

# 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

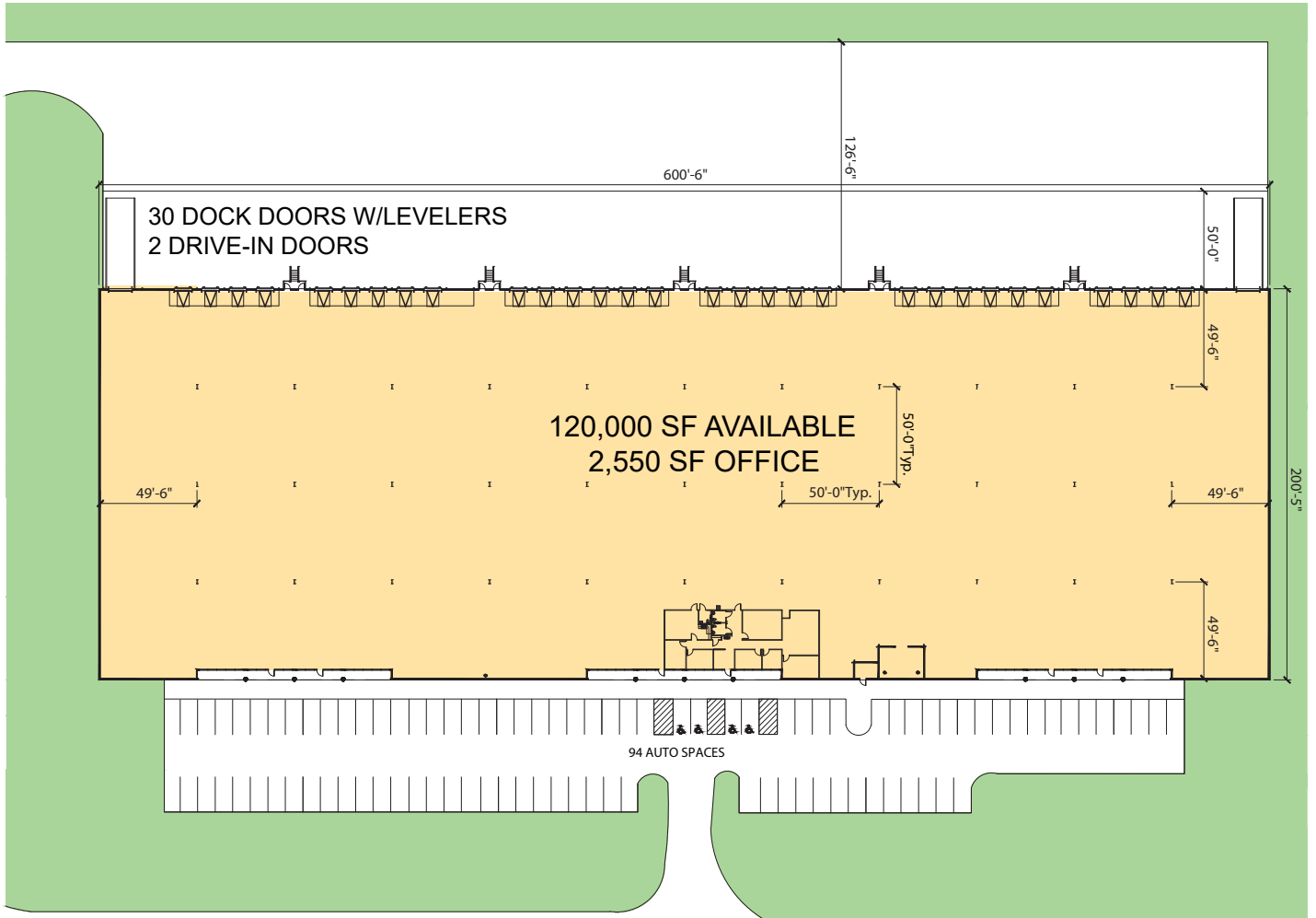
### ADVANTAGES AND AMENITIES

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



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VALENTINE INDUSTRIAL PARKWAY

**LEGEND:**

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



**IPG Properties**  
 Floyd H. Baldwin, SIOR  
 fbaldwin@ipgproperties.com  
 ph 770 536 6555 ext. 222  
 cell 770 287 5288  
 PO Box 364  
 Gainesville, GA 30503 USA

**IPG Properties**  
 Drew C. Addison, SIOR  
 daddison@ipgproperties.com  
 ph 770 536 6555 ext. 232  
 cell 678 316 2409  
 PO Box 364  
 Gainesville, GA 30503 USA

**Prologis**  
 Rachel Miller  
 rmiller@prologis.com  
 ph +1 404 760 8260  
 cell +1 404 917 7130  
 3475 Piedmont Road, Ste 650  
 Atlanta, GA 30305 USA