

### Park Features

- 290 TOTAL ACRES
- BUILD TO SUIT LEASE OR PURCHASE  
50,000 TO 1,000,000 S.F.
- COMPLETE TURNKEY DESIGN/BUILD SERVICES

### Utilities

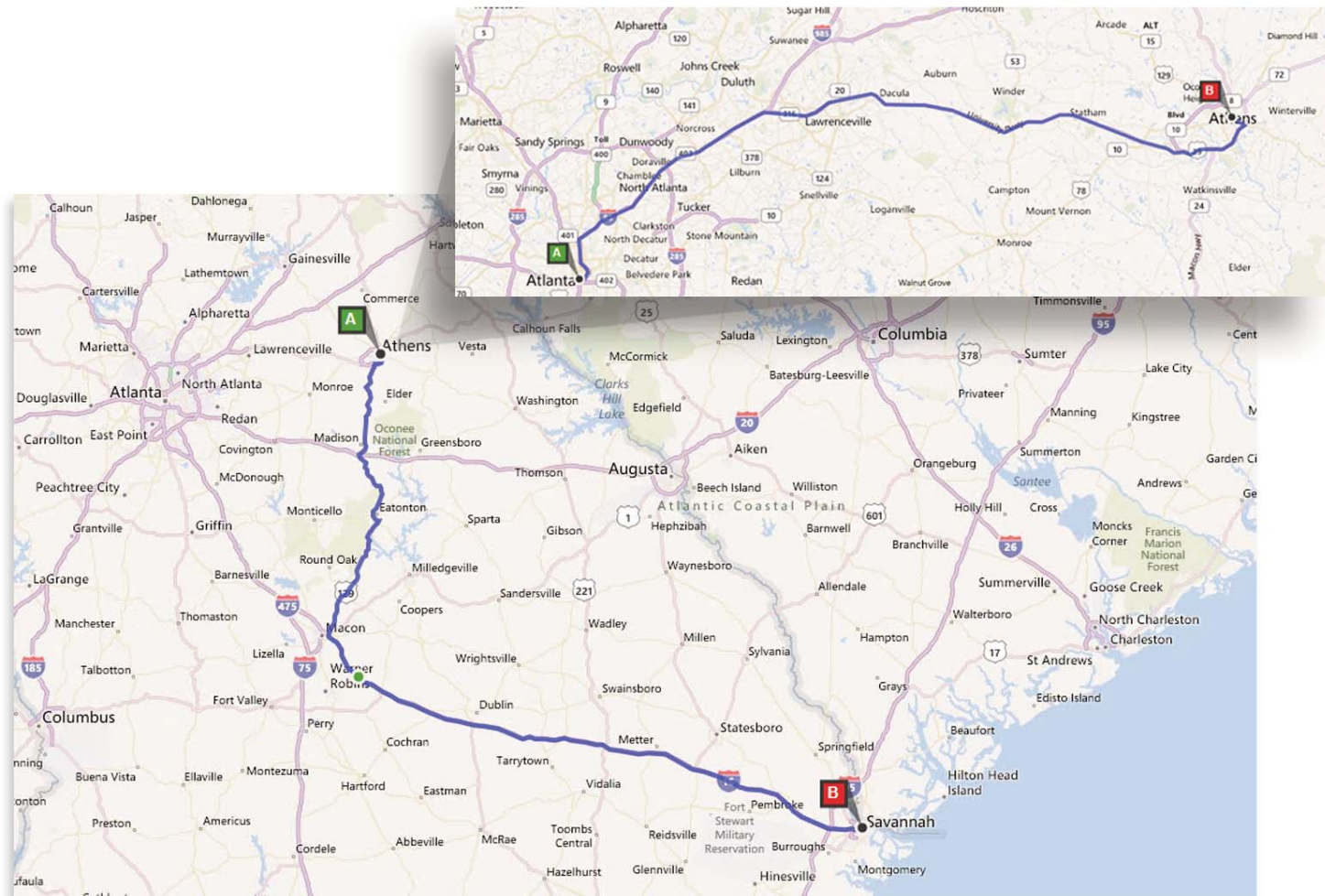
- **Telecom:**
  - AT & T (DATA SERVICES)
    - T1/T3 Internet
    - Megalink
    - Smart Ring® Service (SONET)
    - DIA Internet
  - AT & T (VOICE SERVICES)
    - Business Telephone
    - Channelized T1 Voice
    - PRI ISDN Voice
    - Centrex
- **Water:** ATHENS/CLARKE COUNTY, 16" MAIN
- **Sewer:** ATHENS/NORTH OCONEE, 24" MAIN
- **Gas:** GEORGIA NATURAL GAS, 6" MAIN
- **Electricity:** GA POWER/JACKSON EMC
- **Fire & Police:** ATHENS/CLARKE COUNTY, FIRE RATING 3

