



# Declaration

## LOGISTICS CENTER

400 JERRY STEELE LN | MCDONOUGH, GEORGIA

# PROPERTY SUMMARY

## 210,560 SF WAREHOUSE

**Available SF**  
104,395 SF

**Office SF**  
2,574

**Clear Height**  
32' min

**Column Spacing**  
54'w x 47'd

**Dock Doors**  
20 (9'x10'); 9 equipped with  
35,000 lb. pit levelers

**Drive-In Doors**  
1 (12'w x 14'h)

**Truck Court**  
185' truck court with 60'  
concrete apron

**Auto Parking**  
91

**Trailer Parking**  
18 trailer stalls

**Power**  
1200 AMP electrical service

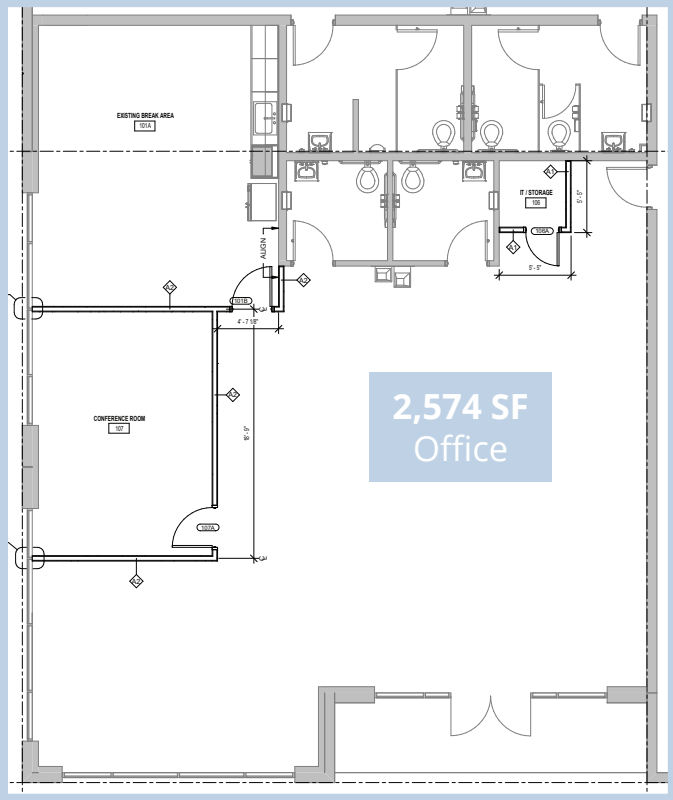
**Misc.**  
3 HVLS fans  
Clerestory windows

