



140,496 SF
AVAILABLE

SUBLEASE AVAILABLE NOW THROUGH JULY 2024

5511 RAFF COURT

Flowery Branch, GA 30542



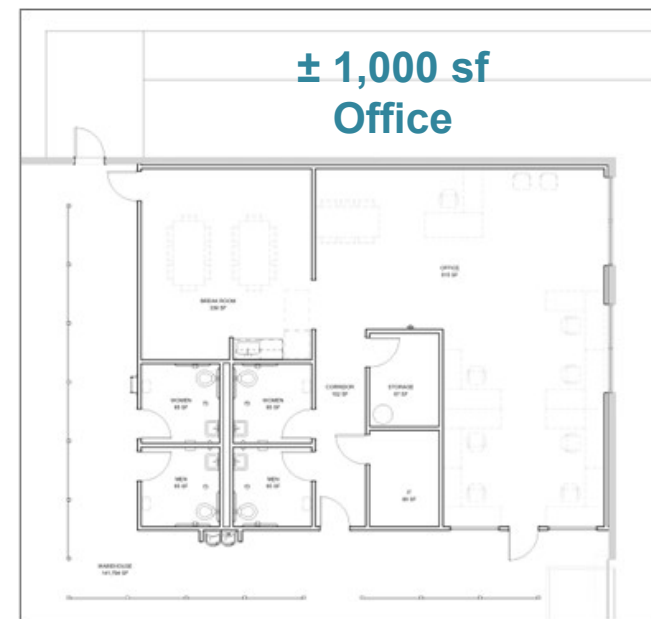
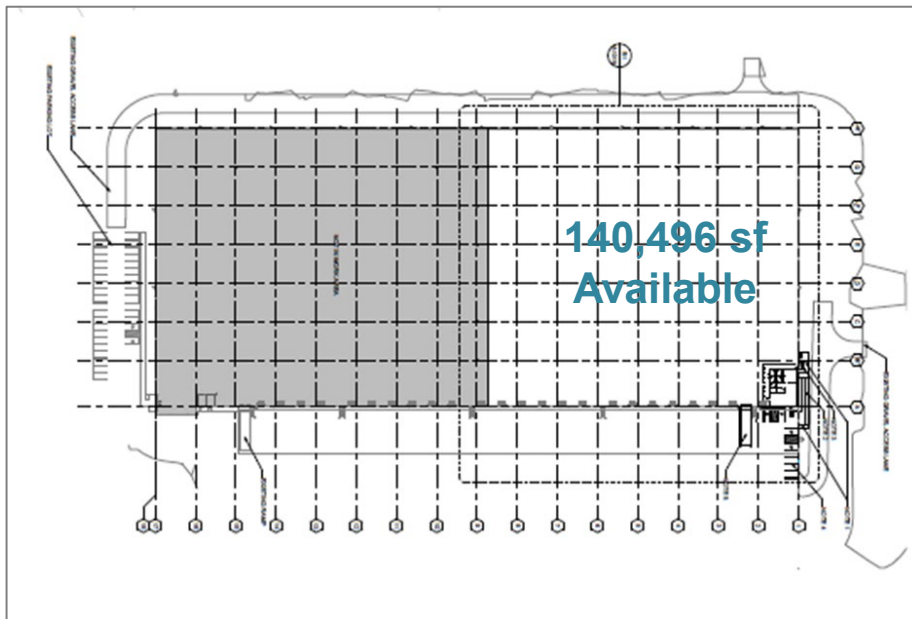
5511 RAFE COURT

Flowery Branch, GA 30524

SUBLEASE HIGHLIGHTS

Total Bldg SF:	300,391
SF Available :	20,000 to 140,496
Bldg Depth:	± 360'
Bldg Configuration:	Front Load
Office SF:	± 1,800
Clear Height:	32'
Dock High Doors:	12 (9' W x 10' H) with Mechanical Pit Levelers
Drive-Ins:	1 (12' W x 14' H)

