

COMMERCE EXCHANGE

2000 Ridgeway Church Road

Jackson County
Commerce, GA

FOR SALE OR FOR LEASE

136 acres (divisible) zoned industrial with access roads, utilities, DRI, and wetlands permit in place.



Exit 149
3 min
0.9 miles

Tanger
Outlets

SK Plant
< 1 min
700 Feet

Exit 147
5 min
2.7 miles

OLLIE'S Bargain
OUTLET
GOOD STUFF CHEAP

FOR SALE OR FOR LEASE

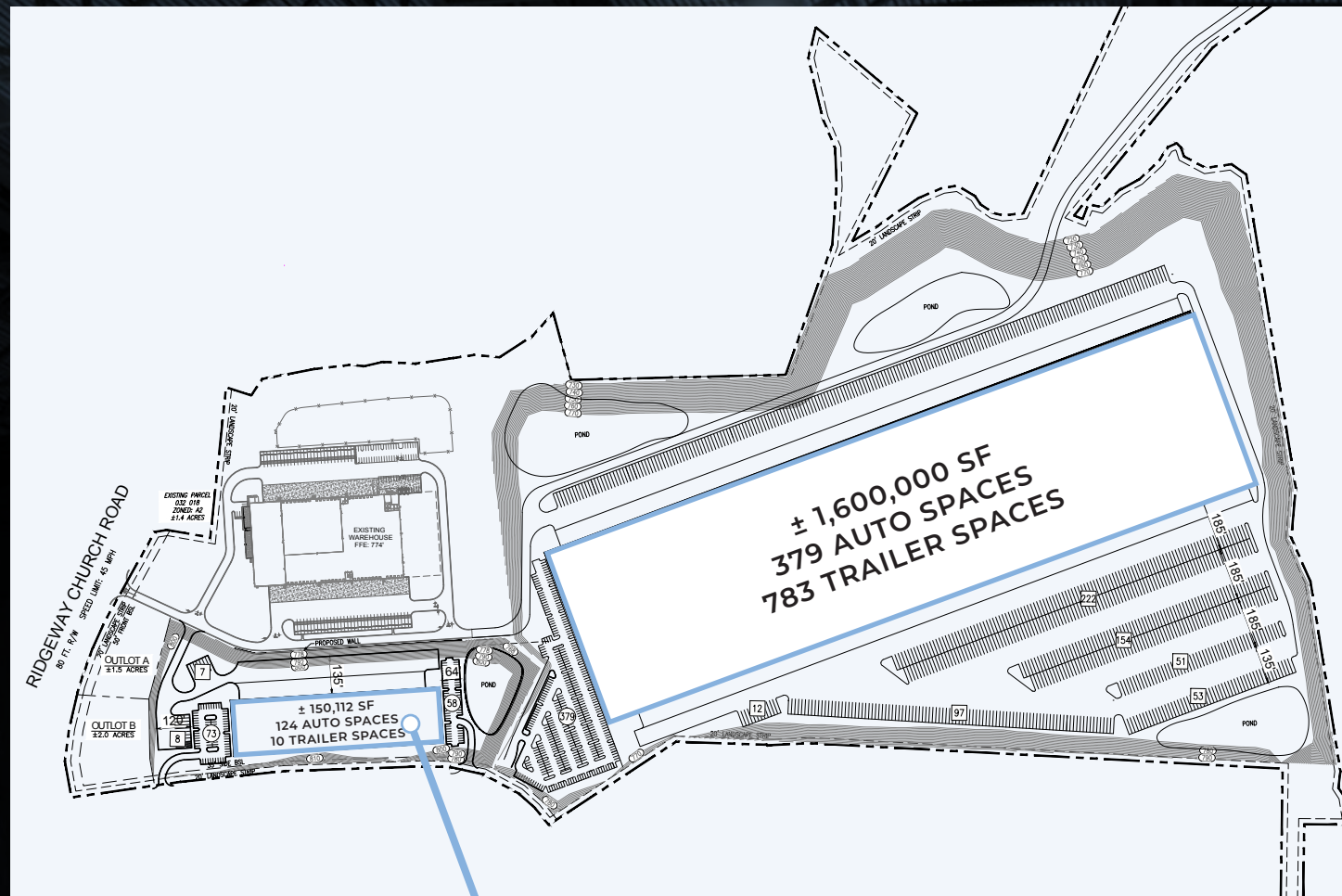
Commerce Exchange offers a wide range of Class A distribution space, with I-85 visibility, access to two interstate exits and immediate proximity to SK Battery's North America plant.



