

# I-85 SOUTH CROSSING

WAREHOUSE SPACE **1,006,880 SF**

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For more information, please contact:

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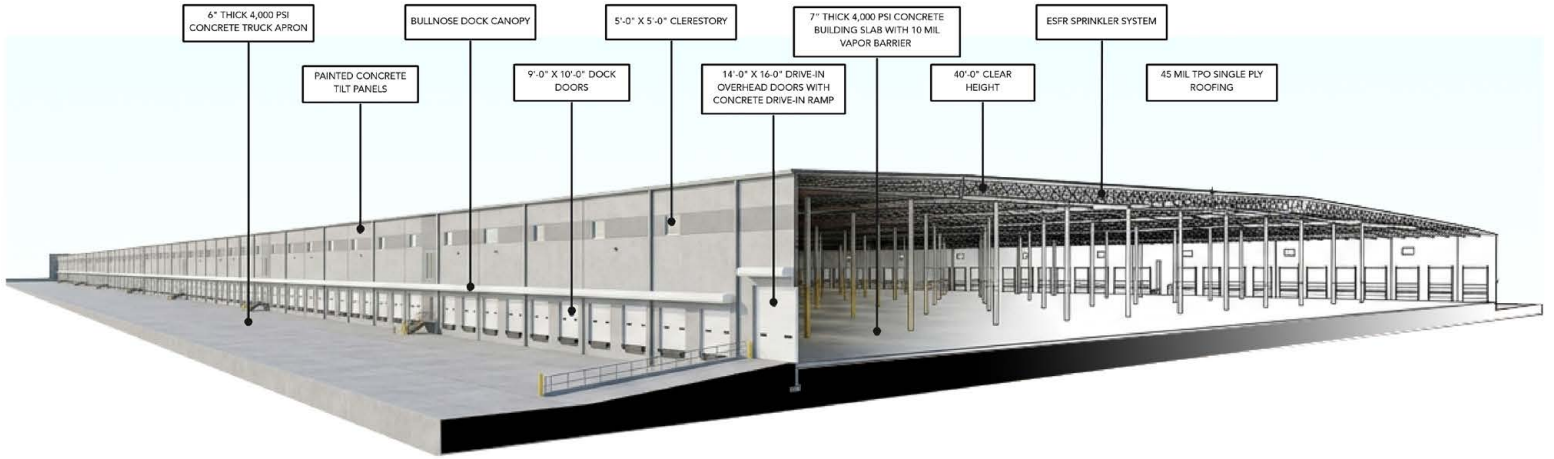
**NAI** BrannenGoddard

**ROBINSON | WEEKS**  
PARTNERS

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5400 Hwy 29 South  
Grantville, GA 30220

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## 1,006,880 SF AVAILABLE FOR LEASE

