

I-85 SOUTH CROSSING

WAREHOUSE SPACE **1,035,000 SF**

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For more information, please contact:

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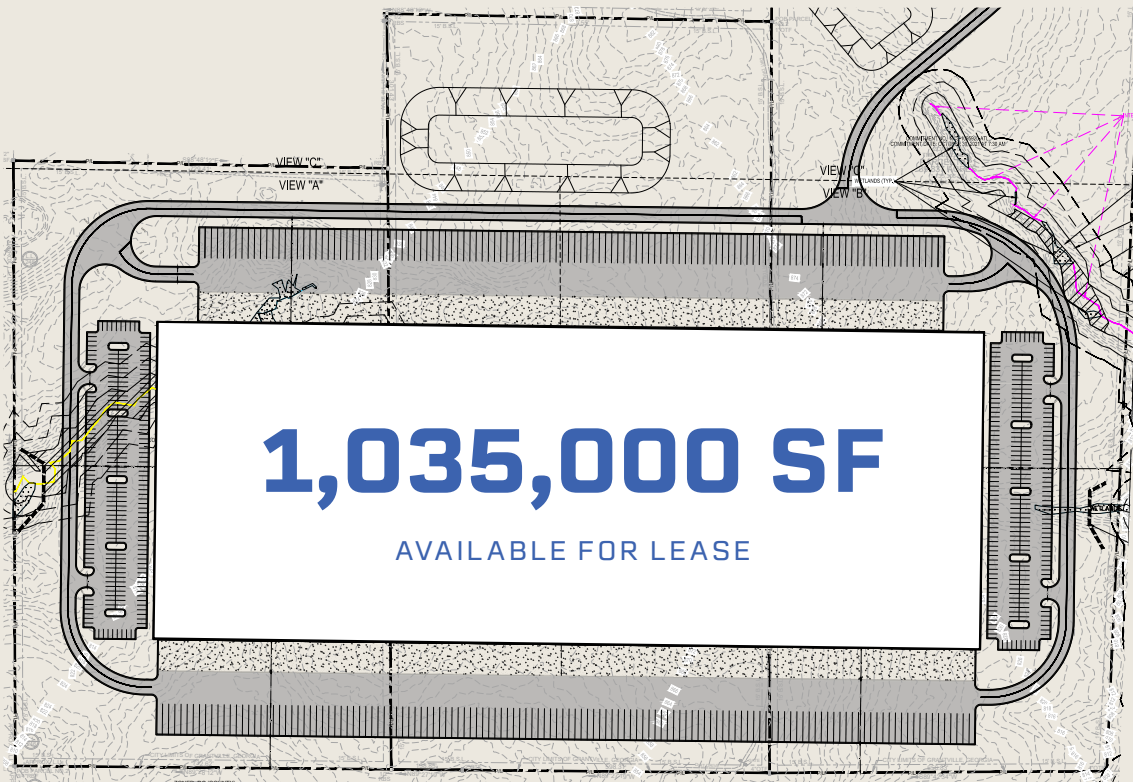
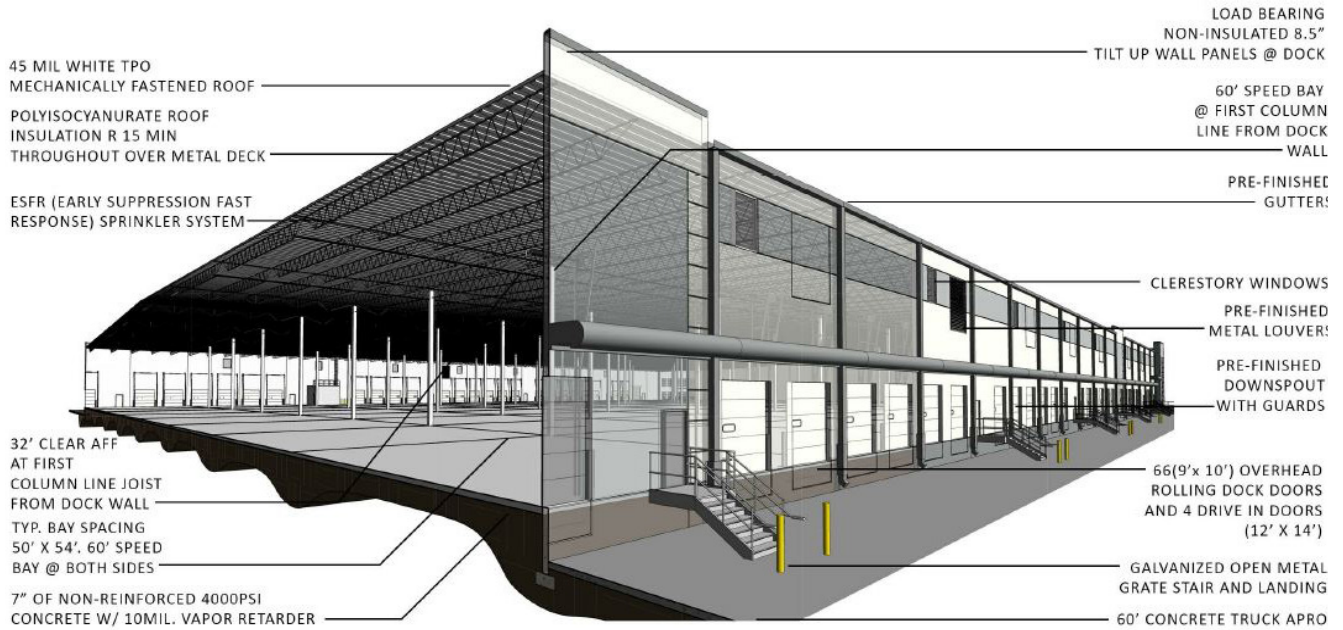
NAI BrannenGoddard

