

# 120,000 SF

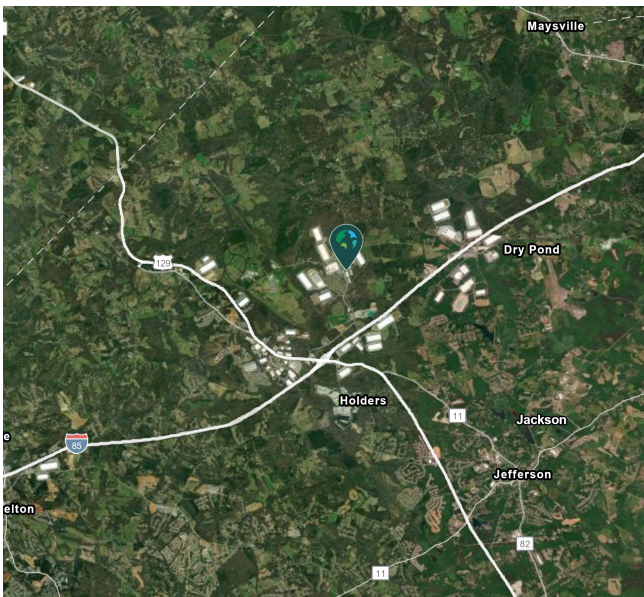
Industrial Space For Lease



## Prologis Park I-85



1385 Valentine Industrial Parkway  
Pendergrass, GA 30567 USA



### LOCATION

- Located off exits 137 and 140 on I-85 in Jackson County
- ±2.5 miles from I-85
- ±11 miles from the SK Innovation Battery Plant Development

### FACILITY

- 120,000 SF available
  - 2,550 SF office
- Standalone building
- 28' clear height
- Thirty (30) dock doors with pit levelers
- Two (2) drive-in doors
- 50' x 50' column spacing
- Ninety-four (94) auto parking spaces
- LED lighting with motion sensors in the office and warehouse
- ESFR sprinkler system
- Rear configuration
- Fenced truck court
- Tilt up concrete construction
- Power: 277,480V, 1,200A

### ADVANTAGES AND AMENITIES

- Prologis Clear Lease® – Know your lease expenses and capital costs with greater certainty before you sign.

**Your single-source service for efficient move-in and operations: [prologisessentials.com](https://www.prologisessentials.com)**

[www.prologis.com](https://www.prologis.com)

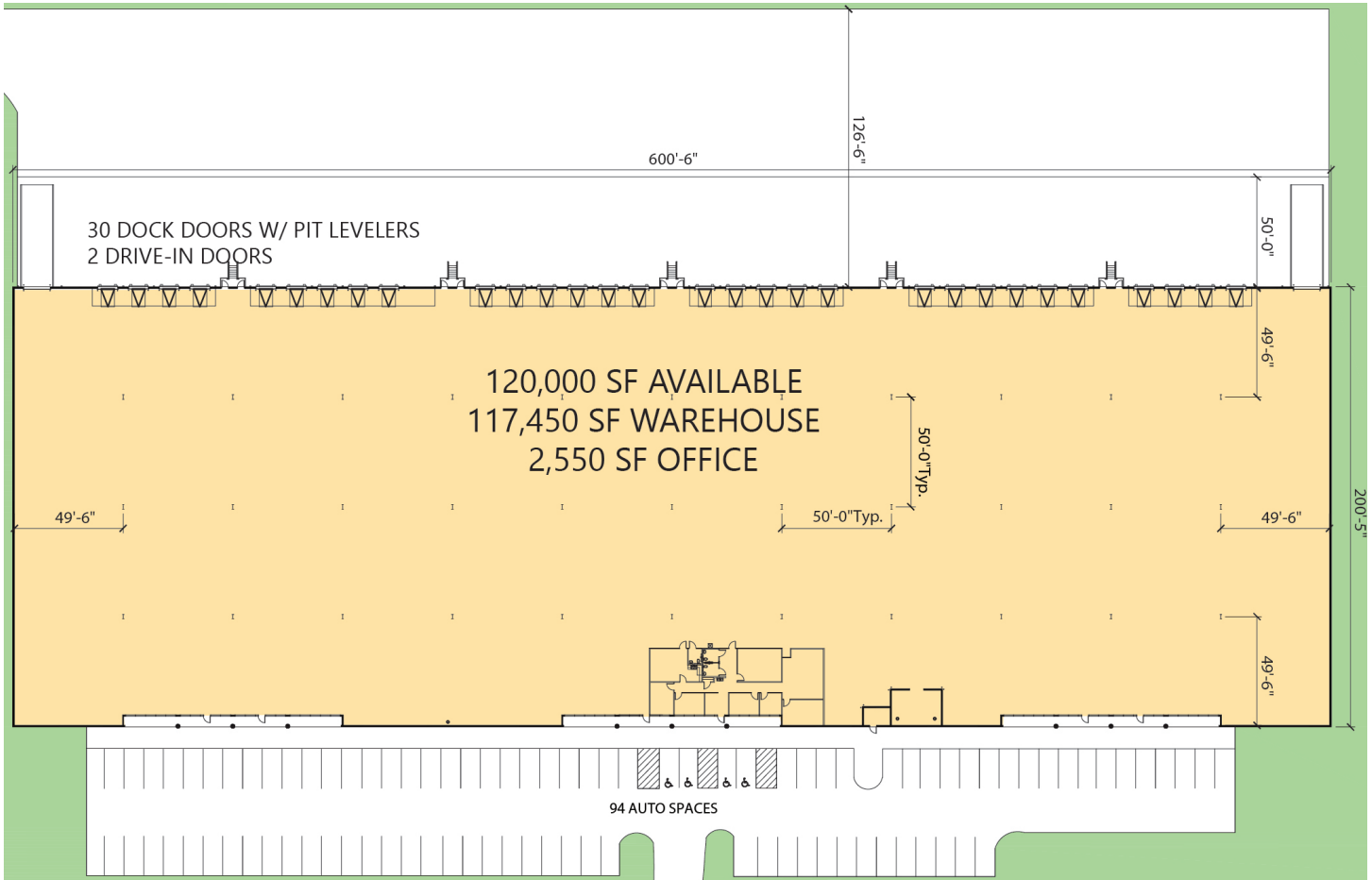


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#### LEGEND:

- ▲ DOCK DOOR
- ▲ L DOCK DOOR W/LEVELER
- ◆ DRIVE-IN DOOR
- ▲ G ON-GRADE DOOR
- ▭ EDGE OF DOCK LEVELER
- ▭ PIT LEVELER
- LAND
- LEASED AREA
- VACANT AREA



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