

BUFORD TRADE CENTER AT McEVER ROAD

6533 MCEVER ROAD, BUFORD, GA 30542

FOR LEASE COMING Q2 2024

New Class A+ industrial buildings
with available sizes from

176,305–221,590 SF

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NAIBrannenGoddard

PROPERTY OVERVIEW

6533 McEver Road, Buford, GA 30542

Total Available: ±397,895 SF

Total Area: 33.95 Acres

Office: Each building has 3,000 SF spec office

Sprinkler System: ESFR

Clear Height: 32' Minimum

Dock High Doors: 88 Total for both buildings

Drive-In Doors: 4 Total for both buildings

Truck Court Depths: 185'

Auto Parks: 229 + 8 handicap

Trailer Parks: 92



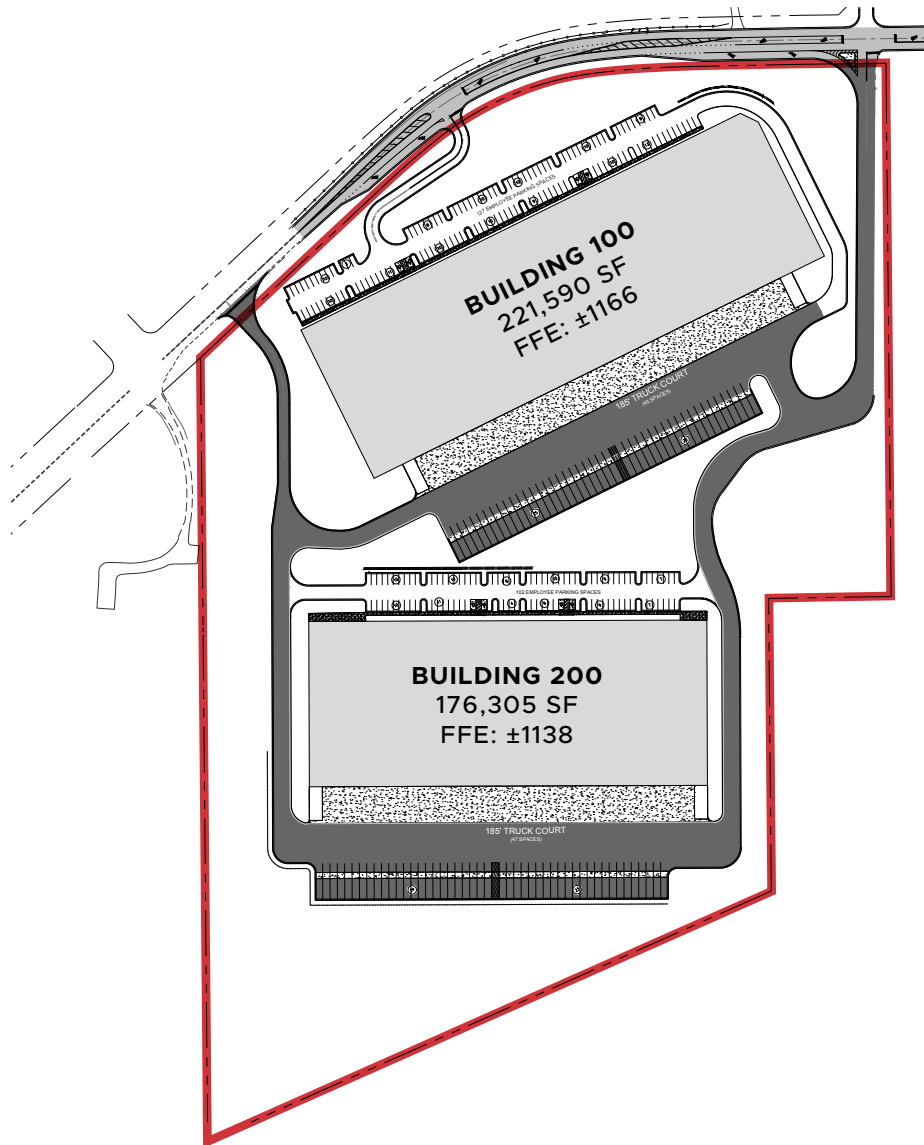
ABOUT BUFORD

The City of Buford has come a long way since its beginnings in 1872 as a depot on the railway line between Atlanta and Charlotte, North Carolina. Major domestic and international companies such as Lund International, Theragenics, and Makita have established operations in Buford. The Buford Dam has become a major source of power for the state, and Lake Lanier Islands is recognized as a premier recreational development in the Southeast.

