



NORTH GATE

BUILDING 1

1200 GENERAL WAY RINCON, GA 31326

310,290 SF

FOR LEASE

SPECULATIVE CLASS A

PRIME SAVANNAH HWY 21 CORRIDOR LOCATION

10 MILES FROM THE 3RD LARGEST GATEWAY IN THE U.S.





Building 1 Truck Court

SITE PLAN

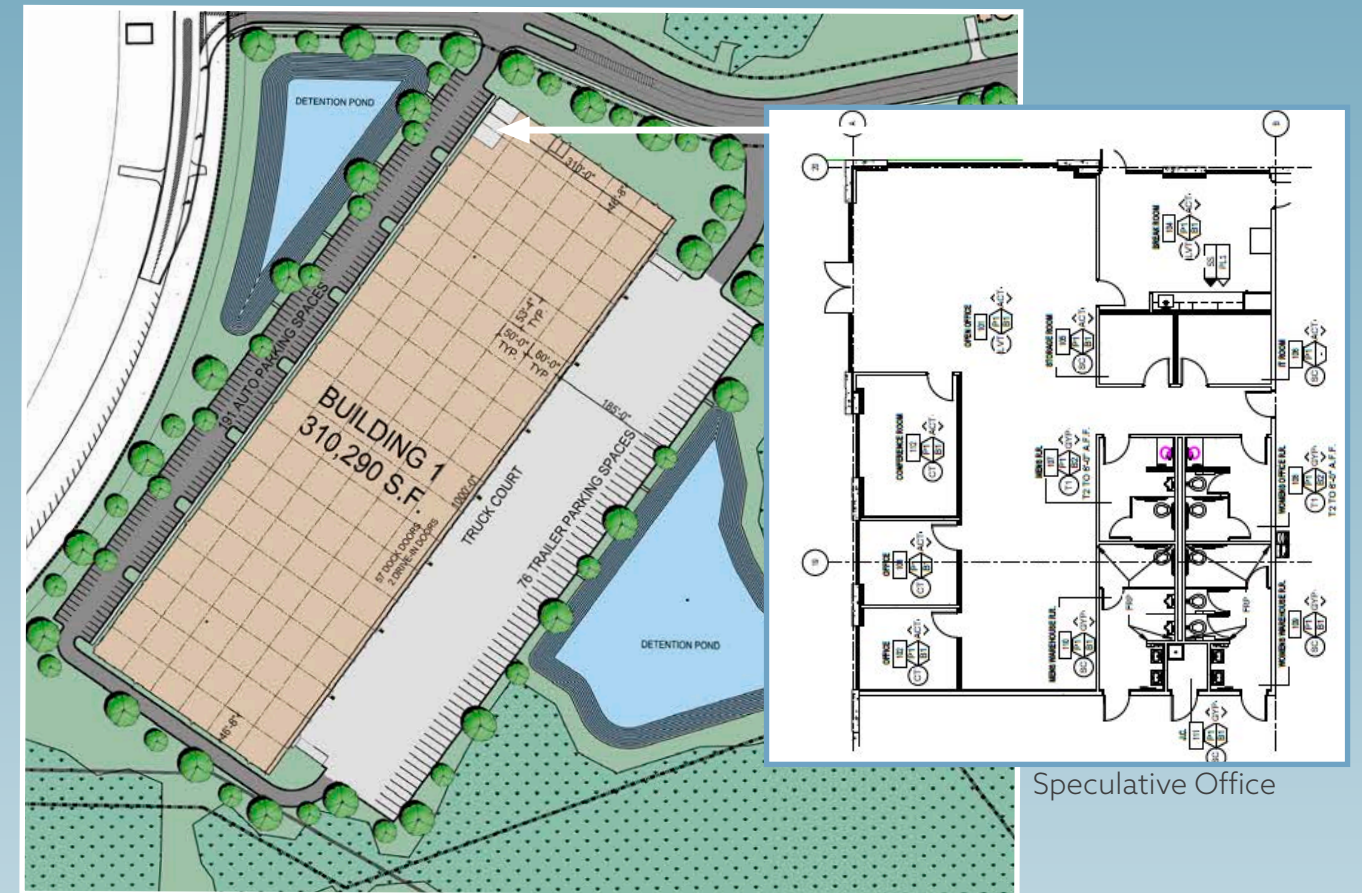
PROPERTY DETAILS

PROPERTY OVERVIEW

Located 10 miles from the 3rd largest gateway in the US, North Gate is in the ideal geographic location for warehousing and distribution center needs. North Gate comprises of three buildings totaling, 853,019 SF with a variety of both front and rear loading configurations. They are thoughtfully designed by a Landlord intending to own these assets long-term and have incorporated modern specifications for both today and tomorrow's Tenants.

