

UNION GROVE

LOGISTICS CENTER

BUILD-TO-SUIT
UP TO 660,000 SF AVAILABLE FOR LEASE



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PROPERTY HIGHLIGHTS

- ▶ 60-acre master planned park
For verification by developer
- ▶ Less Developed Census Tract Tax Credits
- ▶ Corporate neighbors include: Mohawk, LG, Nourison, CFL, Love's Travel Stop, Kerry Foods, and Buc-ee's
- ▶ 36' (up to 52' at ctr)
- ▶ 60' X 60' Column Spacing, 90' Speed Bay
- ▶ ¼ mile to I-75 at the new Union Grove Road interchange-Exit 310
- ▶ 38 Miles to the Appalachian Regional Port
- ▶ 54 Miles to I-24 in Chattanooga
- ▶ Fully Entitled
- ▶ Mass Grading Complete
- ▶ All Utilities In Place

TAX INCENTIVES

100

Eligible New Jobs Created

\$350,000

Per Year

x

5

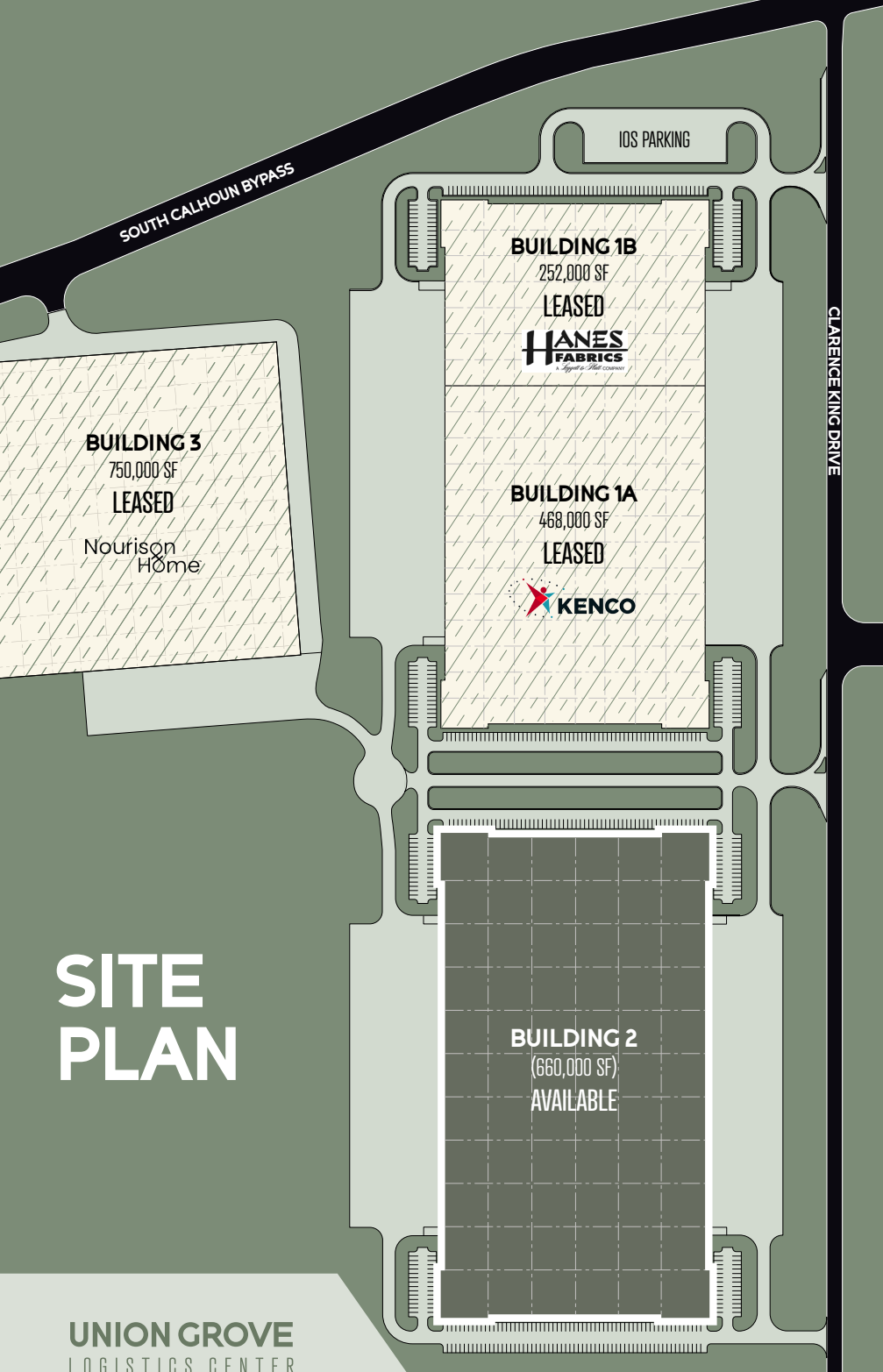
Years

\$1,750,000

Tax Savings

- ▶ Located in a less-developed census tract (LDCT)
- ▶ Federal opportunity zone
- ▶ New Markets Tax Credit Zone

