

DECLARATION LOGISTICS CENTER



**CROW
HOLDINGS**

INDUSTRIAL

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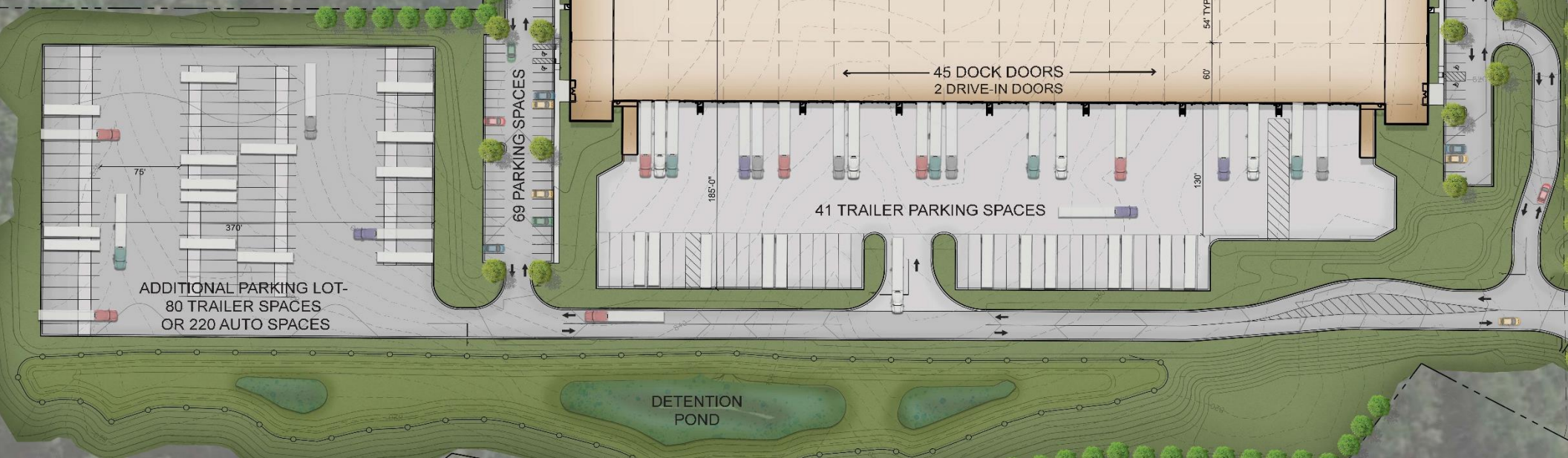
Bob Burdell | 404-836-4842
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STRATEGIC
REAL ESTATE PARTNERS, LLC

PROPERTY DETAILS

255 Declaration Drive, McDonough, GA



SQUARE FEET	268,940 (330' X 810')
MIN. CLEAR HEIGHT	32'
AUTO PARKING	128 SPACES (EXPAND. TO 348)
TRAILER PARKING	41 SPACES (EXPAND. TO 121)
SLAB	7", 4,000 PSI
FIRE PROTECTION	ESFR

COLUMN SPACING	52' W X 54' D (60' STAG. BAY)
DRIVE-IN DOORS	2 (12' X 14')
DOCK HIGH DOORS	45 (9' X 10')
TRUCK COURT	130'-185' (FULL CONCRETE)
TAX INCENTIVES	INVENTORY TAX EXEMPTIONS AND JOB TAX CREDITS AVAILABLE

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LOCATION OVERVIEW

DECLARATION LOGISTICS CENTER is located in the Liberty Industrial Park in Henry County, Georgia. The Henry County industrial submarket is one of Atlanta's top growth markets and is crucial for servicing both port-related users and regional distribution in the Southeast. The development has been designed to meet the highest market specifications and can accommodate a wide range of industrial users looking for proximity to the Atlanta MSA, Florida markets and the Port of Savannah. **The site is located off Declaration Drive and provides superior access to I-75 (1.5 miles) via Liberty Industrial Parkway and Highway 155.** Also, just 25 miles from I-285 and Hartsfield Jackson International Airport the site offers great proximity to the Atlanta MSA. All infrastructure and major utilities are in place for the development.