SITE PLAN #1

150,000 & 1,600,000 SF Available

Site Plan 1



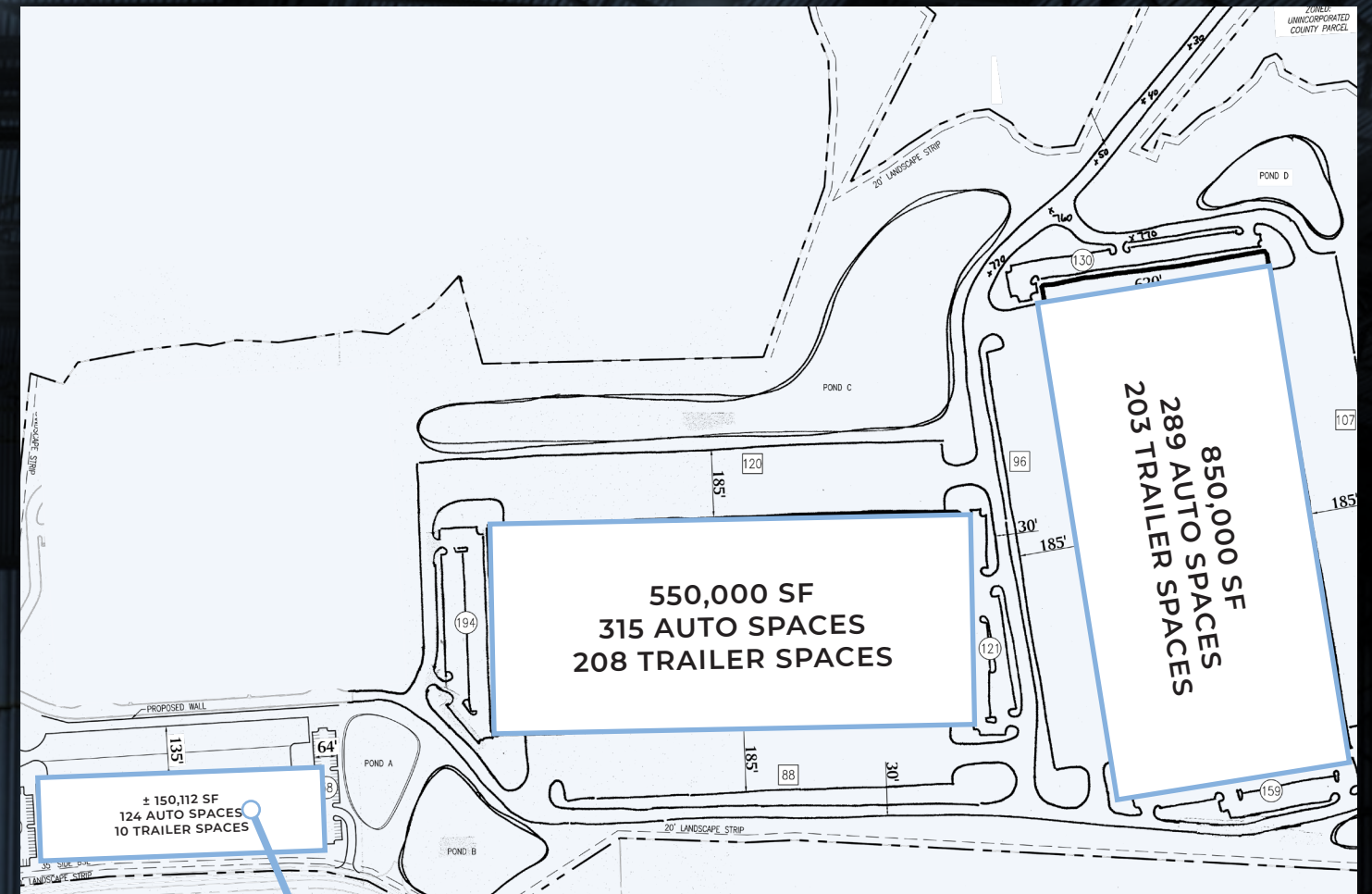
150,112 SF
 Delivered Q3 2023

Clear height: 32'
 Office SF: 2,131 SF
 Column spacing: 53' x 47'
 124 auto parking spaces
 10 trailer parking spaces
 34 docks / 2 drive-ins

