



243,540 SF WAREHOUSE/DISTRIBUTION BUILDING

DELIVERY SCHEDULED 4Q, 2018

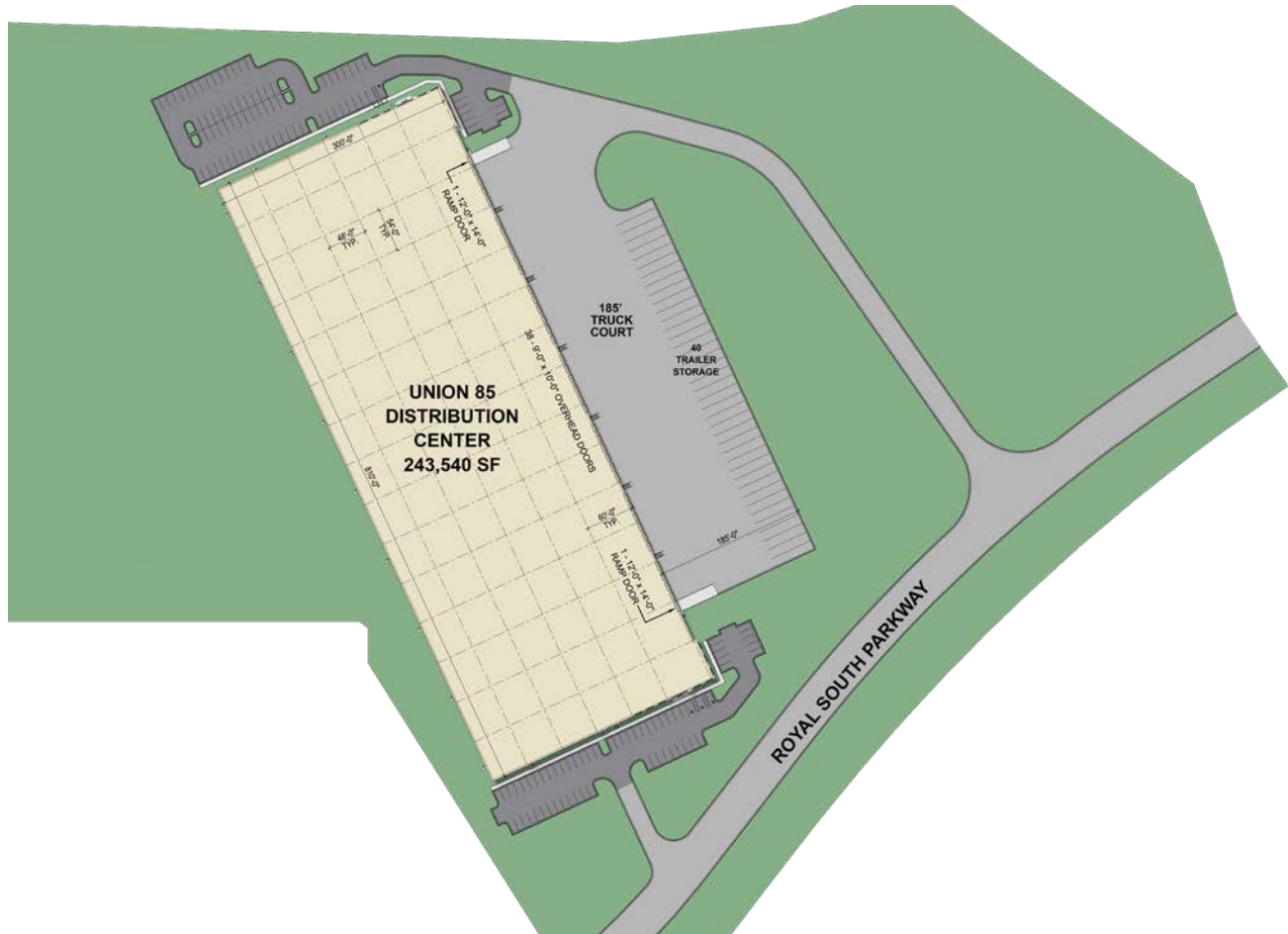
- Close proximity to I-85
- First full-diamond interchange south of I-285
- Front Load configuration

Located at the “front door” of the 85 South Submarket - one of Atlanta’s premier industrial corridors





- BASE BUILDING SPECS**
- Interior Walls Painted White
 - Clerestory Windows
 - All concrete Truck Court
 - Vision Windows in Each Dock Door



BUILDING SPECIFICATIONS:

SIZE:	243,540 SF Front Load (divisible)	
LOCATION:	Intersection of Flat Shoals and Buffington Rd. 0.3 miles off I-85 via full diamond interchange (Exit 66)	
OFFICE:	Build to Suit	
BUILDING DIMENSIONS:	<ul style="list-style-type: none"> • 300' Building Depth • 32' Clear Height 	<ul style="list-style-type: none"> • 54'W x 48'D Typical Column Spacing • 60' Speed Bays
DOCK-HIGH & DRIVE IN DOORS:	38 Dock-High, 2 Drive-In	
TRUCK COURT:	All Concrete	
WAREHOUSE LIGHTING:	LED Motion Sensored	
SPRINKLER:	ESFR Sprinkler System	
FLOOR:	6" Slab on Grade, 4,000 PSI with Lapidolith Floor Hardener	
ROOF:	TPO Single Ply Mechanically Attached, LTTR-20	
EXTERIOR WALLS:	Site Cast Concrete Tilt Panels	
POWER:	2000 AMP Electrical Service	
TRAILER STORAGE:	40 Existing	



EXIT 66

- Immediate access to I-85 (0.3 miles)
- 3 miles to I-285 accessing entire super metro area
- Closest new development to I-285 within the active I-85 South corridor

	Exit 61	Exit 64	Exit 66
Distance to I-285:	8 Miles	5 Miles	3 Miles
Current Industrial SF:	14,701,692 SF	3,864,104 SF	1,363,790 SF
Planned Industrial:	3,871,811 SF	0 SF	362,880 SF
Projected 2017 Traffic Count:	56,000 vehicles / day	49,000 vehicles / day	27,500 vehicles / day
Distance to Atlanta Airport:	9 Miles	7 miles	5 miles
Distance to CSX Intermodal:	2.5 miles	5 miles	6 miles

Distance to Port of Savannah: 250 miles
 Distance to Port of Charleston: 335 miles