### Transportation

- **Cities:**
  - DOWNTOWN ATLANTA (via I-85) . . . . . 65 MILES
- **Commercial Airport:**
  - HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT . . . . . 70 MILES

### Community Features

- **Freeport Taxes:**
  - 100% EXEMPTION
  - CLASS 1 RAW MATERIALS
  - CLASS 2 GOODS IN PROCESS/FINISHED GOODS
  - CLASS 3 TRANS-SHIPMENT GOODS
- **Tier 1:** Attractive Job Tax Credits & other Tax Incentives
- **Athens-Clarke County Economic Development Foundation**
  - Peggy Chapman, President & CEO
  - ADDRESS: 246 W. Hancock Avenue, Athens, GA 30601
  - PHONE: (706) 549-6800 ext. 232 / FAX: (706) 549-5636
  - EMAIL: pchapman@athensbusiness.org
  - WEBSITE: www.athensbusiness.org



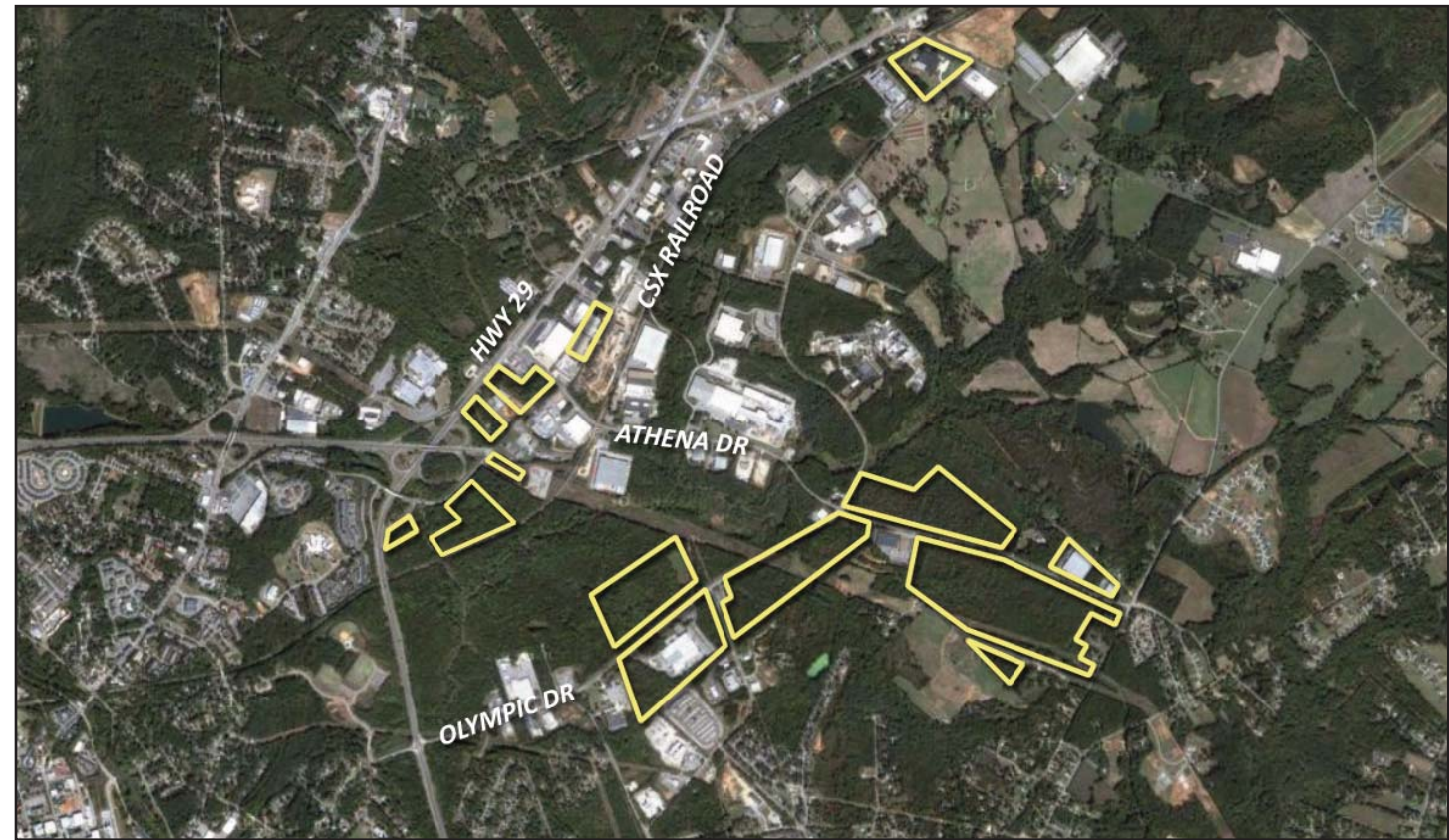
## CLARKE COUNTY / ATHENS, GEORGIA

2 - 100± ACRES

# ATHENA INDUSTRIAL PARK

40,000 SF - 1,000,000 SF BTS Sites

MANUFACTURING | WAREHOUSE | DISTRIBUTION



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

5830 East Ponce de Leon Avenue | Stone Mountain, GA 30083  
 Mailing Address: P.O. Box 67 | Tucker, GA 30085-0067  
 Phone: (770) 938-6366 | Fax: (770) 939-4627

JOHN DRAKE (770) 200-3626  
[jdrake@PattilloRE.com](mailto:jdrake@PattilloRE.com)



**2 AVAILABLE SITE**

Site +/- 2.11 Acres

**3 PROPOSED BUILDING**

Site +/- 6.3 Acres  
Building Area 70,000 sf (200' x 350')  
Truck Court 120'

**4 PROPOSED BUILDING**

Site +/- 13.70 Acres  
Building Area 160,000 sf (360' x 400')  
Truck Court 160'

**5 AVAILABLE SITE**

Site +/- 1.70 Acres

**7 AVAILABLE SITE**

Site +/- 3.97 Acres

**8 PROPOSED RETAIL SITE**

Site +/- 9.01 Acres

**9 AVAILABLE BUILDING**

Site +/- 2.72 Acres  
Building Area 32,000 sf (200' x 160')  
Building Expansion Area 28,000 sf (160' x 175')  
Truck Court 120'

**11 PROPOSED BUILDING**

Site +/- 10.90 Acres  
Building Area 120,000 sf (300' x 400')  
