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Ackerman & Co.

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**ACKERMAN & CO. TO DEVELOP A ONE-MILLION-SQUARE-FOOT, 40-FOOT CLEAR HEIGHT
BULK DISTRIBUTION CENTER IN BRASELTON, GA**

Braselton Logistics Center will be located just off of Broadway Avenue with direct access to I-85

Atlanta, February 12, 2016 – Ackerman & Co. announced today that it is developing a 1,000,480-square-foot bulk distribution center in Jackson County. This follows the company successfully securing two land parcels totaling 107 acres off of Broadway Avenue and BDC Parkway in Atlanta’s northeast industrial submarket – arguably the largest industrial tenant submarket in the Southeast. The land deal, acquired from Synovus Bank for \$4.5 million, closed last Friday.

“Buildings nearing or greater than one million square feet remain the most dynamic segment of the Atlanta industrial market,” said Kris Miller, President of Ackerman & Co. “Seven new leases have been signed in the last 14 months in these larger buildings. There is no uncommitted one-million-square-foot inventory remaining in all of Atlanta – Braselton Logistics Center will be one of a few, if not the only, to deliver in the next 12 months,” he added.

Braselton Logistics Center is located less than 1.5 miles from I-85 and the Georgia Highway 211 Interchange, and is equidistant between two diamond interchanges (exits 126 and 129 off I-85). It is also surrounded by a diverse mix of existing tenants including Mizuno, Hitachi, Whole Foods Markets, Havertys, Carter’s and Kichler, to name a few. Braselton Logistics Center is strategically positioned for both local and regional distribution, and offers convenient amenities and proximity to a quality labor force.

The speculative bulk distribution center is slated to deliver in the first quarter of 2017. The cross-dock building will feature 40-foot clear heights, ductilcrete floors, and heavy trailer and car parking. The development team includes architect Randall Paulson, civil engineer Elberly Associates and Conlan Company as general contractor.

“The merits of this site jump off the page for big-box distribution,” said Ackerman & Co. Senior Vice President Pat Chesser. “The Yates Group brought this tremendous opportunity to our attention and with exceptionally creative planning, we were able to proceed with this challenging site and still offer a competitive rate. We assembled two parcels to slide and rotate the building and adjusted grades to avoid the sub-surface granite.”

Transwestern’s Julian Brown and Brett Buckner of Ackerman & Co. will spearhead leasing efforts at the property.

About Ackerman & Co.

Headquartered in Atlanta, Ackerman & Co. is a privately held, full-service commercial real estate firm focused on providing quality investment, brokerage, management and development services in the Southeast. The company, founded in 1967, retains an expert team of more than 100 real estate professionals. To date, Ackerman & Co. has developed and acquired nearly 35 million square feet of office, medical, industrial, retail and mixed-use space, has more than 7 million square feet under management, and maintains an investment portfolio valued at \$1 billion. For more information on Ackerman & Co., visit www.ackermanco.com