

**150,000 SF - 299,700 SF AVAILABLE SPACE**

# 1275 Barrow Industrial Pkwy

Winder, GA 30680 | Barrow County

## Property Highlights

- 299,700 SF cross dock building
- 10% office buildout
- 100% climate controlled
- 32' clear height
- 44 Dock / 2 Drive-in doors
- Excellent opportunity for production / manufacturing and distribution
- Ample parking



Building Size:	<b>299,700 SF</b>
Zoning:	<b>M-2 (heavy Industrial)</b>
Construction:	<b>Concrete walls &amp; pre-engineered structure</b>
Clear Height:	<b>32'</b>
Loading Type:	<b>Cross dock</b>
Dock Doors:	<b>44</b>
Drive-in Doors:	<b>3</b>
Building Dimensions:	<b>751'x402'</b>
Truck Court Depth:	<b>110' - 230'</b>
Parking:	<b>auto - 224 trailer - 64</b>
Electrical	<b>2000 amps/ 480v/ 3 phase</b>
Generators	<b>1 diesel / 2 natural gas</b>
Fire Protection:	<b>Sprinkler system</b>
Roof Type:	<b>Medal deck</b>



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**BARROW 316**  
**INDUSTRIAL PARK**



UNIVERSITY PKWY

316

 **YOKOHAMA**

 **READERLINK**

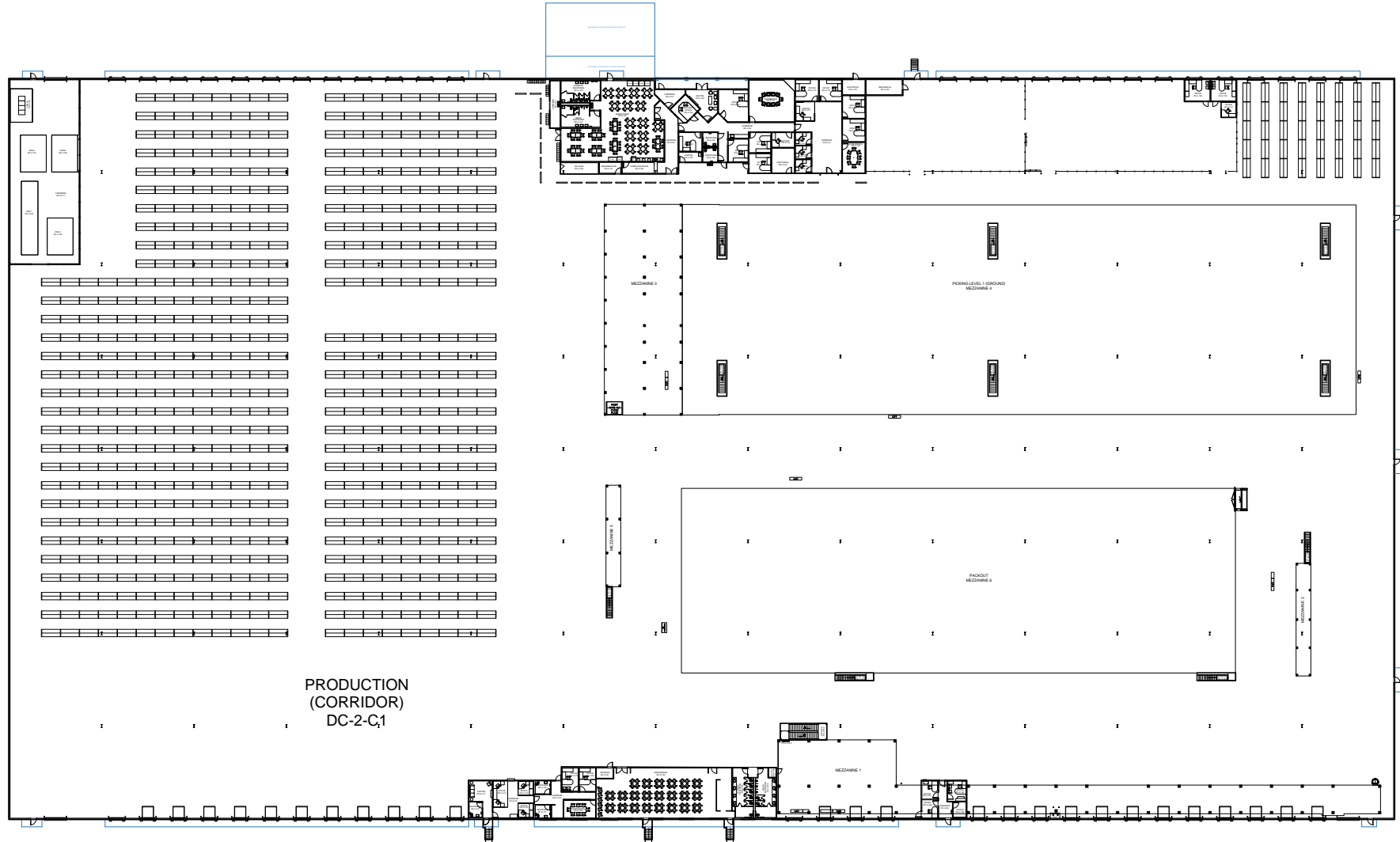
**PRICE**

**BARROW INDUSTRIAL PKWY**

**ADDITIONAL LAND  
NOT INCLUDED  
15± ACRES**

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# 15± ACRES | 135,000 SF BUILD-TO-SUIT

1277 Barrow Industrial Parkway  
Winder, GA 30680 | Barrow County

  
**BARROW 316**  
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UNIVERSITY PKWY

316

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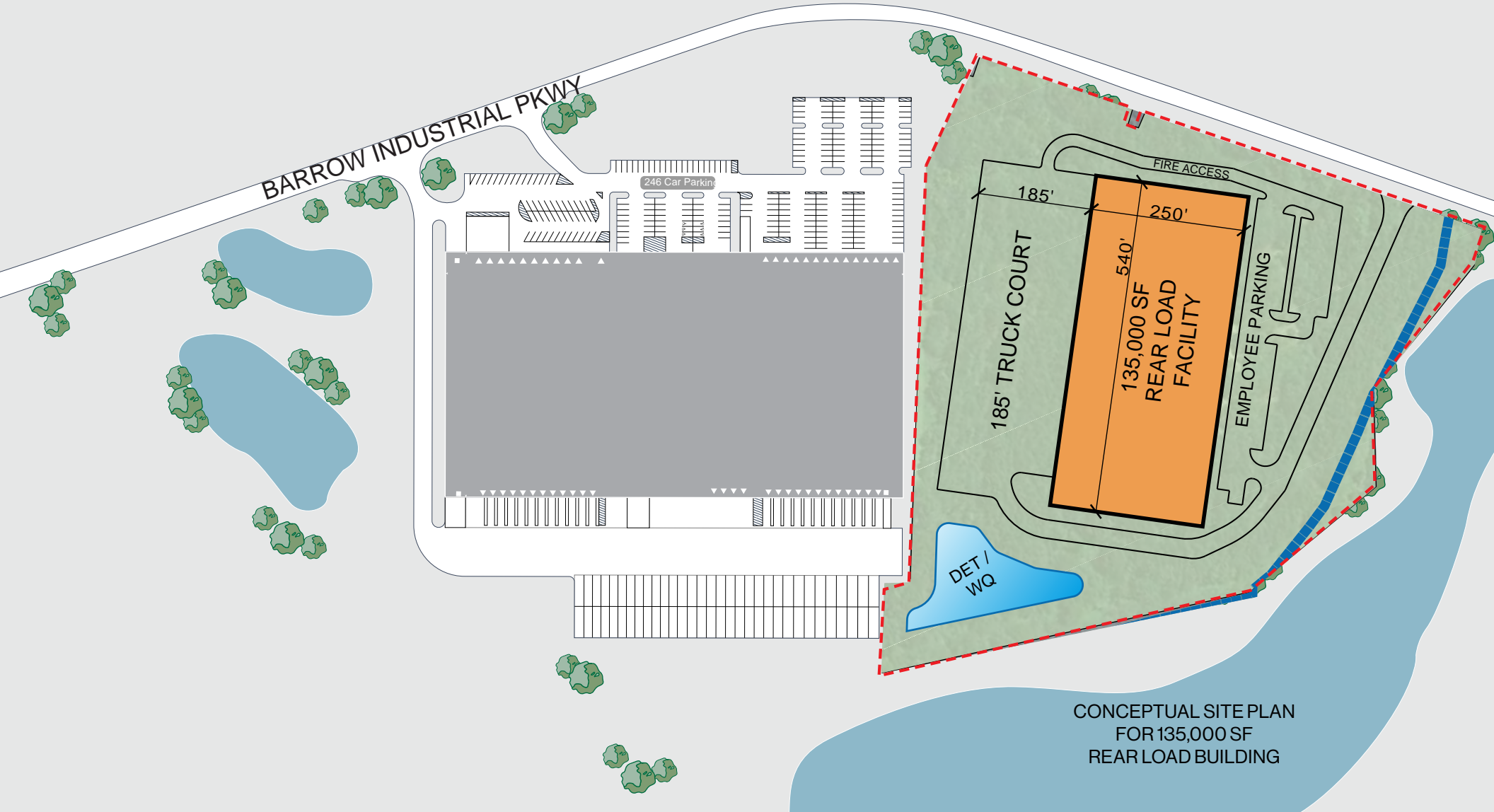
**PRICE**

