

### Park Features

- 175.25 TOTAL ACRES
- BUILD TO SUIT LEASES OR CONTRACTS
- COMPLETE TURNKEY DESIGN/BUILD SERVICES
- PROTECTIVE COVENANTS

### Utilities

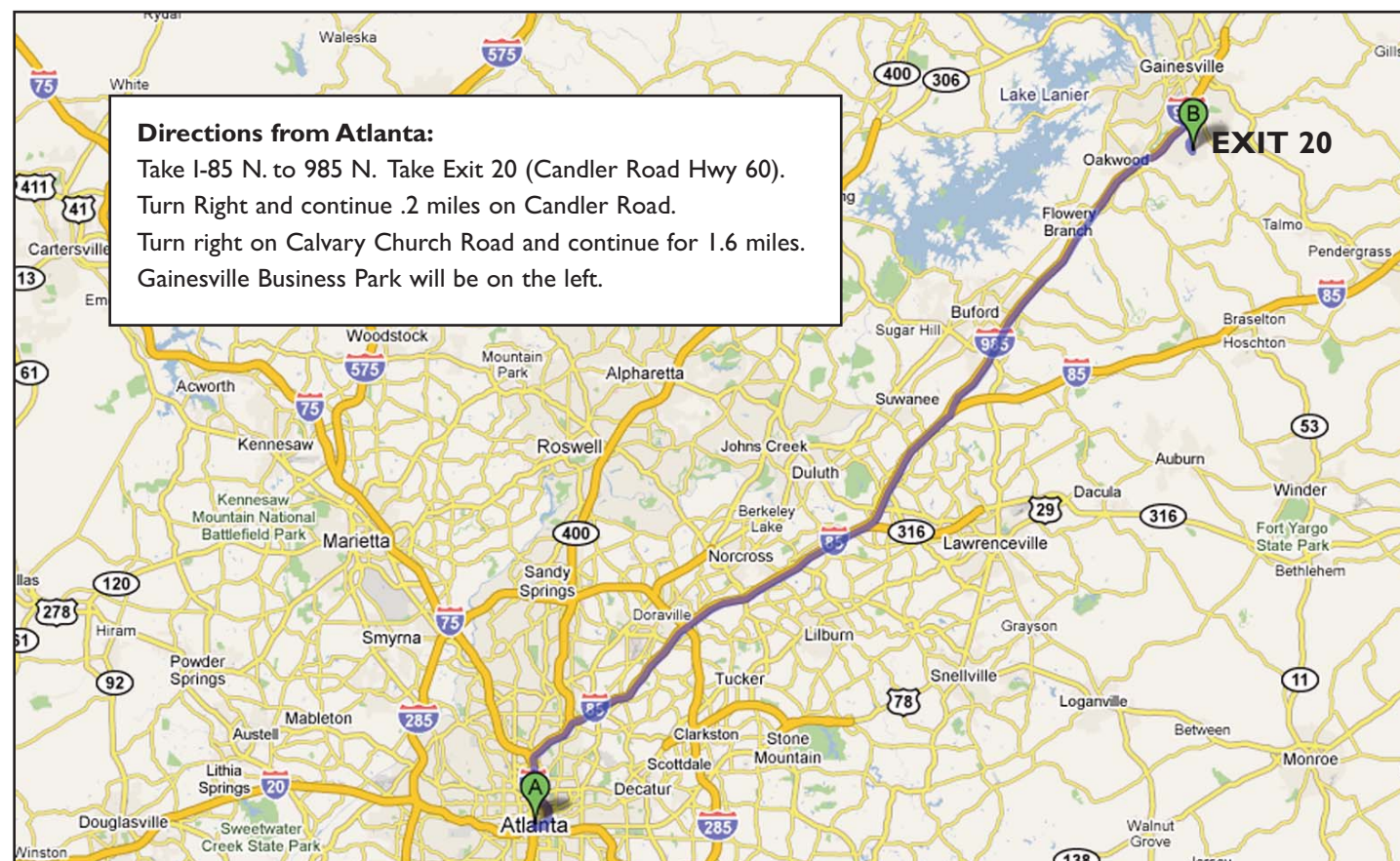
- **Water:** CITY OF GAINESVILLE - 12" MAIN
- **Sewer:** CITY OF GAINESVILLE - 8" MAIN
- **Electricity:** CUSTOMER CHOICE ABOVE 900 KVA
- **Gas:** ATMOS ENERGY - 1 - 8" and 2 - 4" MAIN (high pressure lines greater than 600 psi)
- **Telecom:** AT&T: Frame Relay, BRI ISDN, PRI ISDN, Centrex, ATM DS3, DS1, Optical, Metro Ethernet
- **Fire & Police:** CITY OF GAINESVILLE FIRE DEPARTMENT  
FIRE INSURANCE RATING CLASS 2  
CITY OF GAINESVILLE POLICE