**Year Built**  
2022

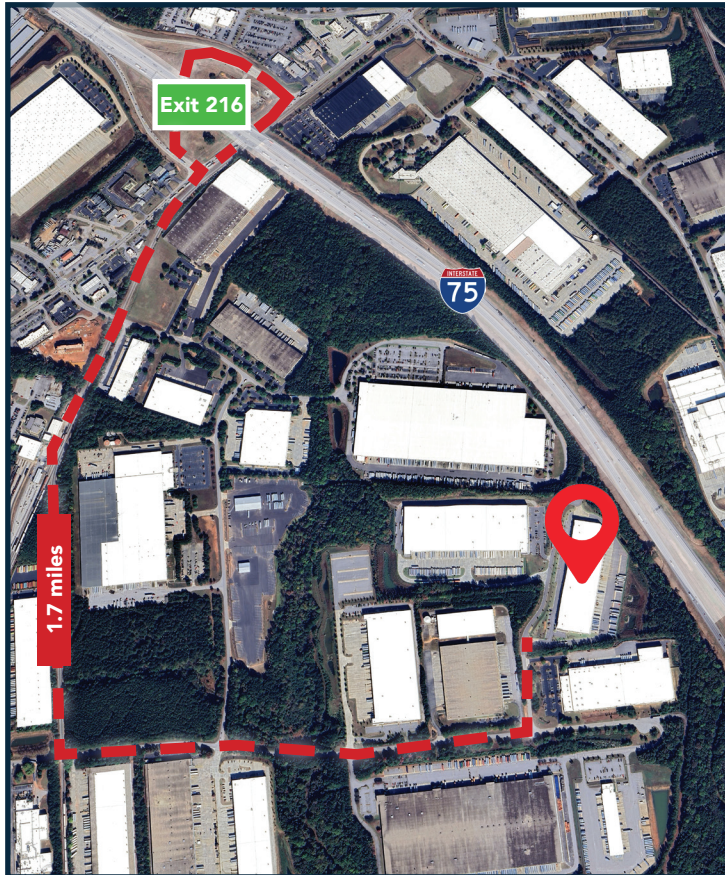
**Fire Protection**  
ESFR



# SITE PLAN



# LOCATION & TENANTS IN THE MARKET



ACCESS MAP

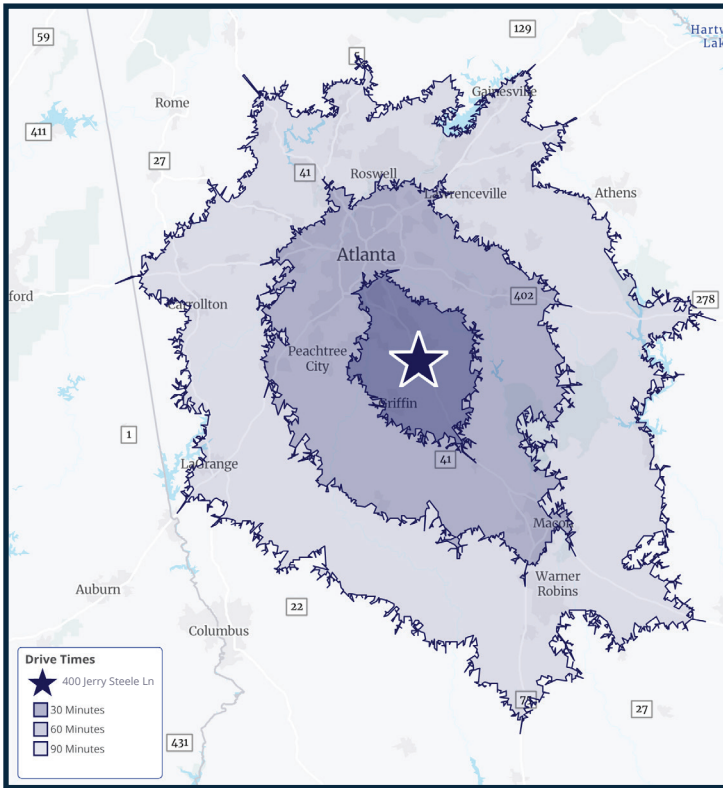


|                   |           |
|-------------------|-----------|
| I-75 via Exit 216 | 1.7 miles |
| I-75 via Exit 218 | 2.8 miles |