Buford benefits from the following advantages:

- Well-developed infrastructure enhances the efficiency of business operations, which favorably impacts bottom-line profits.
- An abundant, highly motivated, production-oriented labor force.
- City-owned water, sewer, gas, and electric systems provide the lowest utility rates in the area.
- An ample labor force with a large number of major universities.
- Excellent, locally-controlled primary and secondary education schools and many major universities and technical schools are located within a 50-mile radius.

LISTING SPECIFICATIONS



SPECIFICATIONS	BLD. 100	BLD. 200
BUILDING CONSTRUCTION	820' W x 270' D	650' W x 270' D
DOCK CONFIGURATION	48 Dock High Doors	40 Dock High Doors
MINIMUM CLEAR HEIGHT	32'	32'
TRUCK COURT DEPTH	185'	185'
DRIVE-IN RAMP DOORS	2	2
SPEC OFFICE	3,000 SF	3,000 SF
COLUMN SPACING	52'6" W x 54'8" D	52'6" W x 54' D
INSIDE LIGHTING	LED with motion sensors at average of 25 fc	
PARKING LOT LIGHTING	Yes	Yes
VENTILATION	Yes	Yes
SLAB THICKNESS	6"	6"
SPRINKLER SYSTEM	ESFR	ESFR
TRAILER PARKING SPACES	45	47
AUTO PARKING SPACES	127	102

