



BUFORD BUSINESS CENTRE

4375 South Lee Street, Buford, Georgia 30518



LEASING AGENT

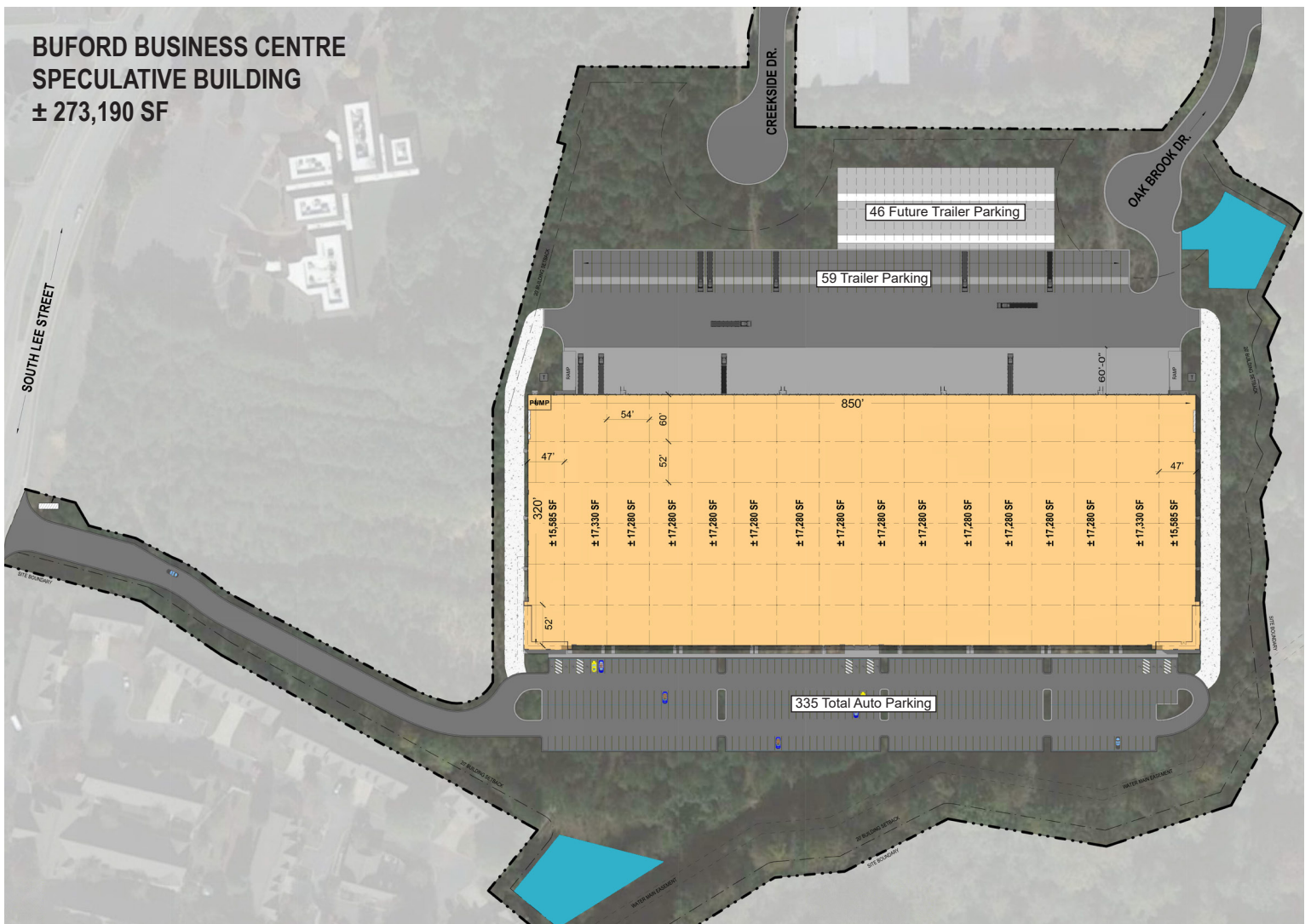


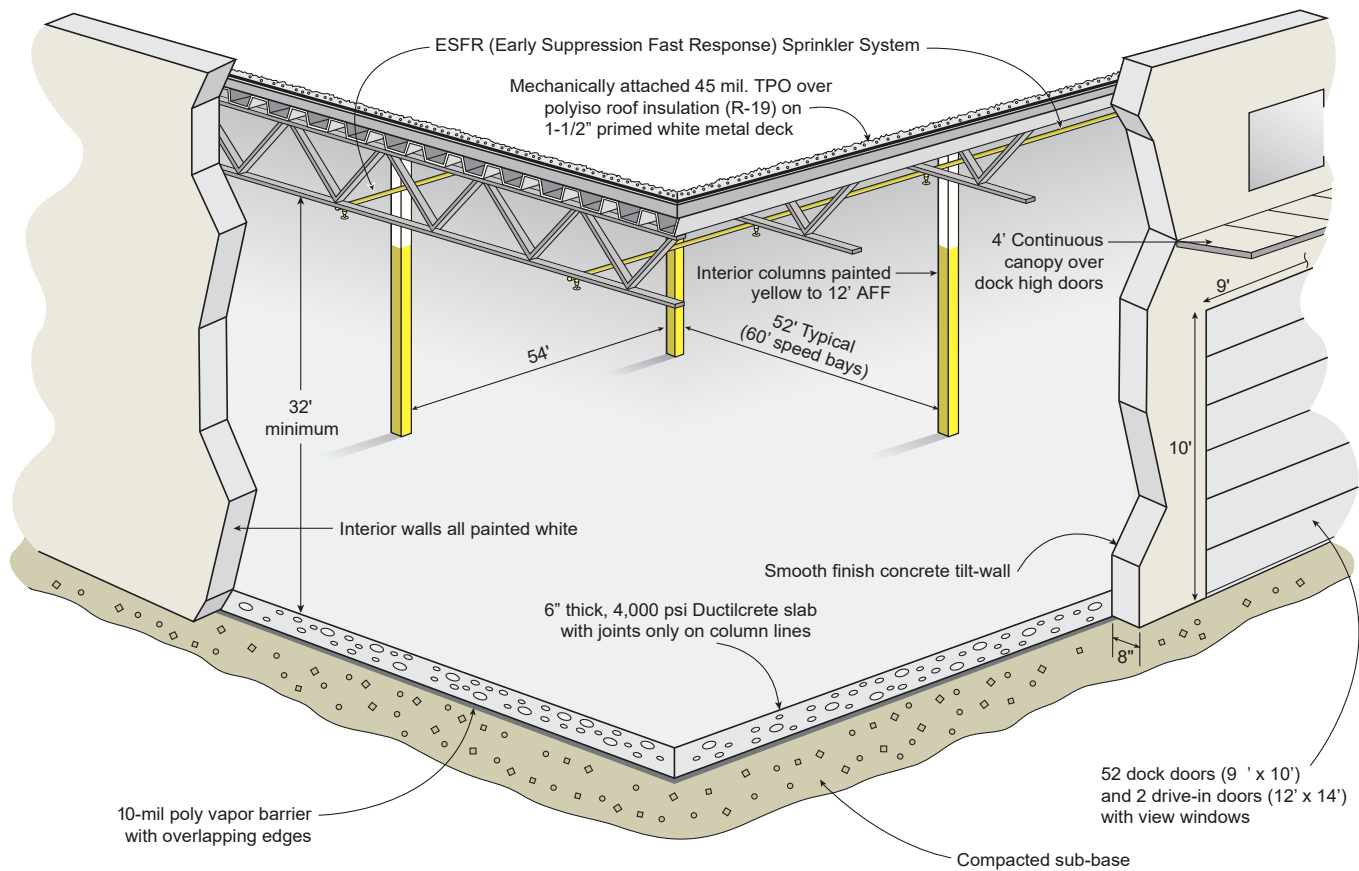
DEVELOPER

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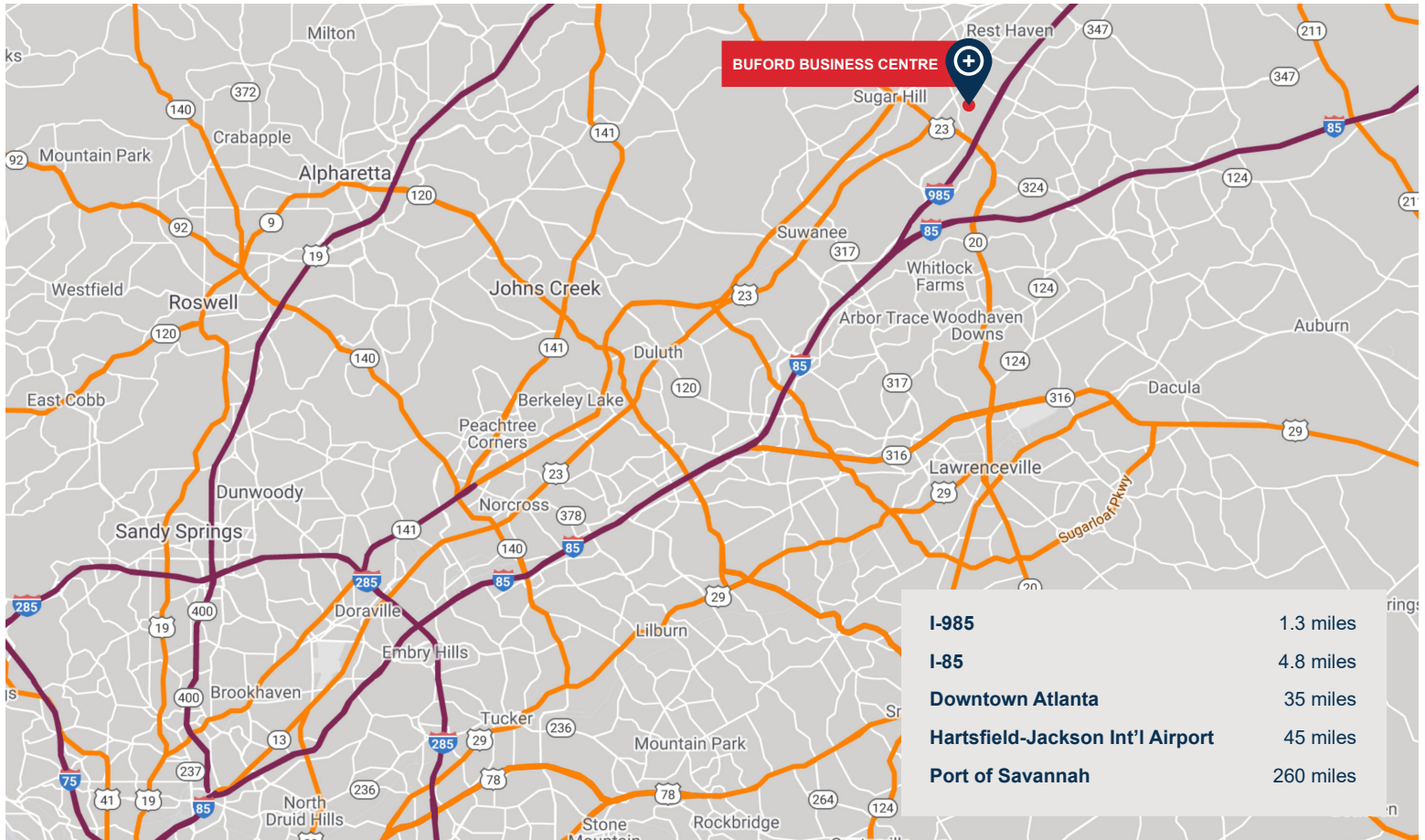
Buford Business Centre is Core5 Industrial Partners newest speculative development in the northeast Atlanta industrial submarket. The Class-A, 273,190 SF rear-load distribution facility is situated on 22.41 acres in Buford, Georgia in Gwinnett County and is located less