

VALENTINE 85 LOGISTICS CENTER

117 Valentine Industrial Parkway Ext | Pendergrass, GA 30567

1,021,440 Square Feet | Class A Industrial

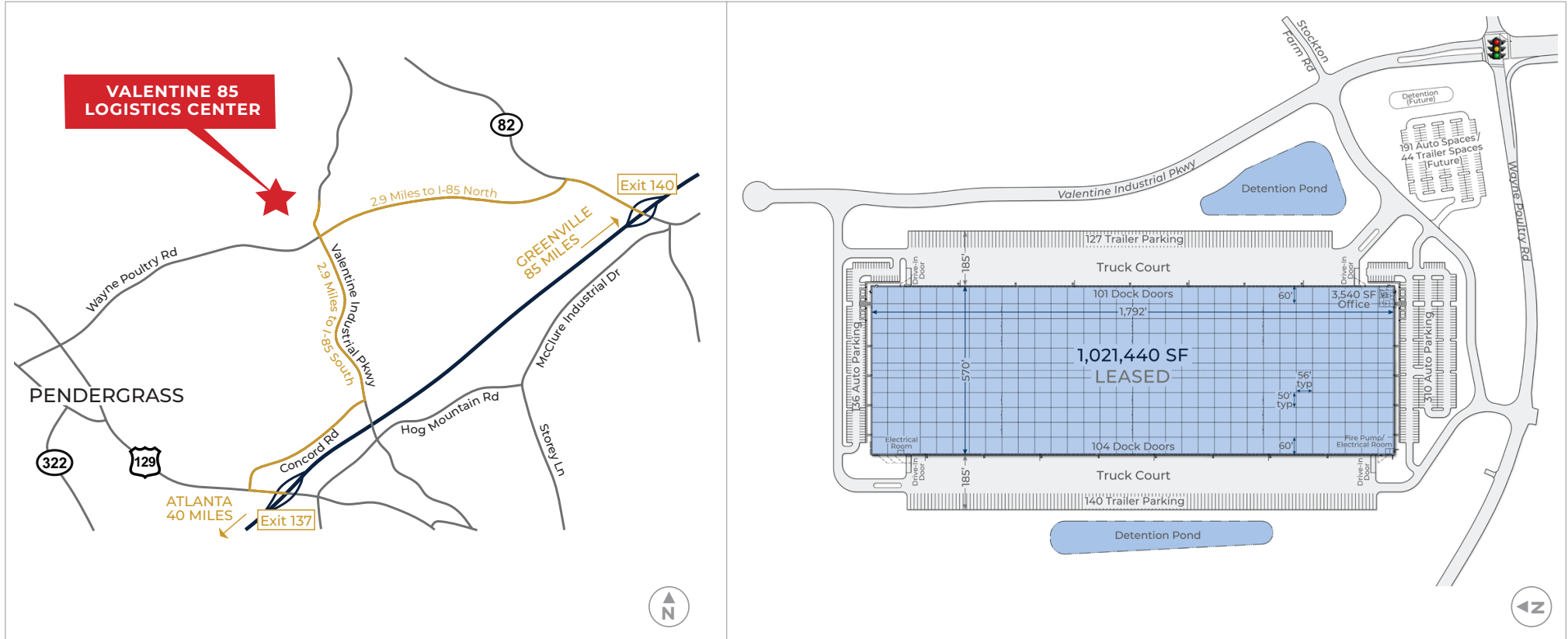
Valentine 85 Logistics Center, a 1,021,440 SF distribution facility, is strategically positioned in the premier Northeast Atlanta submarket with direct access to Interstate 85. The building provides state-of-the-art specifications including 40' clear height, abundant auto/trailer parking with expansion capabilities, multiple points of ingress/egress, and ample queuing lanes.


















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117 VALENTINE INDUSTRIAL PARKWAY EXT | PENDERGRASS, GA 30567

PROPERTY OVERVIEW



-  1,021,440 SF
-  Tilt-up concrete, site-cast construction
-  45 mil TPO roof
-  7" Ductilcrete floor slab
-  Natural lighting; clerestory windows
-  40' minimum clear height
-  Cross dock configuration
-  50' x 56' typical column spacing; 60' in staging bays
-  185' full concrete truck courts
-  ESFR sprinkler system
-  3,540 SF spec. office
-  205 – 9' x 10' dock high doors
-  4 – 12' x 14' drive-in doors
-  267 – trailer parking spaces (expandable to 311)
-  446 – auto spaces (expandable to 637)

Ownership



TONY BLAKE

770 407 4759 (o)
tony.blake@hillwood.com

Leasing



BOB CURRIE

404 995 2280 (o)
bob.currie@am.jll.com

CHRIS TOMASULO

404 995 2462 (o)
chris.tomasulo@am.jll.com

REED DAVIS

404 995 2227 (o)
reed.davis@am.jll.com

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AREA INFORMATION



BUSINESSES

- | | |
|----------------------|--------------------|
| 1. Amazon | 5. Williams-Sonoma |
| 2. Toyota | 6. Hitachi |
| 3. Cardinal Health | 7. Carter's |
| 4. Bed Bath & Beyond | 8. Havertys |

DRIVE TIMES

Interstate 85

2.9 mi. 5 min.