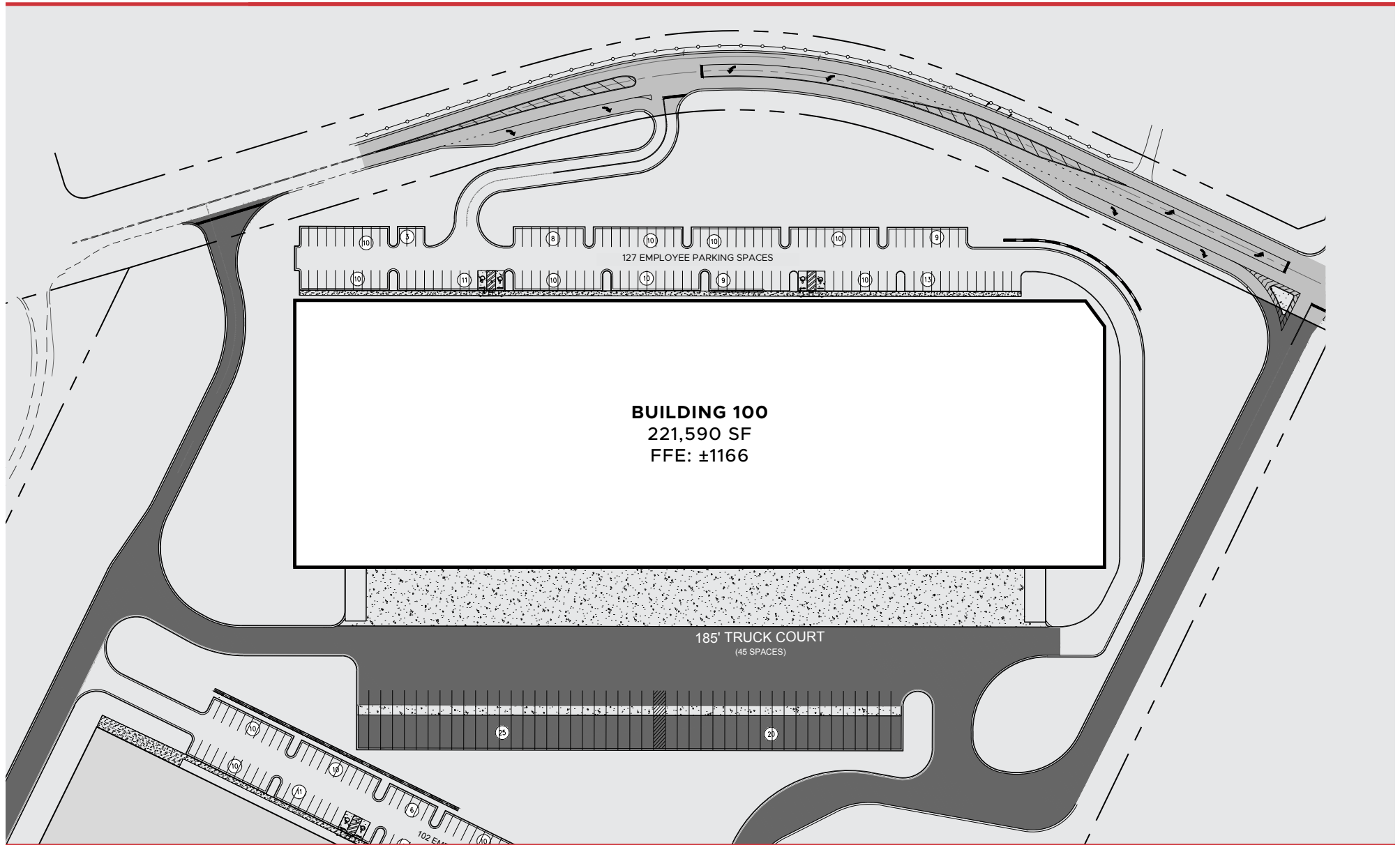


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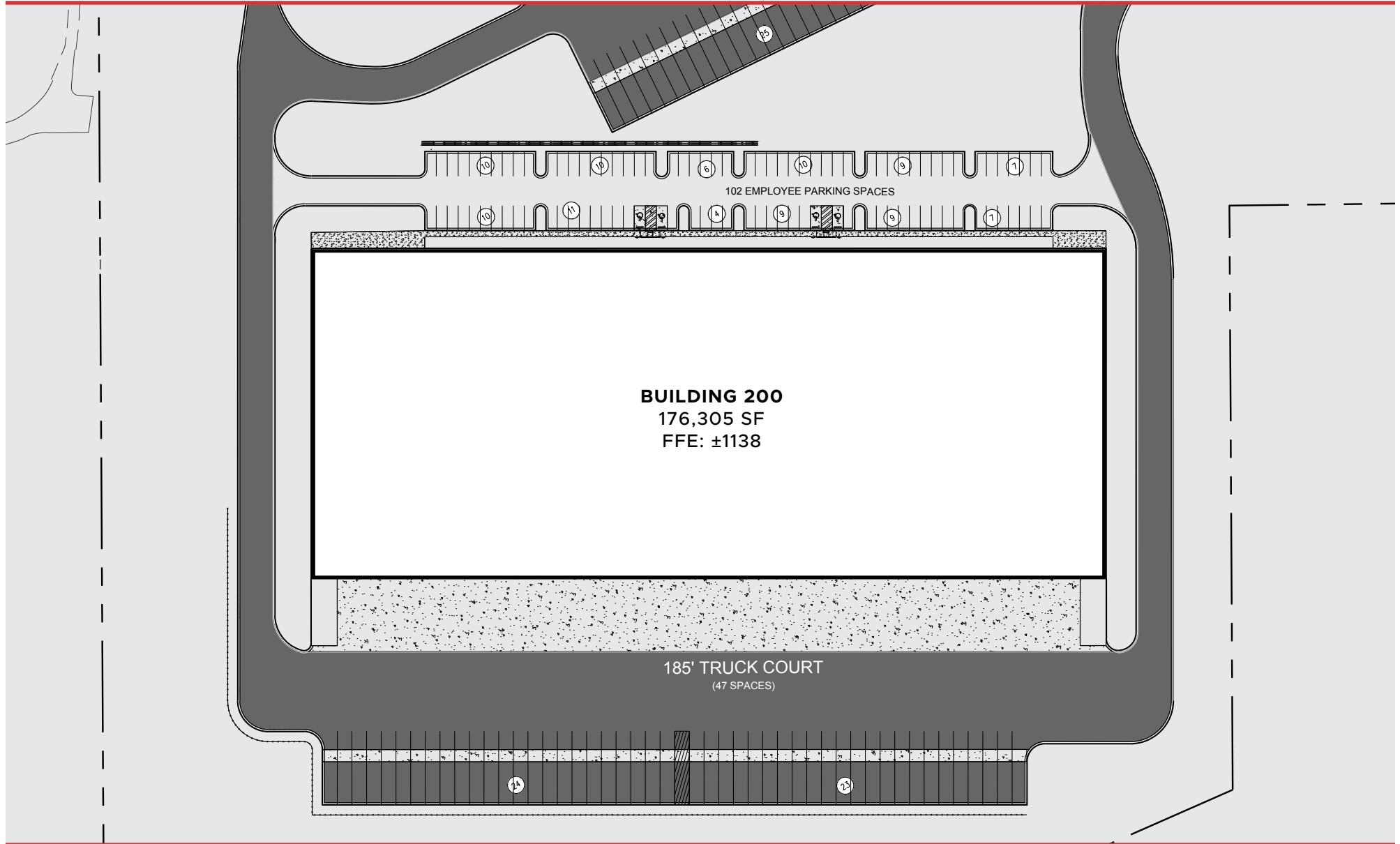
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BUILDING 100