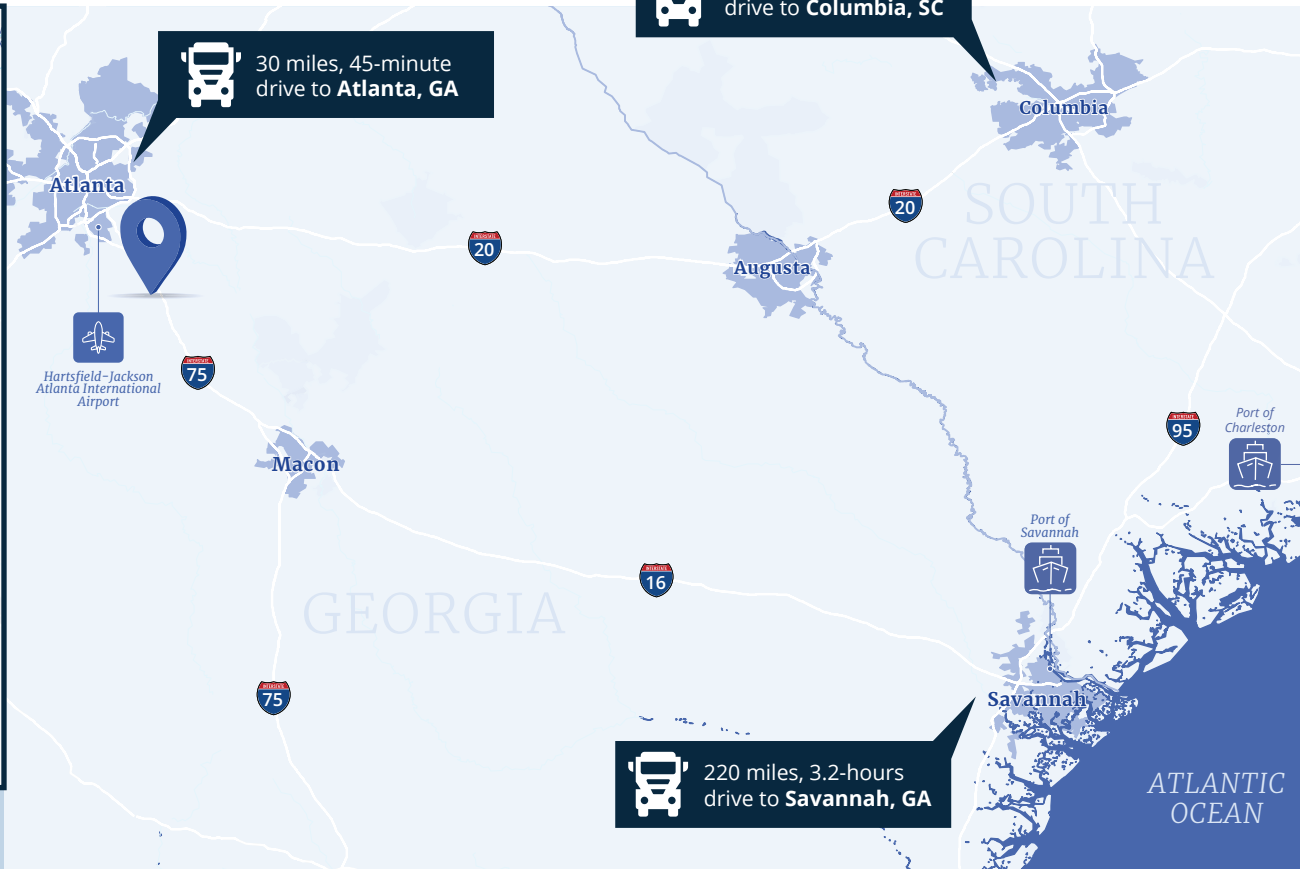
|                    |          |
|--------------------|----------|
| I-285 via Exit 238 | 25 miles |
| I-285 via Exit 52  | 25 miles |

|               |           |
|---------------|-----------|
| ATL Airport   | 26 miles  |
| McDonough, GA | 5.1 miles |

|             |            |
|-------------|------------|
| Atlanta, GA | 30 miles   |
| Macon, GA   | 56.2 miles |



**LABOR STATISTICS**



**1,182,061**  
**FIVE YEAR PROJECTED POPULATION**  
 within 40 minute drive time



**\$18.68**  
**MEDIAN HOURLY WAGE**



**1,144,860**  
**POPULATION**  
 within 40-minute drive time



**444,597**  
**WORKFORCE**  
 within 40-minute drive time

# DECLARATION

## LOGISTICS CENTER

400 JERRY STEELE LN | MCDONOUGH, GEORGIA



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