SITE PLAN #2

150,000 | 550,000 | 850,000 SF Available

Site Plan 2



150,112 SF
 Delivered Q3 2023

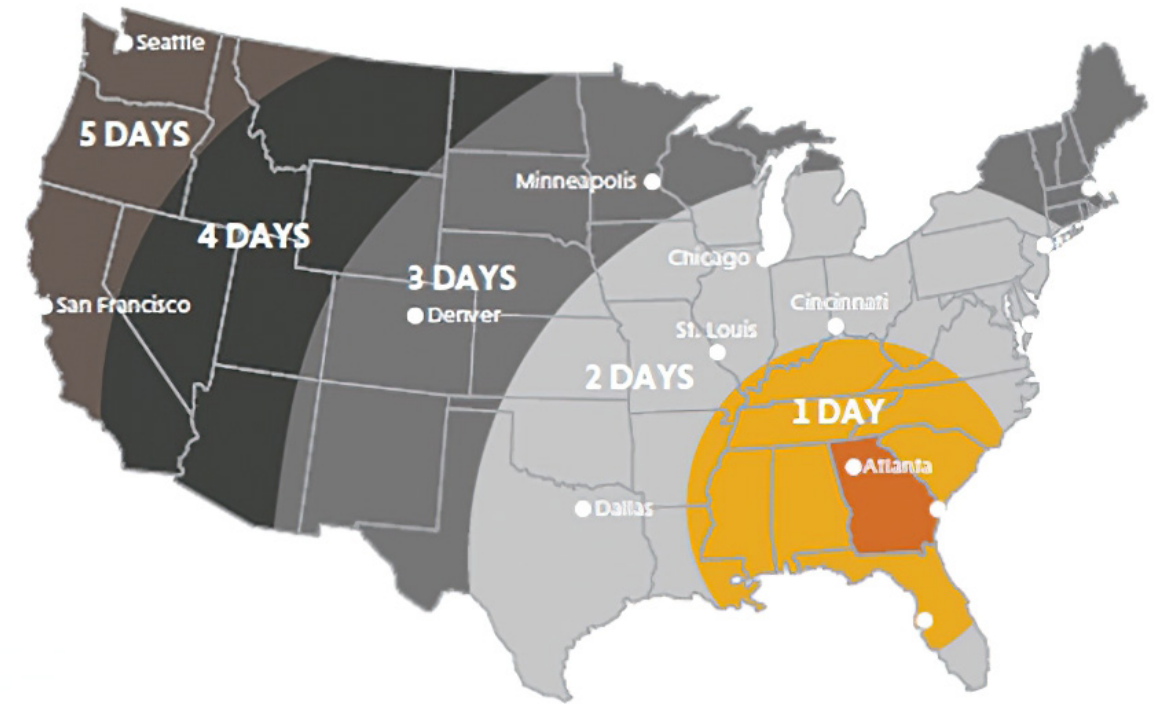
Clear height: 32'
 Office SF: 2,131 SF
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Area Overview & Location

Located in Jackson County, with I-85 visibility and easy access to Exit 147 and Exit 149
Direct access to SK Innovations without driving on I-85



TRUCK TRANSIT TIMES FROM GEORGIA



Access

0.9
miles to
I-85

55
miles to
I-285

77
miles to
Atlanta Airport

Demographics

36,930
people within
10 miles for 2020

\$64,256
people within
10 miles for 2020

81%
of homes are owned by
residents

776K
regional workforce

1.8M
population within a 45
minute drive

80%
of U.S. market with a two day
drive

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Road

Commerce, GA



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