BUILDING 200



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LOCATION OVERVIEW



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LOCATION OVERVIEW

INTERSTATE

I-985	3 miles
I-85	11 miles
I-285	28 miles

INTERMODAL

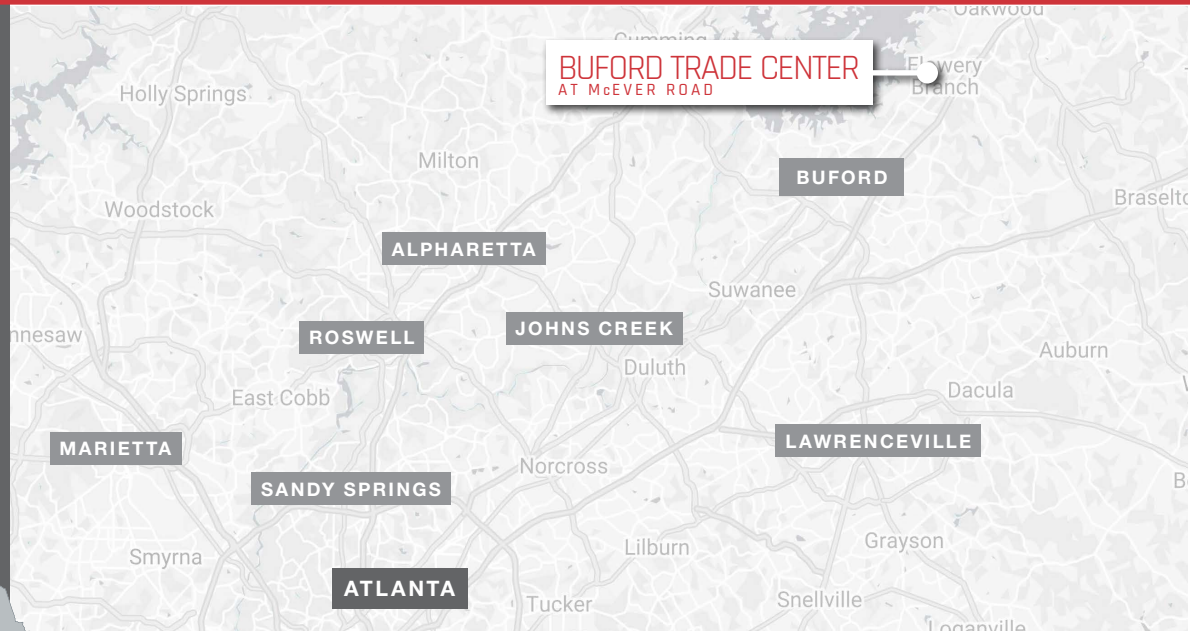
CSX Palmer Yard	19 miles
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AIR

Hartsfield-Jackson Atlanta Int'l Airport	52 miles
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PORT CITIES

Savannah, GA	286 miles
Charleston, SC	320 miles
Mobile, AL	371 miles
Jacksonville, FL	387 miles



The Heart of Logistics in the Southeast

ATLANTA



World's busiest and most efficient airport



80% of U.S. can be reached within 2 flight hours



75% of U.S. can be reached within 2 truckload delivery days



Atlanta is the largest distribution hub in the southeastern United States.

Over 5,000 miles of Georgia rail



UPS, FedEx, DHL & Airborne Express all have major distribution hubs in the area



11 major sea & inland ports within 350 miles



Information is deemed from reliable sources. No warranty is made as to its accuracy.



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