Truck Court 160'

**12 PROPOSED BUILDING**

Site +/- 4.86 Acres  
Building Area 40,000 sf (200' x 200')  
Building Expansion 40,000 sf (200' x 200')  
Truck Court 120'

**13 PROPOSED BUILDING**

Site +/- 24.00 Acres  
Building Area 294,000 sf (420' x 700')  
Truck Court 160'

**14 PROPOSED BUILDING (Multi-Unit)**

Site +/- 11.10 Acres  
Building Area 80,000 sf (200' x 400')  
Building Expansion 50,000 sf (200' x 250')  
Typical Unit Size 8,000 sf  
Truck Court 160'

**15 AVAILABLE BUILDING**

Site +/- 7.00 Acres  
Building Area 160,000 sf (400' x 400')  
Truck Court 120'

**16 AVAILABLE SITE**

Site +/- 3.24 Acres

**17 EXISTING BUILDING**

Site +/- 1.99 Acres  
Building Area 32,000 sf (200' x 160')  
Truck Court 120'

**18 AVAILABLE SITE**

Site +/- 0.38 Acres

**19 PROPOSED BUILDING**

Site +/- 28.97 Acres  
Building Area 345,000 sf (460' x 750')  
Truck Court 160'

**20 PROPOSED BUILDING**

Site +/- 32.33 Acres  
Building Area 315,000 sf (420' x 350')  
Truck Court 160'

**21 PROPOSED BUILDING**

Site +/- 39.10 Acres  
Building Area 80,000 sf (400' x 200')  
Building Expansion 80,000 sf (400' x 200')  
Truck Court 120'

**22 COCA COLA ENTERPRISES**

Site +/- 9.42 Acres  
Building Area 50,540 sf (210' x 360')  
Truck Court 195'

**23 PROPOSED BUILDING**

Site +/- 7.70 Acres  
Building Area 80,000 sf (400' x 200')  
Truck Court 120'

**24 PROPOSED BUILDING**

Site +/- 13.90 Acres  
Building Area 120,000 sf (300' x 400')  
Truck Court 160'

**25 PROPOSED BUILDING**

Site +/- 16.90 Acres  
Building Area 132,000 sf (240' x 550')  
Truck Court 160'

**26 DAYCARE FACILITY**

Site +/- 1.70 Acres  
Building Area 10,750 sf (75' x 142')

**27 AVAILABLE SITE**

Site +/- 14.50 Acres

**28 CARRIER TRANSICOLD**

Site 36.24 Acres  
Building Area 244,000 sf (400' x 560')  
Building Expansion 140,000 sf (250' x 560')  
Truck Court 120'