### Transportation

- **Highways:**  
I-985 ..... 1.8 MILES  
I-285 ..... 35 MILES  
I-85 ..... 22 MILES
- **City:**  
DOWNTOWN ATLANTA ..... 45 MILES
- **Local Airport:**  
LEE GILMER MEMORIAL AIRPORT ..... 3 MILES (access to corporate jet services)
- **Commercial Airport:**  
HARTSFIELD ATLANTA  
INTERNATIONAL AIRPORT ..... 55 MILES
- **Academic:**  
LANIER TECHNICAL COLLEGE ..... 5 MILES

### Community Features

- **Freeport Tax Exemption (Inventory Tax Abatement):**  
- CLASS 1 RAW MATERIALS  
- CLASS 2 GOODS IN PROCESS/FINISHED GOODS  
- CLASS 3 TRANS - Shipment Goods
- **100% Sales Tax Exemption - Machinery & Equipment**
- **Labor Force:**  
IN EXCESS OF 800,000 WITHIN 30 MILE COMMUTING DISTANCE
- **Other State/Local Incentives**

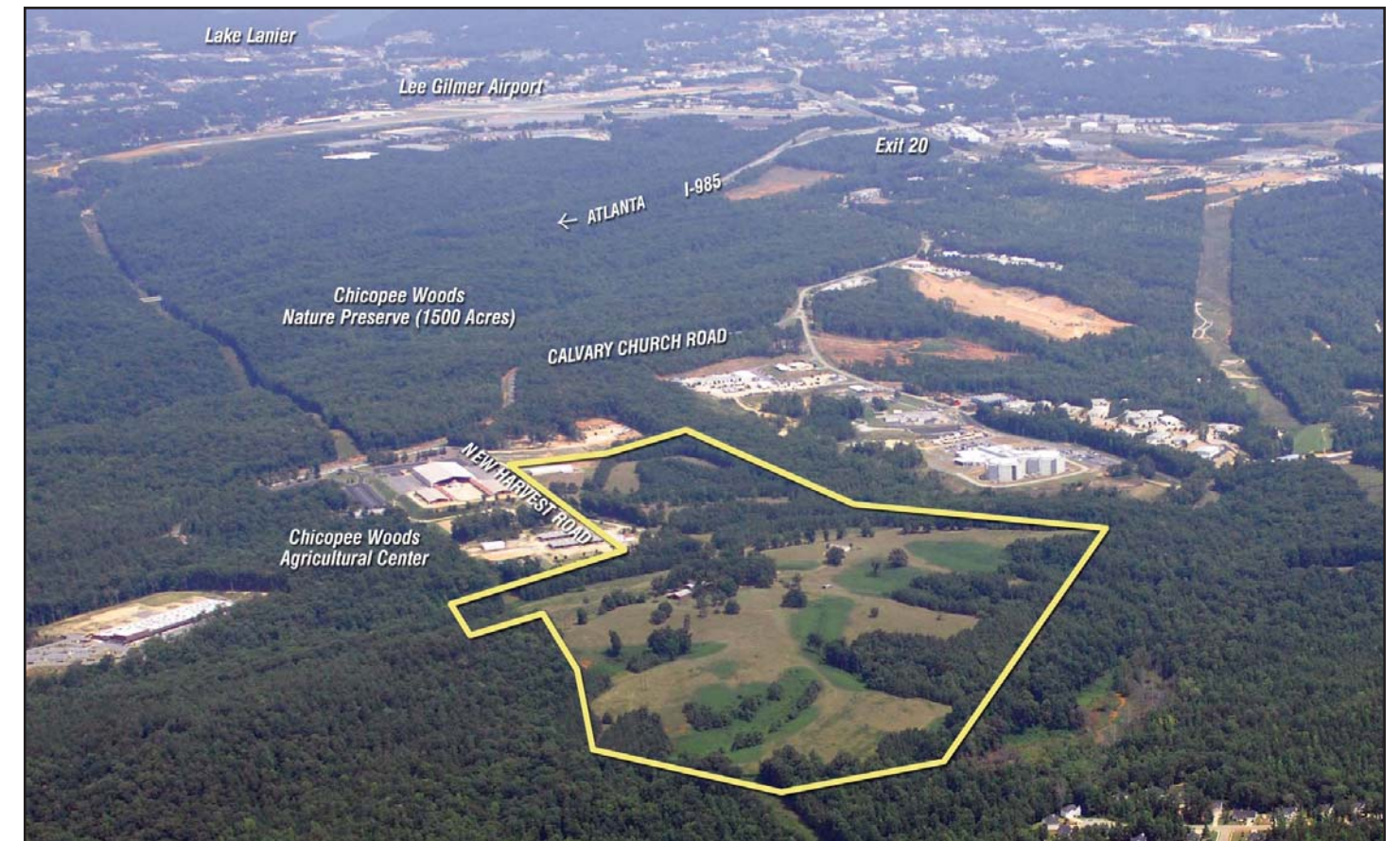


## HALL COUNTY / GAINESVILLE, GEORGIA

# GAINESVILLE BUSINESS PARK

7 - 85± ACRE SITES

MANUFACTURING | WAREHOUSE | DISTRIBUTION



[www.pattilloconstruction.com](http://www.pattilloconstruction.com)

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# GAINESVILLE BUSINESS PARK



## 1 PROPOSED BUILDING

Site +/- 16.6 Acres  