Atlanta CBD

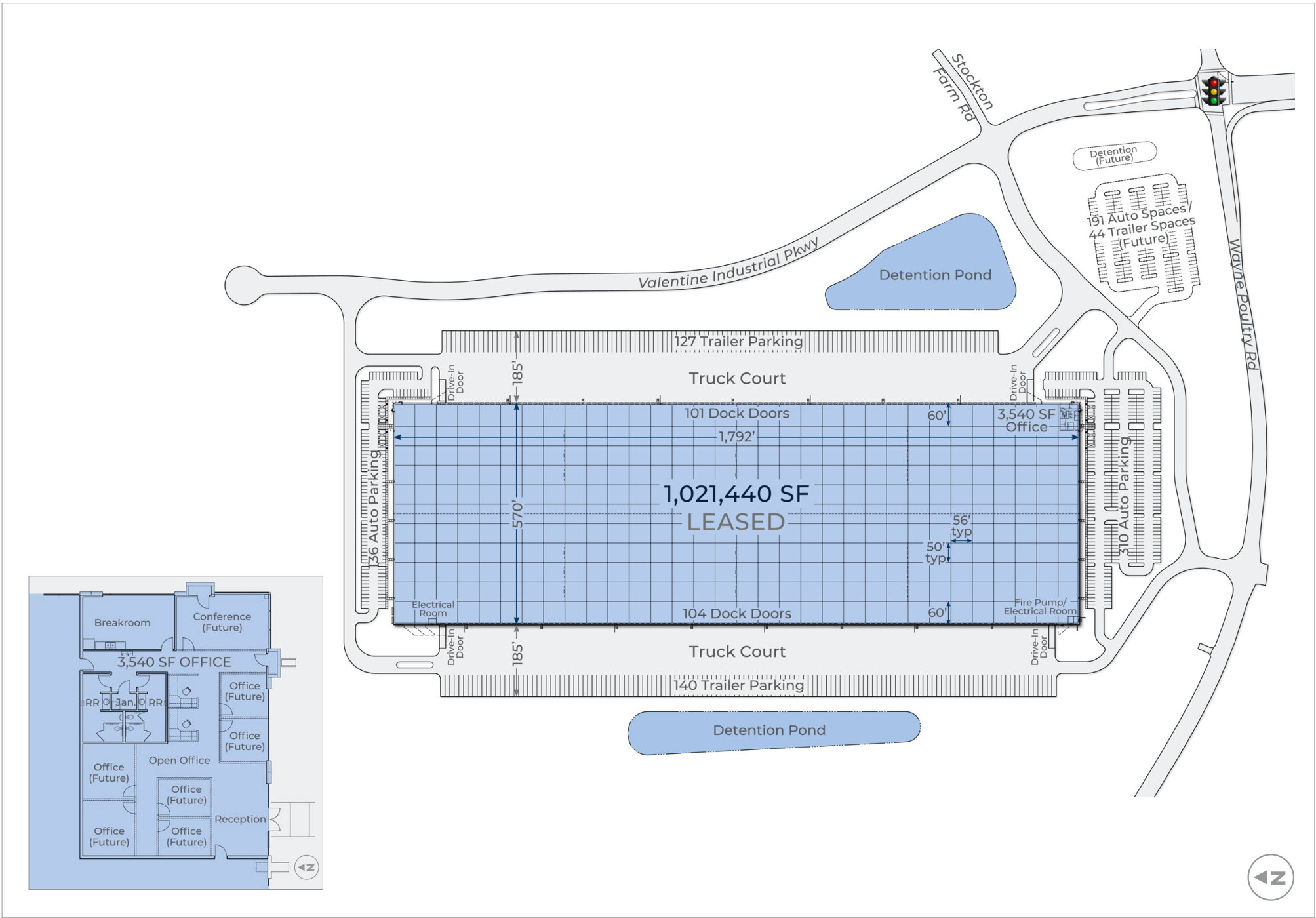
40 mi. 50 min.

Hartsfield-Jackson Int'l Airport

60 mi. 1 hr.

Inland Port Greenville

100 mi. 2 hrs.



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PROPERTY PHOTOS



CONTACT

OWNERSHIP



TONY BLAKE

770 407 4759 (o) 3414 Peachtree Rd NE
tony.blake@hillwood.com Atlanta, GA 30326
hillwood.com

LEASING



BOB CURRIE

404 995 2880 (o) 3433 Peachtree Rd NE | Ste 1100
bob.currie@am.jll.com Atlanta, GA 30326
jll.com