**29 PROPOSED BUILDING**

Site +/- 21.30 Acres  
Building Area 260,000 sf (400' x 650')  
Truck Court 160'

**30 PROPOSED BUILDING**

Site +/- 16.49 Acres  
Building Area 90,000 sf (450' x 200')  
Truck Court 120'

**31 FIBERVISIONS**

Site +/- 17.20 Acres  
Building Area 214,375 sf (480' x 180')  
Truck Court 120'




**32 SILGAN CLOSURES**

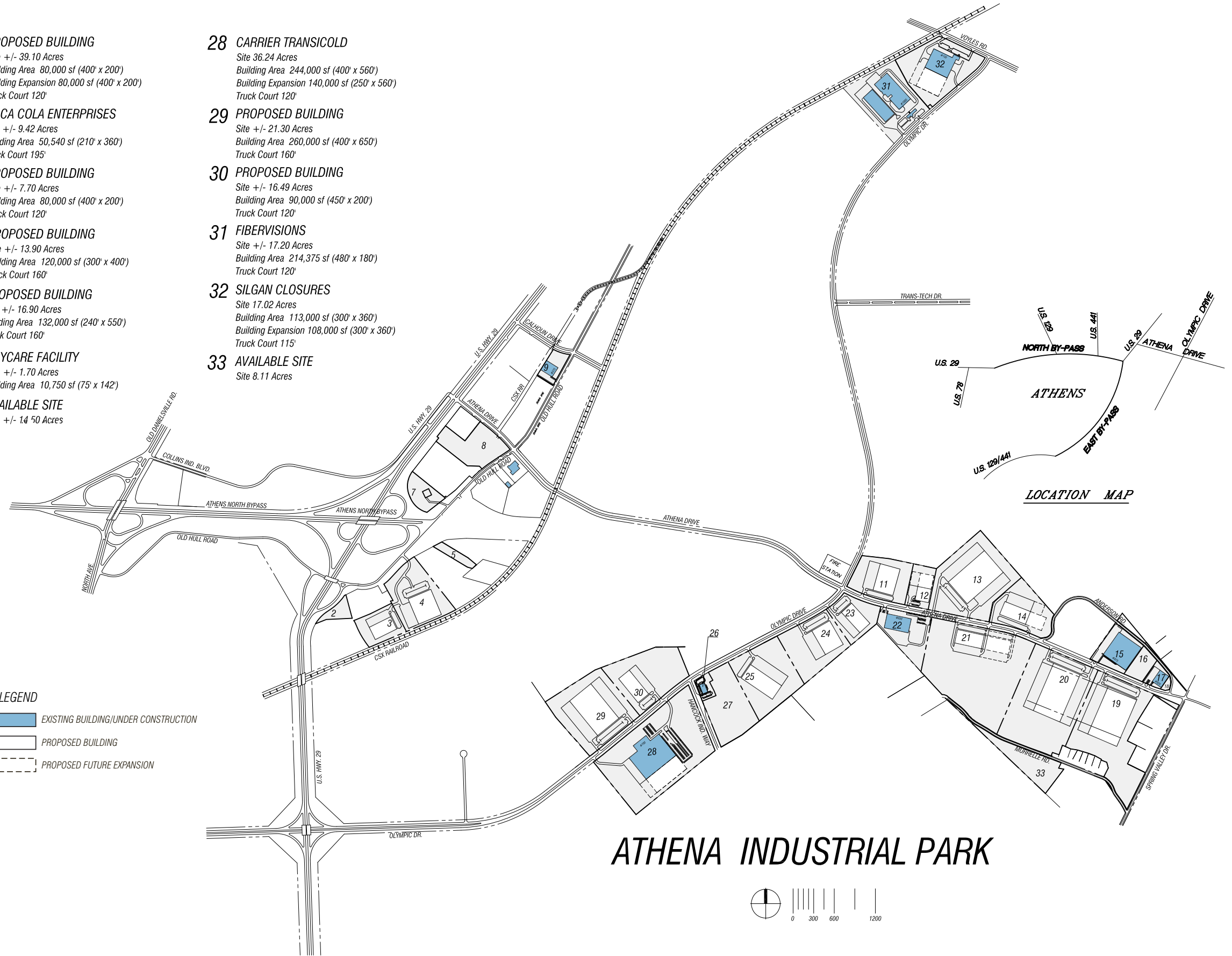
Site 17.02 Acres  
Building Area 113,000 sf (300' x 360')  
Building Expansion 108,000 sf (300' x 360')  
Truck Court 115'

**33 AVAILABLE SITE**

Site 8.11 Acres

**LEGEND**

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



**ATHENA INDUSTRIAL PARK**