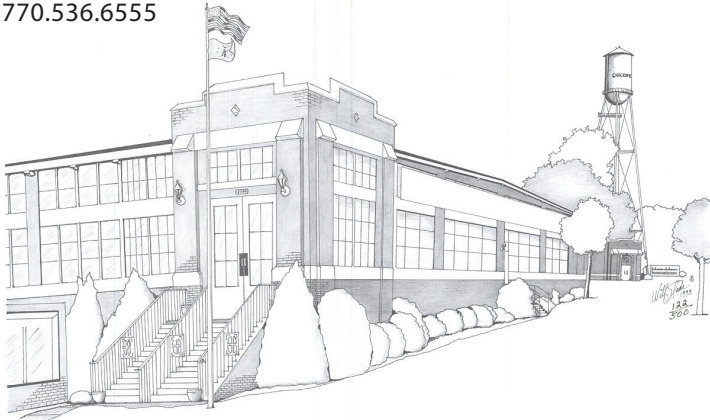




Local Knowledge • Global Networks

**MAILING ADDRESS:**

PO Box 364  
Gainesville, GA 30503  
770.536.6555



This information has been prepared by Industrial Properties Group, Inc. for the sole express use by clients of Industrial Properties Group. The information herein was obtained from sources deemed reliable but Industrial Properties Group does not guarantee accuracy.

**I-85 Corridor**



**Floyd H. Baldwin, SIOR**  
President  
770.536.6555, Ext. 222  
Mobile: 770.287.5288  
fbaldwin@ipgproperties.com



**Drew C. Addison, SIOR**  
Regional Sales Director  
770.536.6555, Ext. 232  
Mobile: 678.316.2409  
daddison@ipgproperties.com



**Palmer Loggins**  
Regional Sales Associate  
770.536.6555, Ext. 234  
Mobile: 770.561.3751  
ploggins@ipgproperties.com

**I-20 Corridor**



**Gene Baldwin, Jr.**  
Regional Sales Director  
770.536.6555, Ext. 223  
Mobile: 706.474.2835  
gbaldwin@ipgproperties.com

**MISSION STATEMENT**

To provide the highest level of service for clients and customers in the purchase, sale, leasing and development of industrial real estate.

*Local Knowledge • Global Networks*



[www.ipgproperties.com](http://www.ipgproperties.com)