

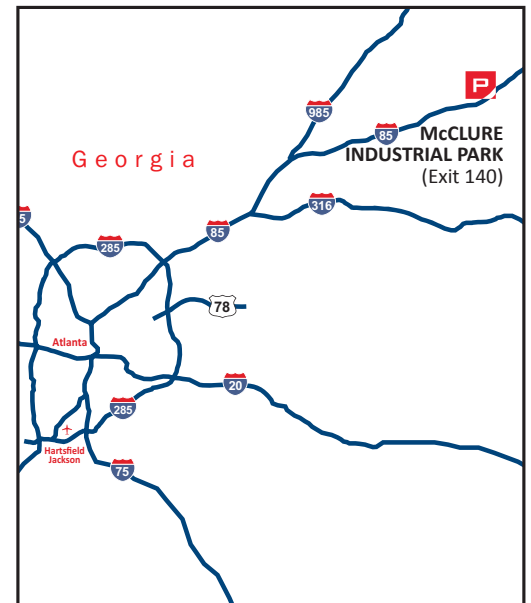
## McClure Industrial Park

200 Thomas Parkway | Jefferson, Georgia | Jackson County



DISTRIBUTION | WAREHOUSE | MANUFACTURING

- Acreage: ±53
- Floor Slab: 7" Concrete Slab
- Dimensions: 420' D X 1092' L
- Building Construction: Tilt-up Concrete Panel Walls
- Column Spacing: 50' D X 52' W (60' loading bay)
- Clear Height: 36'
- Office: To Suit
- Roof: 22 Gauge Metal Roof Deck with 2.0" Rigid Insulation (R20) and a White Reinforced TPO Roof System (45 mil)
- Truck Court: 200' (60' concrete, 140' heavy duty asphalt)
- Dock Loading: 27 - 9' x 10' Dock High Doors (w/32 knock outs for future doors)  
cross dock option: 120 - 9' x 10' Dock High Doors
- Drive-In Door: 1 - 12' x 14' Ramp Door  
cross dock option: 4 - 12' x 14' Ramp Doors
- Trailer Parking: 54 Off-dock Spaces (47 additional trailer spaces available)  
cross dock option: 100+ Off-dock Spaces
- Car Parking: 263 Spaces (40 future spaces)
- Sprinkler System: ESFR
- Mechanical: To Suit
- Electrical: To Suit
- Warehouse Lighting: To Suit



**BEN STAFFORD** | **678-926-5945** | **bstafford@PattilloRE.com**

*For maps, photos, & brochures, please visit our website at [www.PattilloRE.com](http://www.PattilloRE.com)*

## Park Features

- 920 Total Acres
- 8 Million SF of Projected Industrial Buildings
- Build to Suit from 50,000 SF - 1 Million SF
- Protective Covenants

## Utilities

- All Utilities Located Onsite
- Water: City of Jefferson, 12" Main
- Sewer: City of Jefferson, 8" Main
- Electricity: Jackson EMC
- Natural Gas: Customer Choice, 4" Main
- Voice/Data: Windstream
- Fire: City of Jefferson (Class 4 Insurance Rating)
- Police: City of Jefferson

## Community Contact

Jackson County Chamber of Commerce - Jim Shaw  
 Phone: 706-387-0300 / Email: info@jacksoncoga.com  
 Website: jacksoncountyga.com

Distance to	Mile(s)
Interstate 85 (adjacent to park)	.5
Interstate 285 (via I-85)	45
Downtown Atlanta (via I-85)	55
Greenville, SC	85
Jackson County Airport	6
Hartsfield-Jackson Atlanta Int'l Airport	60
Athens Municipal Airport	30
Greenville-Spartanburg Airport	95
Port of Savannah	235
Port of Charleston	285
South Carolina Inland Port	103

## Community Features

- Georgia Certified Work Ready Community
- Freeport Tax Exemption (100%):
  - Class 1 Raw Materials
  - Class 2 Goods in Process/Finished Goods
  - Class 3 Trans - Shipment Goods
- Skilled Labor Force
  - In Excess of 400,000 within 25 Mile Commuting Distance

