

120,000 SF

Industrial Space For Lease



Prologis Park I-85

1385 Valentine Industrial Parkway
Pendergrass, GA 30567 USA

LOCATION

- Located off of exits 137 & 140 on I-85 in Jackson County
- Distance to:
 - I-85: 2.5 miles
 - SK Innovation Battery Plant development: 11 miles

FACILITY

- 120,000 SF available
 - 2,550 SF office
- Standalone building
- 28' clear height
- Thirty (30) dock doors with pit levelers
- Two (2) drive-ins (12' x 14')
- ESFR sprinkler system
- 50' x 50' column spacing
- LED lighting with motion sensors in the office and warehouse
- Ninety four (94) parking spaces
- Fenced truck court
- Rear configuration
- Tilt up concrete construction
- Built 2005
- Power: 1200 Amps, 277/480 volts, 3 phase power

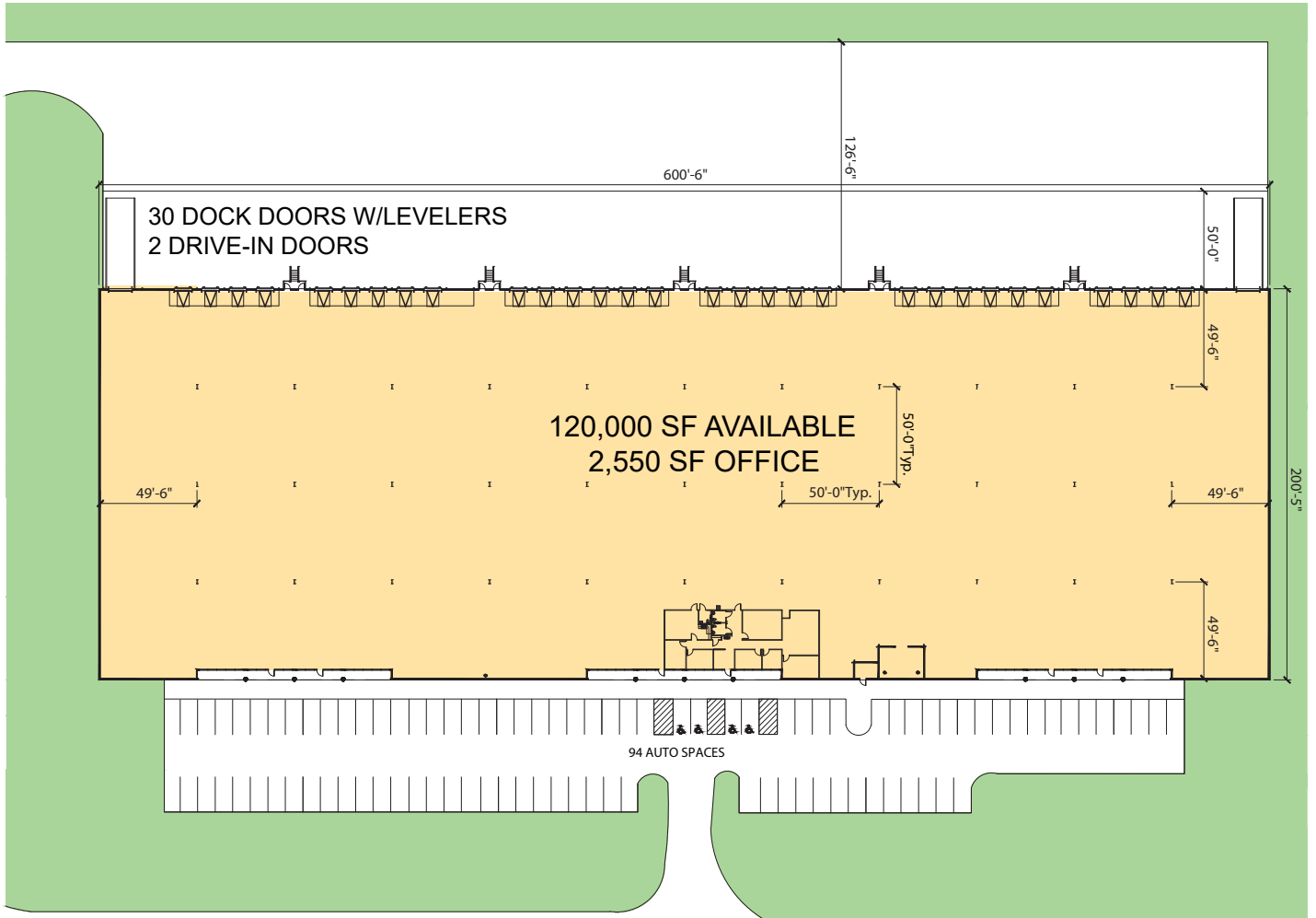
ADVANTAGES AND AMENITIES

- Fast, cost-effective forklift and racking sourcing through Prologis Essentials



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LEGEND:

- ▲ DOCK DOOR
- ▲ DOCK DOOR W/LEVELER
- ◆ DRIVE-IN DOOR
- ▲ ON-GRADE DOOR
- LAND
- LEASED AREA
- VACANT AREA



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