ROBINSON | WEEKS
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I-85 SOUTH CROSSING

Hwy 29, Grantville, GA 30220

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1,035,000 SF AVAILABLE FOR LEASE

TOTAL SQUARE FEET 1,035,000 SF Total

CONFIGURATION Cross Dock

SLAB 7", 4,000 PSI, Strategically Reinforced Slab on Grade

DIMENSIONS 620' x 1,960'

CLEAR HEIGHT 40' Clear Minimum

DOCK-HIGH DOORS 223 (9' x 10') Insulated Dock-high Doors

DRIVE-IN DOORS 4 (14' x 16') Ramped, Drive-in Doors

COLUMN SPACING 56' Wide x 50' Deep with 60' Speed Bays

TRUCK COURT DEPTH 185' Deep, All Concrete

TRAILER PARKS 262 Trailer Parks

AUTO PARKS 610 Auto Spaces

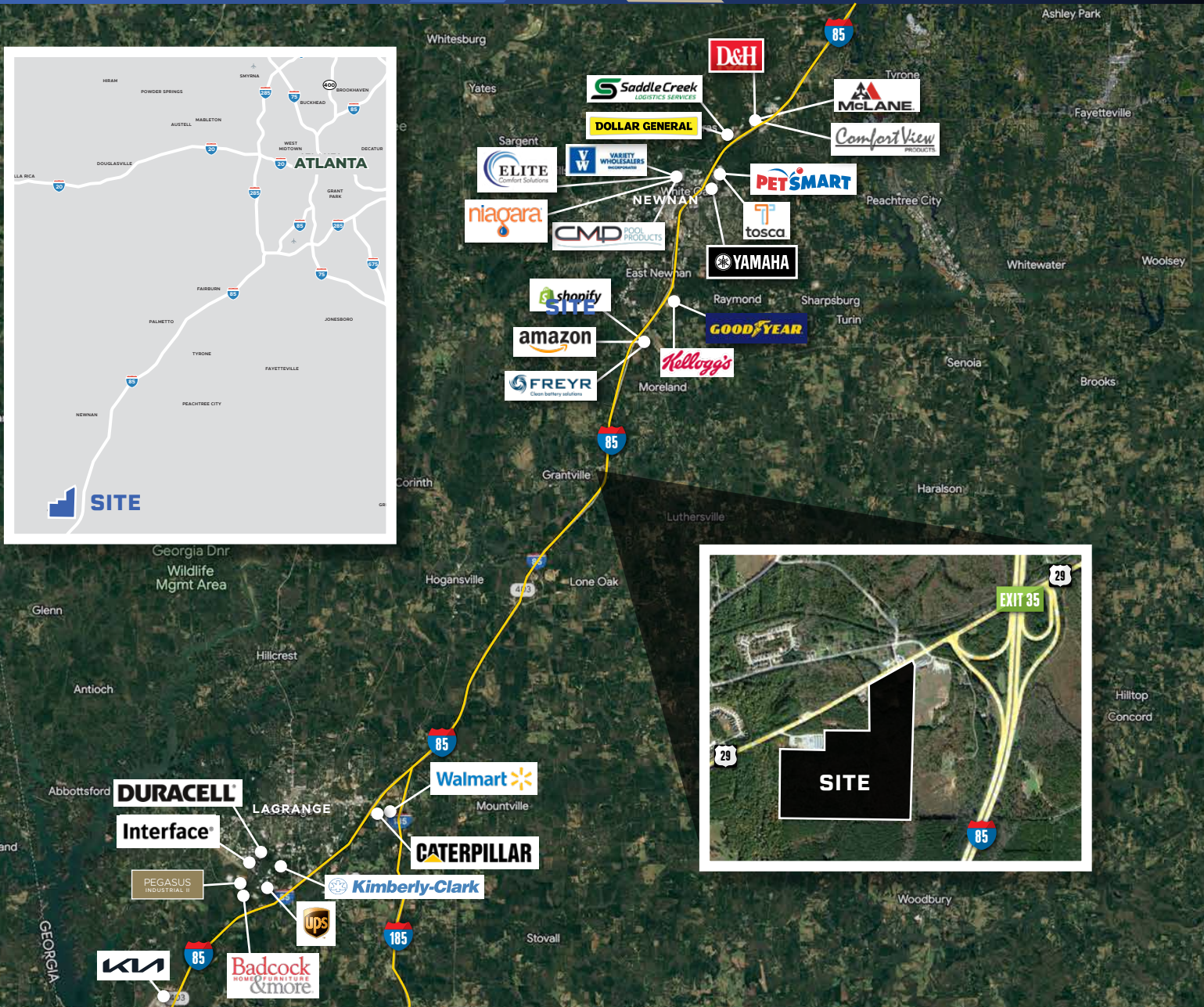
ELECTRICAL 277/480 Volt, 3 Phase

SPRINKLER ESFR Sprinkler System

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TENANT DEMAND

While e-commerce demand has normalized, it continues to drive demand requirements for the Logistics and Parcel Delivery industry. This year the Logistics and Parcel Delivery industry remained in the number one spot, with over 194 million square feet in requirements.

Since 2021, the automotive industry has seen demand increase by more than 156%. An influx of electric vehicle and battery manufacturing endeavors across the country has also contributed to this demand.

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INTERMODAL

CSX Future Inland Port	20 Miles
FedEx Hub (Lagrange)	23 Miles
UPS Hub (Pegasus Pkwy)	24 Miles
CSX Transportation (Lagrange)	31 Miles
CSX Transportation (Manchester)	35 Miles
Norfolk Southern (Atlanta)	51 Miles
Norfolk Southern (Austell)	57 Miles

INTERSTATE