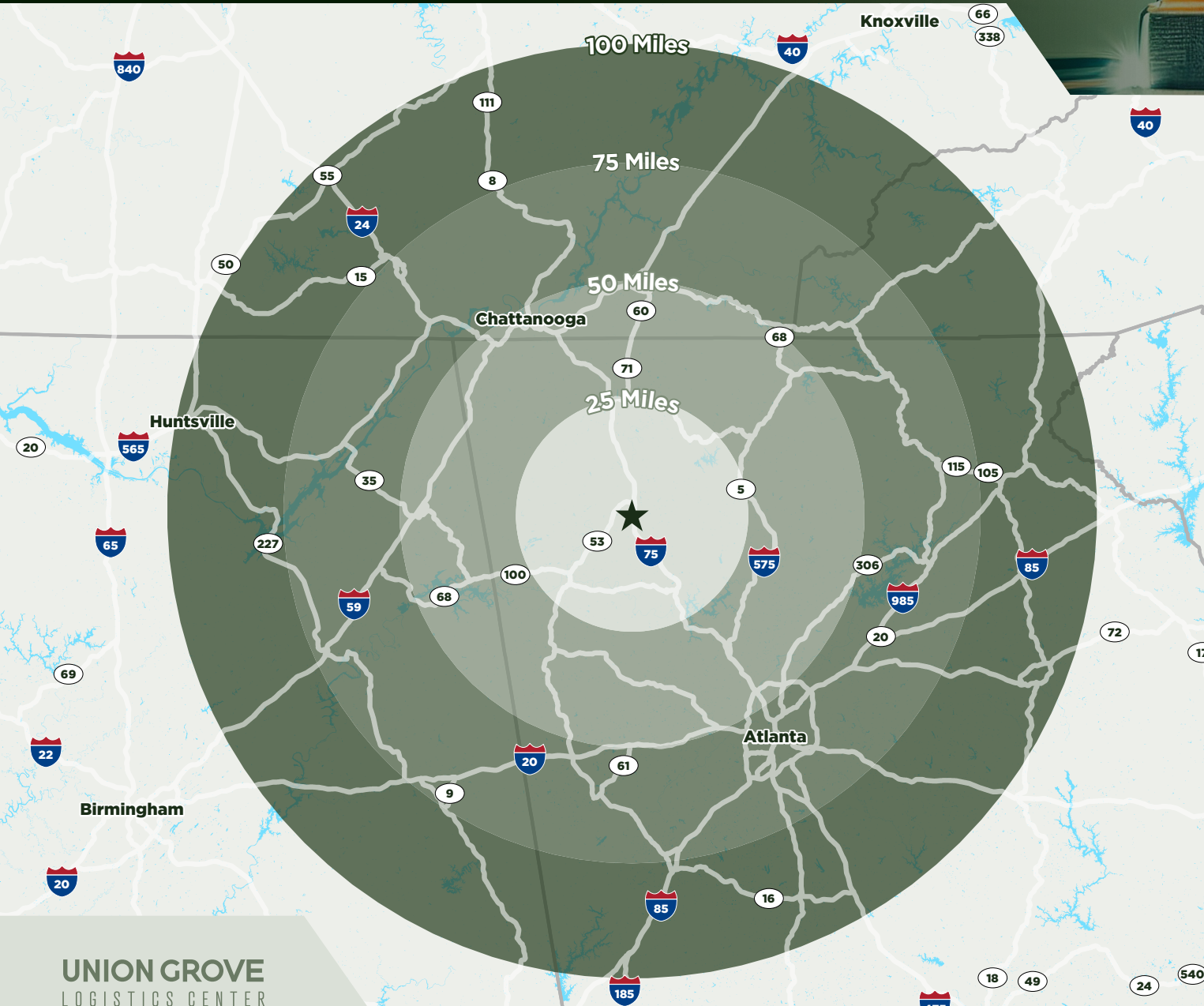




BUILDING SPECS

CONTRACTOR:	FoxBrindle Construction Company	LOADING DOORS:	80 Dock high doors (9'X10')* with vision panels and 6' X 7', 50,000 lbs, capacity hydraulic pit levelers. 2 drive-in doors (14'X14') with concrete ramps-electrically operated <i>*For confirmation by developer</i>
CLEAR HEIGHT:	36' (up to 52' at ctr)	CANOPIES:	Prefinished bullnose over docks; decorative structural steel and concrete at office area
SQUARE FOOTAGE:	126,000 to 660,000 SF	TRUCK COURT:	180' concrete-8" thick, 3,000 psi over 4" stone base
BUILDING DEPTH:	600 FT	PARKING SPACES:	120 auto; 30 trailer storage. Site is designed for 113 trailers and 160 docks at full buildout
OFFICE AREA:	3,400 SF (Expandable)	ELECTRICAL:	One 1,200-amp, 277/480v, 3-phase, 4-wire services underground rough-in for an additional 4,000-amp service for 660,000 SF space
ACRES:	98 Acres (Total Site)	SPRINKLER TYPE:	ESFR System
CONFIGURATION:	Cross Dock	ROOFING SYSTEM:	60 mil, fully adhered, white, TPO with 3.5" ISO (R-20 min rating)
SLAB:	6" Slab 4,000 PSI with 10 mil vapor barrier	VENTILATION FANS/LOUVERS:	Intake and exhaust for 3 air changes per hour
COLUMN SPACING:	60' X 70' spans; speed bays are 90' wide		
WALLS:	Masonry, minimum 7" thick		

SUPERIOR ACCESSIBILITY



DRIVE TIMES

Atlanta	64 Miles
