

159 COMMERCE LOGISTICS DRIVE, COMMERCE, GA 30529



**COMMERCE
LOGISTICS CENTER**

**937,440 SF CROSS DOCK
CLASS A INDUSTRIAL DEVELOPMENT**

AVAILABLE NOW



DEVELOPMENT HIGHLIGHTS

- Over 2.2M SF across 3 sites
- Immediate availability: 937,440 SF (Building 1)
- Build-to-suit opportunities in Sites 2 & 3
- Fully entitled with infrastructure in place
- Flexible site design for cross-dock and rear-load layouts
- Less than 0.5 miles to I-85
- Within 75 miles of Atlanta International Airport and 96 miles from Inland Port Greer



Commerce Logistics Center is a strategically positioned master-planned industrial park offering scalable options across more than 2.2 million square feet. With immediate access to I-85 via a full diamond interchange, tenants benefit from seamless regional and national distribution capabilities.

BUILD TO FIT YOUR NEEDS

Building 1 is now available and offers high-capacity, cross-dock distribution space designed for modern logistics. Commerce Logistics Center additionally offers two building pads ideal for build-to-suit users. Whether rear-load or cross-dock, the site supports scalable and efficient development tailored to your operational needs.

BUILDING 1 SPECIFICATIONS

- 937,440 SF available
- Shell complete and occupancy ready
- 40' clear height
- 150 dock doors (9' x 10') all equipped with mechanical pit levelers
- 4 drive-in doors (14' x 16')
- Column spacing: 56' x 50' (60' speed bays)
- 529 SF shipping office + 3 remote restrooms
- 476 auto parking spaces
- 177 trailer parking stalls
- ESFR sprinkler system
- 60 mil TPO roof
- 8" unreinforced slab
- Clerestory windows
- 190' deep truck court
- Lighting: 20 FC in open warehouse

BUILDING 2 (PROPOSED)

- 372,960 SF
- Pad ready
- 36' clear height
- Rear-load
- 196 auto / 68 trailer parking
- ESFR sprinklers, clerestory windows
- 8" unreinforced slab, 60 mil TPO roof
- 190' truck court

BUILDING 3 (PROPOSED)

- 937,440 SF
- Fully Entitled/Development Ready
- 40' clear height
- Cross-dock
- 448 auto / 218 trailer parking
- 151 dock doors | 4 drive-ins
- Column spacing: 56' x 50' (60' speed bays)
- ESFR sprinkler system
- Clerestory windows
- 190' truck court





NORTH GEORGIA'S NEXT

LOGISTICS POWERHOUSE

With flexible building options, top-tier specifications, and unmatched proximity to major transportation corridors, Commerce Logistics Center positions tenants for growth in a competitive industrial landscape.

46

RESTAURANTS

14

HOTELS

23

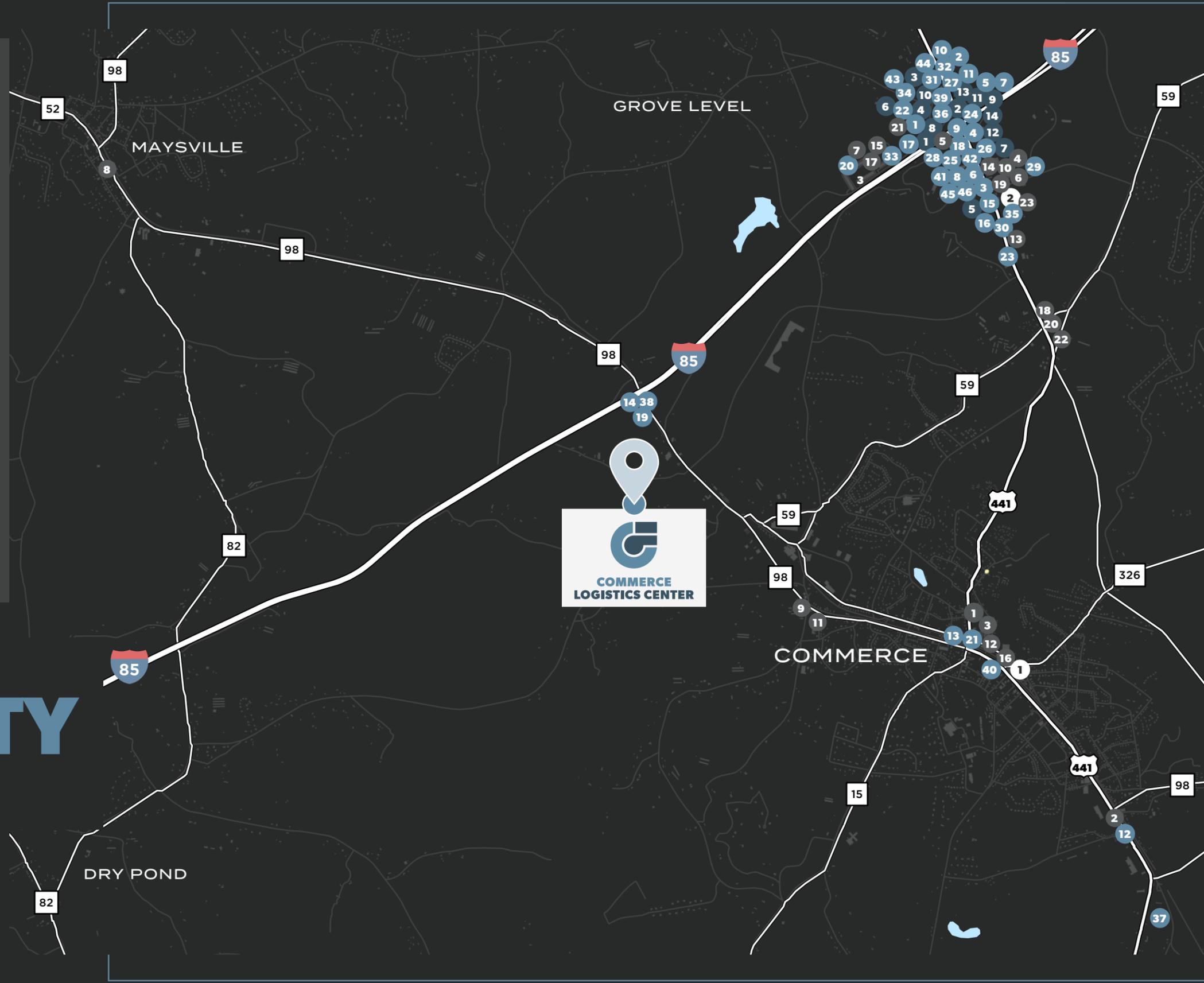
RETAIL

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FITNESS

CONNECTIVITY SUPERCHARGED

Located in a vibrant, amenity-rich area, the property offers immediate access to an array of dining, retail, hospitality, and fitness options—all within minutes.





COMMERCE LOGISTICS CENTER

FOR MORE INFORMATION, PLEASE CONTACT:

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