



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

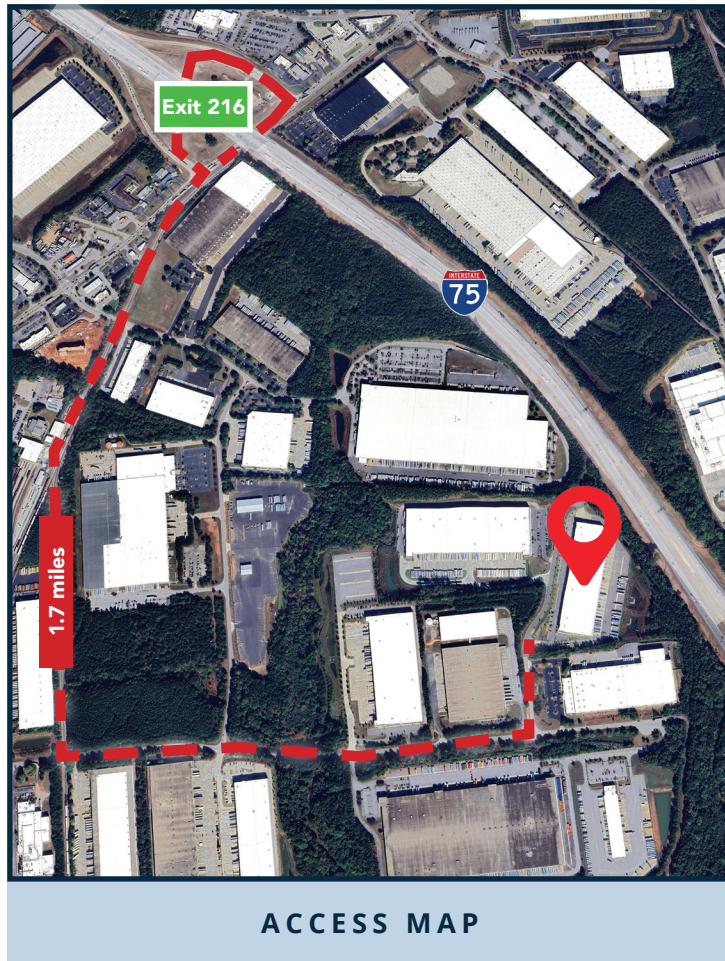
Misc.
3 HVLS fans
Clerestory windows

Year Built
2022

Fire Protection
ESFR



LOCATION & TENANTS IN THE MARKET



I-75 via Exit 216 1.7 miles

I-75 via Exit 218 2.8 miles

I-285 via Exit 238 25 miles

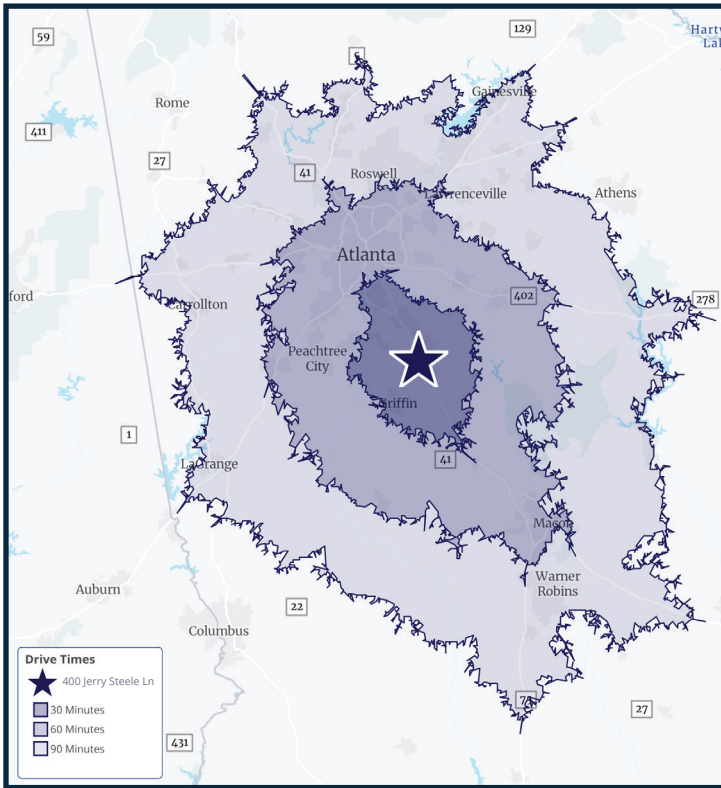
I-285 via Exit 52 25 miles

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



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HARRISON MARSTELLER

EXECUTIVE VP, PRINCIPAL

404.877.9219

HARRISON.MARSTELLER@COLLIERS.COM

SEAN BOSWELL

VICE CHAIR, PRINCIPAL

404.877.9268

SEAN.BOSWELL@COLLIERS.COM

DARREN ROSS

VICE CHAIR, PRINCIPAL

404.877.9279

DARREN.ROSS@COLLIERS.COM

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