 Building Area 70,000 sf (350' x 200')  
 Expansion Area 70,000 sf (350' x 200')  
 Truck Court 160'

## 2 PROPOSED BUILDING

Site +/- 28.33 Acres  
 Building Area 112,000 sf (320' x 350')  
 Building Expansion 96,000 sf (320' x 300')  
 Truck Court 160'

## 3 PROPOSED BUILDING

Site +/- 41.66 Acres  
 Building Area 200,000 sf (400' x 500')  
 Building Expansion 200,000 sf (400' x 500')  
 Truck Court 160'

## 4 PROPOSED BUILDING

Site +/- 26.54 Acres  
 Building Area 70,000 sf (250' x 280')  
 Building Expansion 70,000 sf (250' x 280')  
 Truck Court 160'

## 5 PROPOSED BUILDING

Site +/- 19.15 Acres  
 Building Area 80,000 sf (250' x 320')  
 Building Expansion 64,000 sf (200' x 320')  
 Truck Court 160'




## 6 PROPOSED BUILDING

Site 11.70 Acres  
 Building Area 50,000 sf (200' x 250')  
 Truck Court 120'

## 7 PROPOSED BUILDING

Site +/- 24.47 Acres  
 Building Area 112,000 sf (280' x 400')  
 Building Expansion 98,000 sf (280' x 350')  
 Truck Court 160'

### LEGEND

-  EXISTING BUILDING/UNDER CONSTRUCTION
-  PROPOSED BUILDING
-  PROPOSED FUTURE EXPANSION