Atlanta Int'l Airport	75 Miles
Appalachian Regional Port	38 Miles
Athens	131 Miles
I-24	54 Miles
Chattanooga	55 Miles
Birmingham	141 Miles
Nashville	187 Miles
Knoxville	150 Miles
Charlotte	304 Miles
Columbia	279 Miles
Port of Charleston	372 Miles
Port of Savannah	314 Miles
Huntsville	124 Miles

CENTER OF A MANUFACTURING HUB

**UNION GROVE
LOGISTICS CENTER**

**UNION GROVE
LOGISTICS CENTER**

Engineered
FLOORS.

53

Shaw

TEKLAS

MOHAWK
INDUSTRIES, INC.

NOTS
LOGISTICS

LX Hausys

Shaw

SOUTHWEST GREENS
GOLF & GARDENS

MOHAWK
INDUSTRIES, INC.

S-Wall St

GAS INCORPORATED

TAYSE

Berry

RACEMARK

Mannington

Mannington

CatalystCarpet
SERVICES

PRESTIGE
WILLS

apache
mills

Mannington

rizzyhome
beautifully designed

evco
Where innovation Takes Form

MOHAWK
INDUSTRIES, INC.

MS
LOGISTICS

GREENSCAPES
LANDSCAPE MAINTENANCE

WP

vG
Industrial Partners

HAUTELOOM

MS
LOGISTICS

Union Grove Rd SE

Shaw

MAPEI
IMPROVED SURFACES. PROVEN PERFORMANCE.

NOVALIS
INNOVATIVE FLOORING

Nourison
Home

STANTON
Carpet • Custom Rugs • Runners • Luxury Vinyl

KAS
Live in Style

MOHAWK
INDUSTRIES, INC.

NFI

US-41

LX Hausys

Lovers Lane Rd SE

53

Union Grove Church Rd SE

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FOR MORE INFORMATION, PLEASE CONTACT:

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