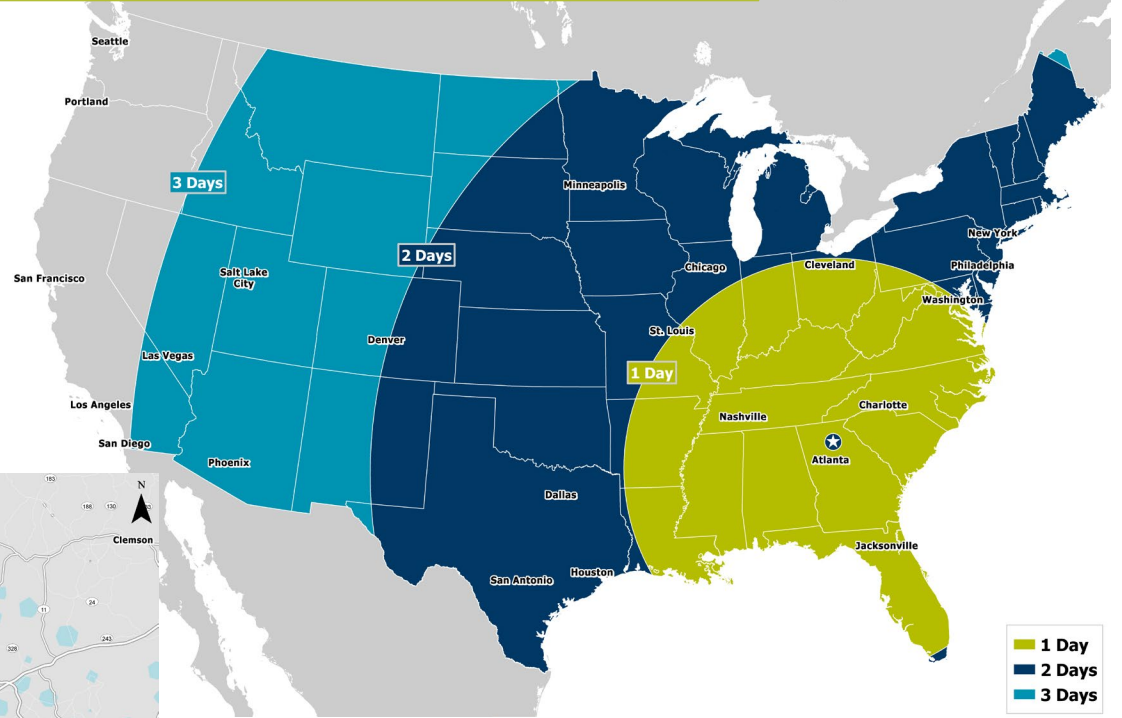
Column Spacing:	52' W x 50' D (60' deep loading bays)
Auto Spaces:	10 with room for +50 more
Truck Court Depth:	210' with 60' concrete apron
Sprinklers:	ESFR
Lighting:	LED on Motion Sensors
Floor:	7" – 4,000 psi concrete
Roof:	60 mil TPO



5511 RAFE COURT

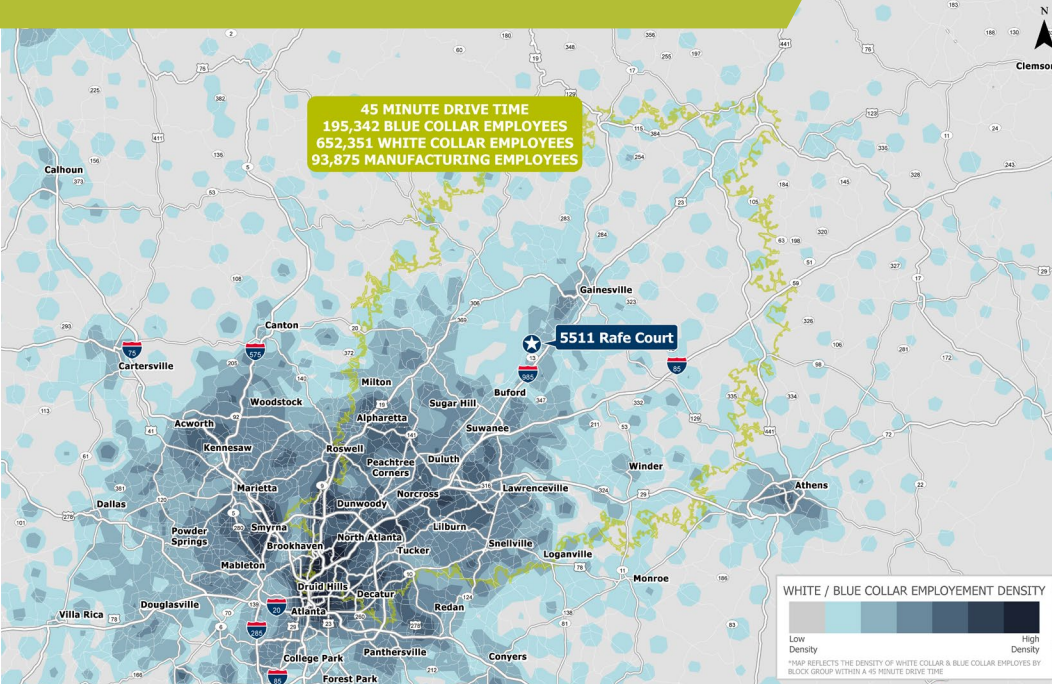
Flowery Branch, GA 30524

TRUCKING DRIVE TIME



LABOR AVAILABILITY

45 MINUTE DRIVE TIME
195,342 BLUE COLLAR EMPLOYEES
652,351 WHITE COLLAR EMPLOYEES
93,875 MANUFACTURING EMPLOYEES





5511 Rafe Court

KEY DISTANCES

- 2 mi I-985
- 11 mi I-85
- 33 mi I-285
- 58 mi Hartsfield-Jackson International Airport
- 11 mi NE Georgia Regional Port, Norfolk-Southern
- 48 mi Inman Yard Intermodal, Norfolk-Southern
- 66 mi Whitaker Yard Intermodal, Norfolk-Southern
- 69 mi Fairburn Yard Intermodal, CSX
- 128 mi Appalachian Regional Port, CSX
- 292 mi Port of Savannah

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