I-85 (Exit 35)	0.25 Miles
I-285	35 Miles

AIR

Hartsfield-Jackson Atlanta Int'l Airport	41 miles
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PORT CITIES

Savannah, GA	256 Miles
Mobile, AL	263 Miles
Charleston, SC	340 Miles
Jacksonville, FL	353 Miles
New Orleans, LA	423 Miles
Norfolk, VA	637 Miles
Miami, FL	669 Miles



LOGISTICS HIGHLIGHTS

SOUTHWEST GEORGIA IS READY TO WORK

Coweta and Troup Counties are equipped with a substantial workforce, highly trained in advanced manufacturing, robotics and automation, healthcare, distribution, logistics and higher education.

1,627,819 POPULATION AND 860,000+ PERSON LABORFORCE

In eight county region: Coweta, Carroll, Fayette, Fulton, Heard, Meriwether, Spalding and Troup County.

Georgia Department of Labor; U.S. Census Bureau.

6TH IN GEORGIA

Coweta and Troup Counties rank sixth in Georgia for the number of people employed by international companies. Businesses from Canada, China, Denmark, Germany, India, Japan, the Netherlands, South Korea and the United Kingdom are happy to call Southwest Georgia home.

Georgia Department of Economic Development

THE HEART OF LOGISTICS IN THE SOUTHEAST

ATLANTA



World's busiest and most efficient airport



80% of U.S. can be reached within 2 flight hours



75% of U.S. can be reached within 2 truckload delivery days



Atlanta is the largest distribution hub in the southeastern United States.

Over 5,000 miles of Georgia rail

UPS, FedEx, DHL & Airborne Express all have major distribution hubs in the area

11 major sea & inland ports within 350 miles



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