than two miles from interstate I-985 (Exit 4) and less than five miles from interstate I-85 (Exits 251 A & B). With a population of 29 million within a 250-mile and access to a highly skilled and growing labor base, this property is ideally positioned to serve the Greater Metro Atlanta area and the full southeast region.



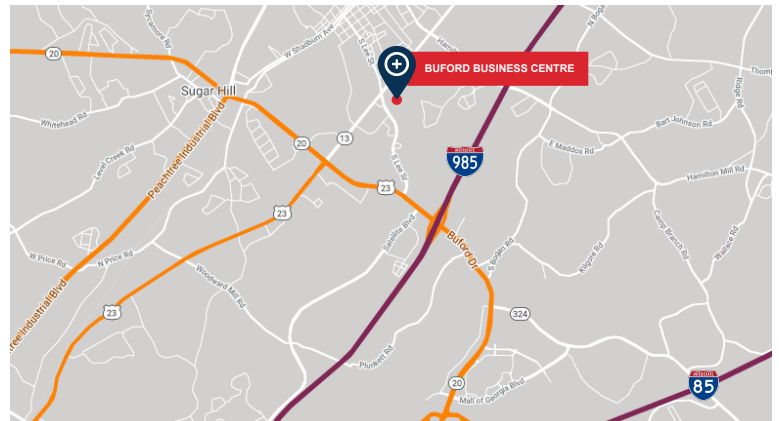
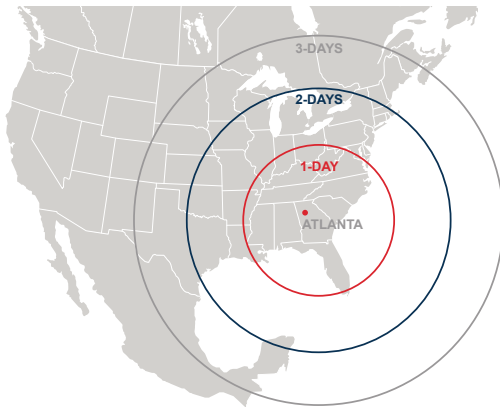


BUILDING SPECIFICATIONS

Square Footage	273,190 SF (320' x 850')
Site Area	22.41 acres
Configuration	Rear-load
Column Spacing	54' wide x 52' deep, with 60' loading bays
Clear Height	32' minimum clear height
Dock High Doors	52 – 9' x 10' dock high doors
Drive-In Doors	2 – 12' x 14' ramped, drive-in doors
Truck Court Depth	185' deep with 60' concrete apron
Auto Parking	335 auto spaces (1.2 / 1,000 SF parking ratio)
Trailer Storage	59 trailer storage locations with the ability to expand to 105 trailer spaces
Electrical	277/480 volt, 3-phase
Sprinkler	ESFR sprinkler system
Office	Build-to-suit



DAYS TRUCK DRIVE TO/FROM ATLANTA



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