**BARROW INDUSTRIAL PKWY**

**15± ACRES**

# 15± ACRES | 135,000 SF BUILD-TO-SUIT

1277 Barrow Industrial Parkway  
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CONCEPTUAL SITE PLAN  
FOR 135,000 SF  
REAR LOAD BUILDING



# BARROW 316 INDUSTRIAL PARK

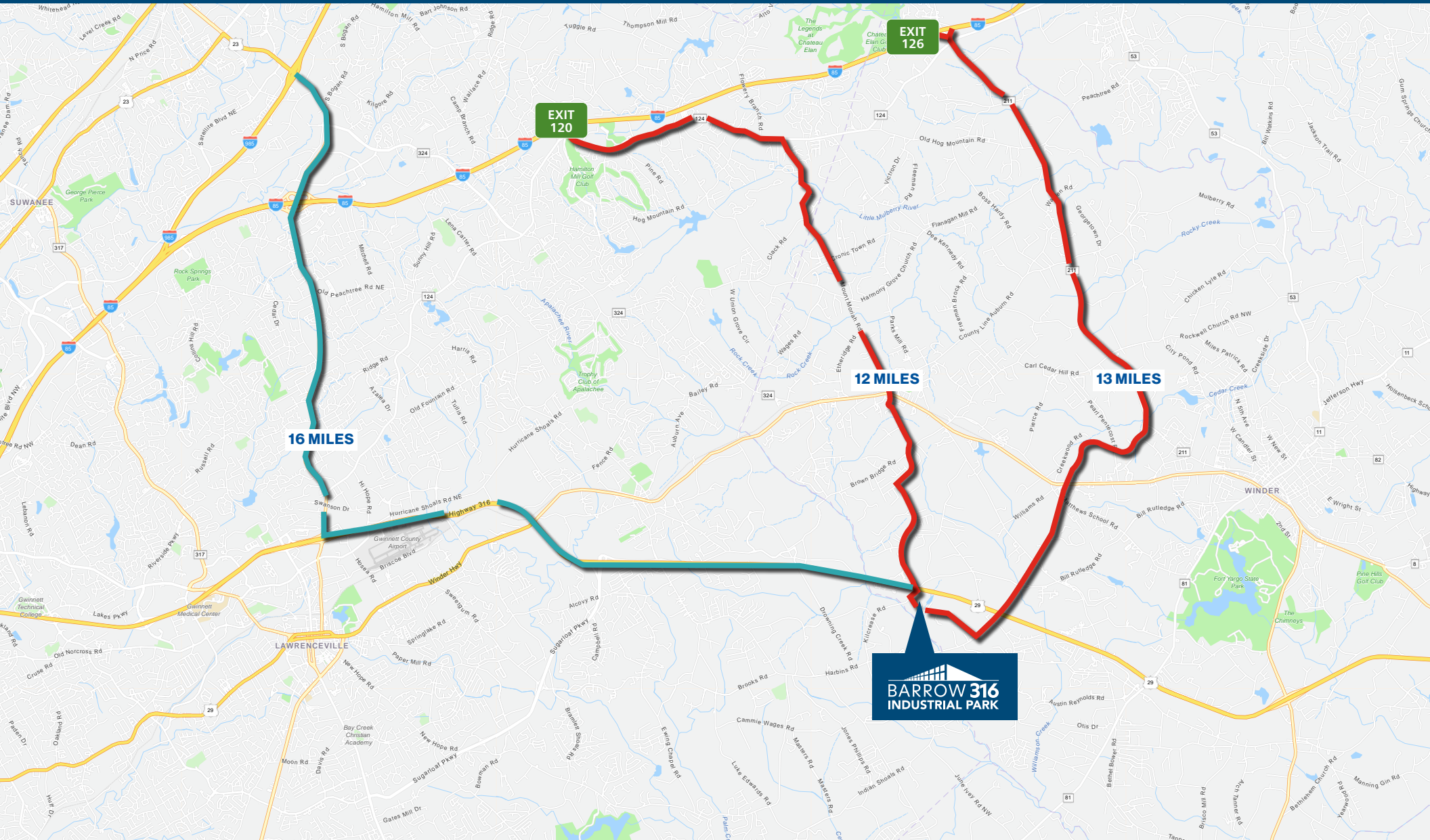
# Distribution | Warehouse

Available for Lease • Build-to-Suit • Sale

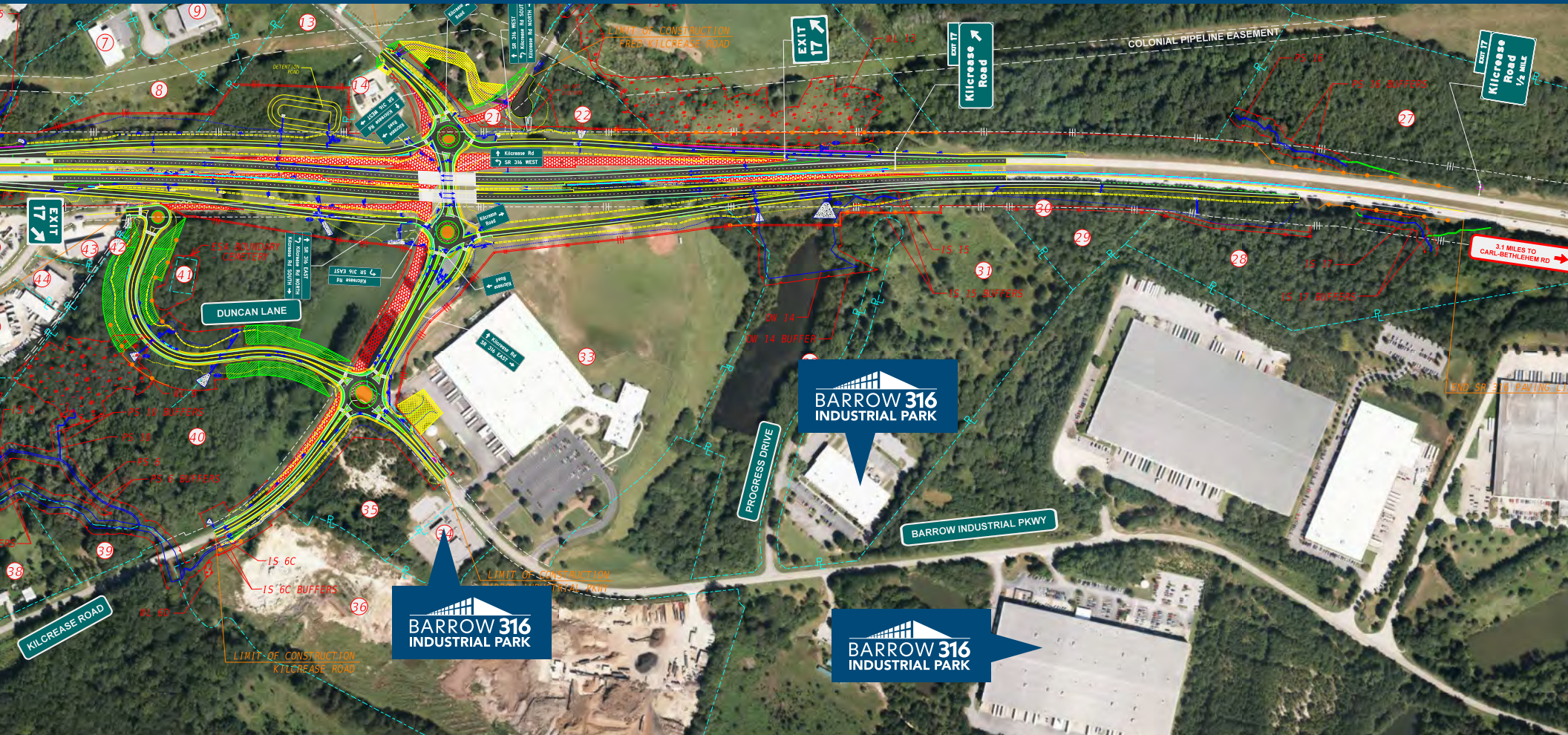
2,500 - 500,000 SF











The proposed SR 316 at Kilcrease Road Reconstruction project (P.I. No. 0013902) is part of a series of roadway improvement projects along SR 316 from SR 20 in Gwinnett County to SR 10 in Athens, Oconee County. The proposed improvements near the vicinity of SR 316 at Kilcrease Road include:

- Reconstruct the existing signalized, at-grade crossing at SR 316 and Kilcrease Road to a grade-separated interchange.