PROPERTY HIGHLIGHTS

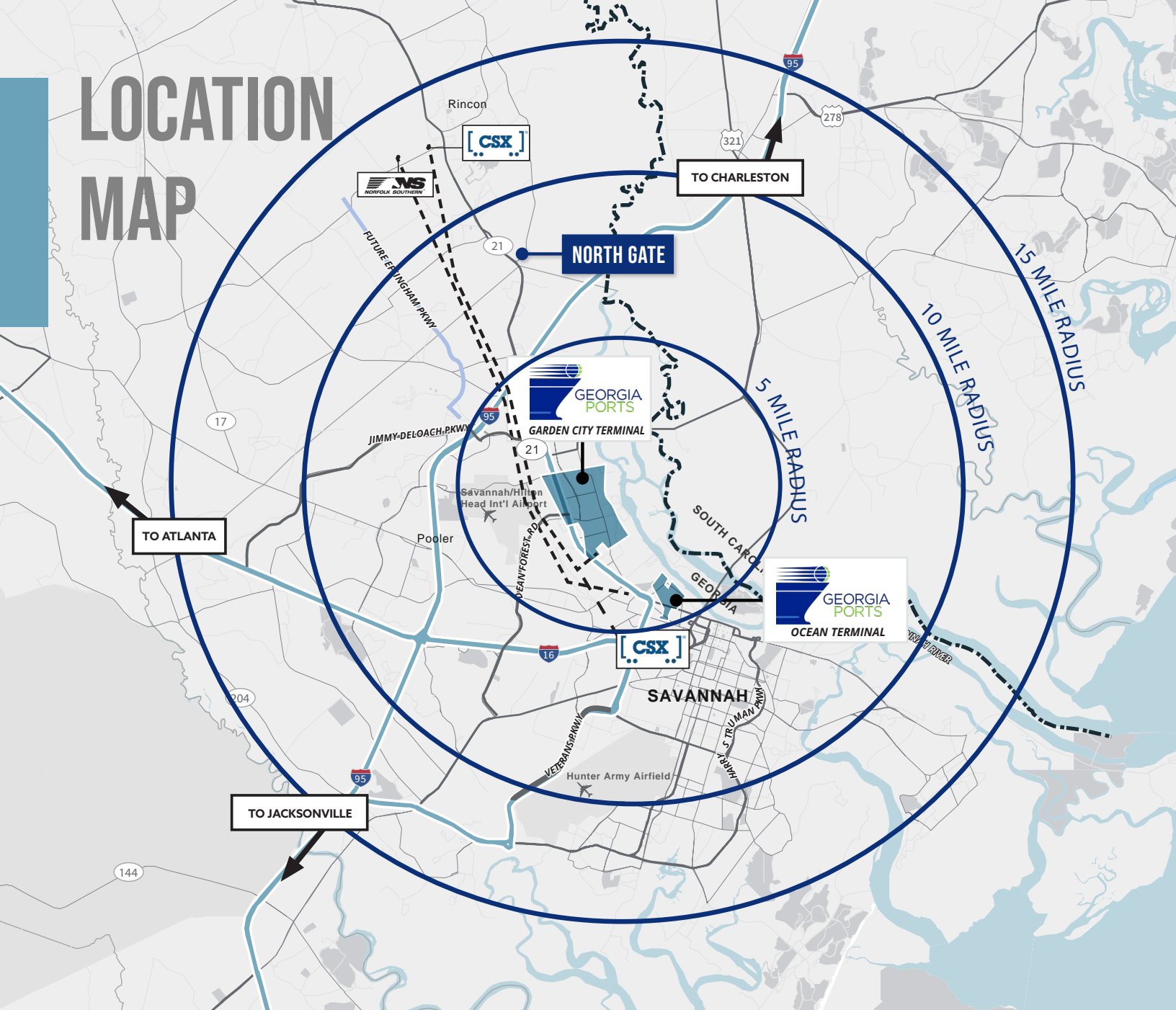
ACREAGE	26.0 +/- AC	SPRINKLER TYPE	ESFR
BUILDING SIZE	310,290 SF	# OF DRIVE-IN DOORS/RAMPS	2
SPEC OFFICE	+/- 3,116 SF	# OF DOCK DOORS	57
BUILDING DIMENSIONS	1,000' x 310'	DOCK PACKAGES	19, 40,000 lbs mechanical pit levelers
BUILDING TYPE	Rear-Load	# OF AUTO PARKS	191
BUILDING CONSTRUCTION	Concrete Tilt-Wall	# OF TRAILER PARKS	76
CLEAR HEIGHT	36'	TRUCK COURT DEPTH	185'
COLUMN SPACING	52'-54' x 50' with 60' Speed Bay	ELECTRICAL SERVICE	4,000 Amp
FLOOR TYPE	7" 4,000 PSI - Unreinforced	BUILDING VENTILATION	1.5 Air Changes/Hour
ROOF	60 mil R15 over warehouse R20 over office	SPEC LIGHTING	25 FC LEDs



Speculative Office



LOCATION MAP



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