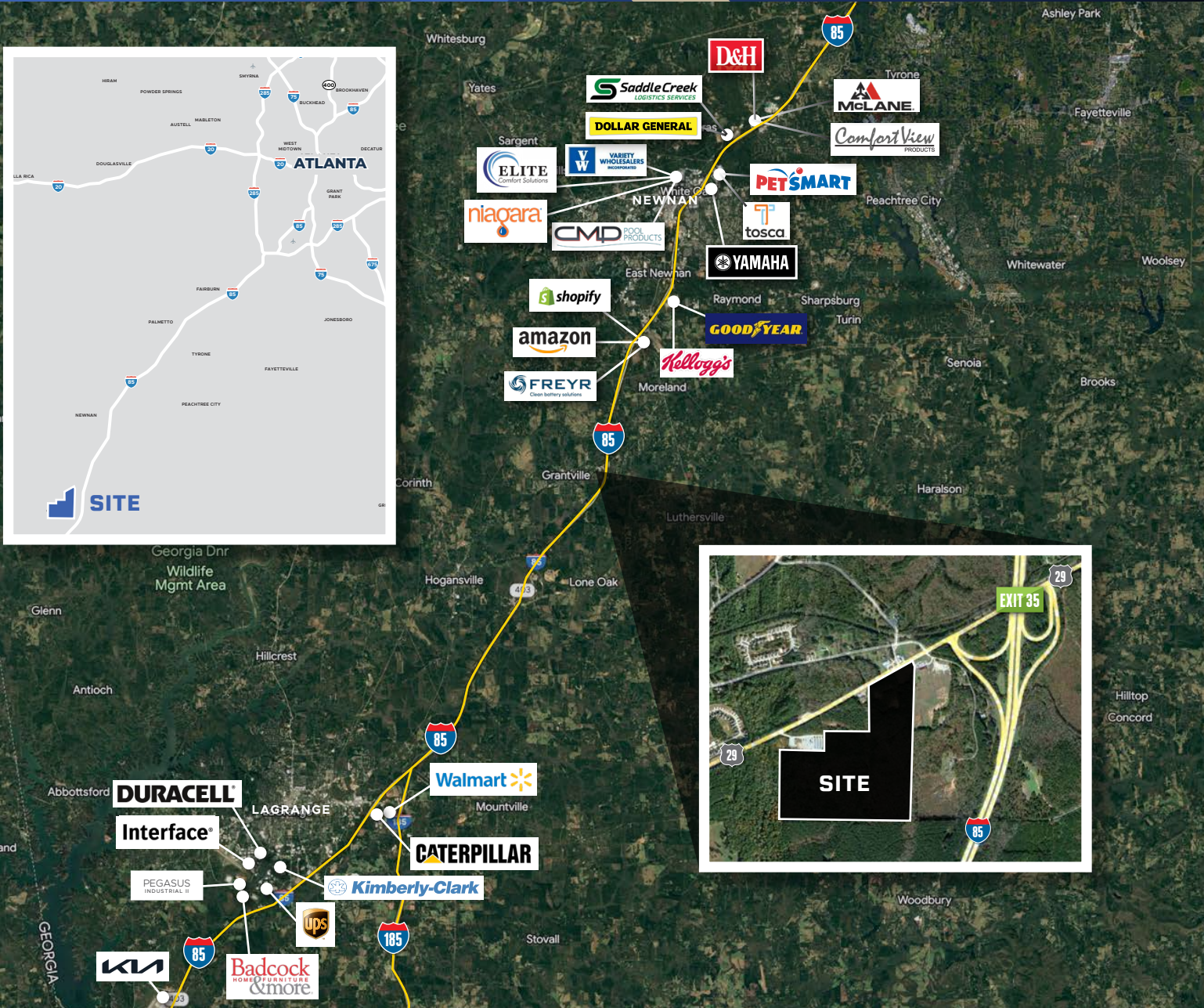
TOTAL SQUARE FEET	1,006,880 SF Total
CONFIGURATION	Cross Dock
SPEC OFFICE	5,000 SF with Breakroom & Covered Exterior Patio
SLAB	7", 4,000 PSI
DIMENSIONS	620' x 1,624'
CLEAR HEIGHT	40' Clear Minimum
COLUMN SPACING	56' Wide x 50' Deep with 60' Speed Bays
DOCK-HIGH DOORS	198 (9' x 10')
DRIVE-IN DOORS	4 (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	250 Trailer Parks
AUTO PARKS	450 Auto Spaces
ELECTRICAL	2 Separate 4000A, 480V, 3P Services at Each End of the Building
LIGHTING	LED Warehouse Lighting at 30FC, LED Wall Packs for Exterior
SPRINKLER	ESFR Sprinkler System
ROOF	45 Mil TPO Single-Ply with R-20 Insulation

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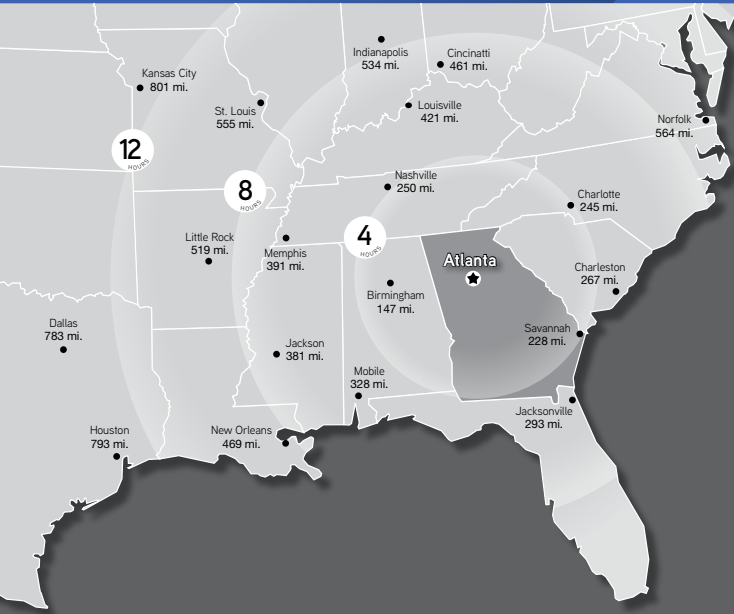
## TENANT DEMAND

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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## 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

### DISTANCE FROM PROPERTY

#### INTERSTATE

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

#### 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

#### 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

## ATLANTA

### THE LARGEST HUB OF LOGISTICS IN THE SOUTHEAST



Hartsfield-Jackson Atlanta Int'l Airport is the busiest airport in the world.



One of the most extensive freight rail systems transporting over 196 million tons of freight.



Over 80% of U.S. consumers are within a 2-hour flight time from Atlanta.



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



Cargo is within two or fewer days by truck from 80% of U.S. consumers.



11 major sea/inland ports are within 350 mi. including Ports of Savannah and Brunswick.

Georgia Department of Economic Development, GeorgiaLogistics.com

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