INTERMODAL

CSX/FAIRBURN.....38 MILES
CSX/ATLANTA.....38 MILES

NORFOLK SOUTHERN/INMAN.....37 MILES
NORFOLK SOUTHERN/AUSTELL.....47 MILES

AIRPORTS

HARTSFIELD JACKSON ATLANTA.....25.5 MILES
CHARLIE BROWN AIRPORT.....40.9 MILES

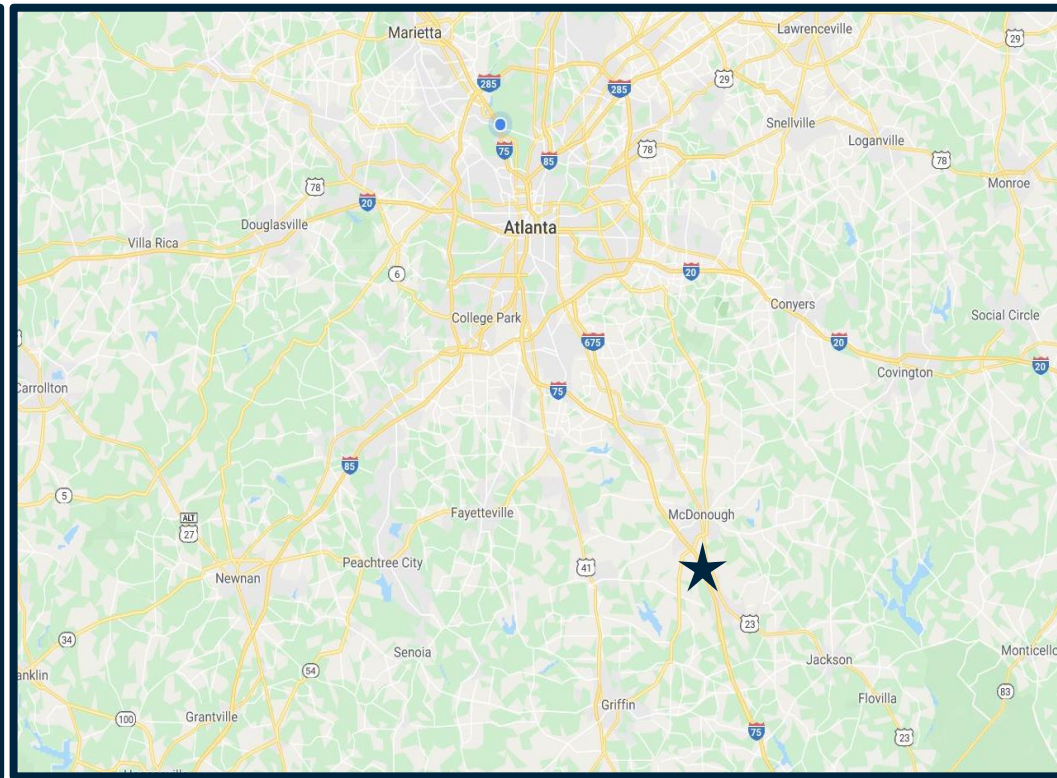
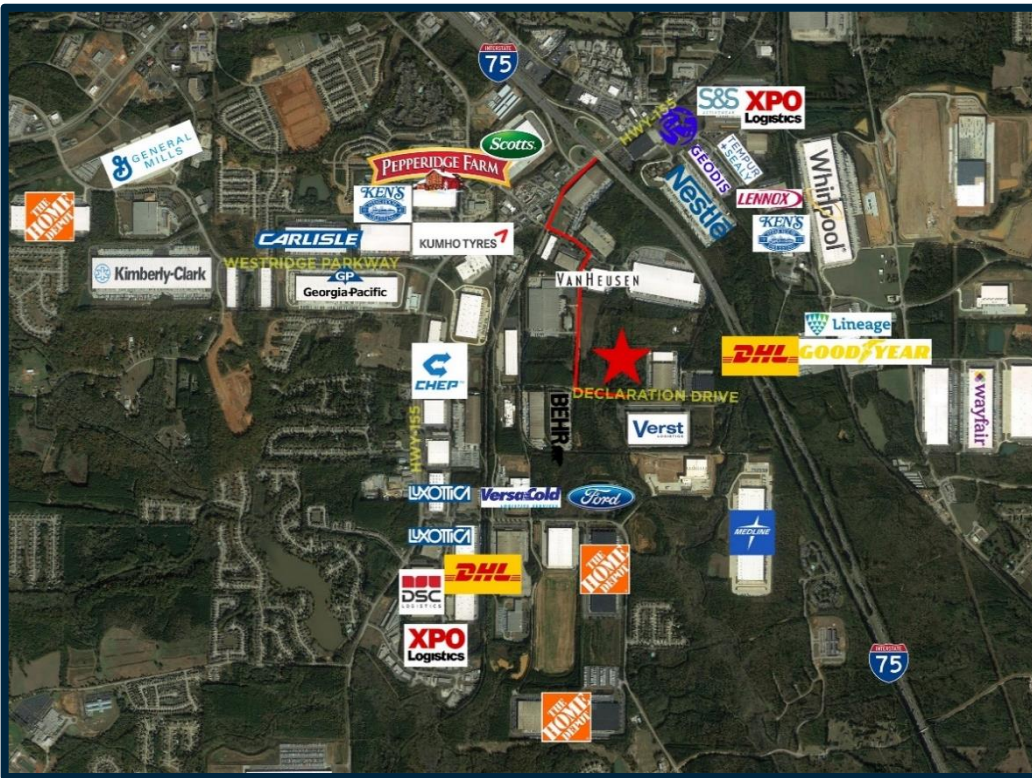
SAVANNAH/HILTON HEAD INT'L.....217 MILES

SEAPORTS

INLAND PORT GREER.....187 MILES
SAVANNAH.....222 MILES

CHARLESTON.....291 MILES
JACKSONVILLE.....323 MILES

NORFOLK.....586 MILES
MIAMI.....634 MILES



DECLARATION LOGISTICS CENTER

255 Declaration Drive, McDonough, GA

268,940 Square Feet
+/- 28 Acres



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