

South Atlanta on I-75 South • Three Class A Industrial Buildings • 1,025,000 Total SF

AVAILABLE FOR LEASE
Under Construction
206,400 SF



EAGLES LANDING

DISTRIBUTION CENTER


STREAM



ALPHA
INDUSTRIAL
PROPERTIES



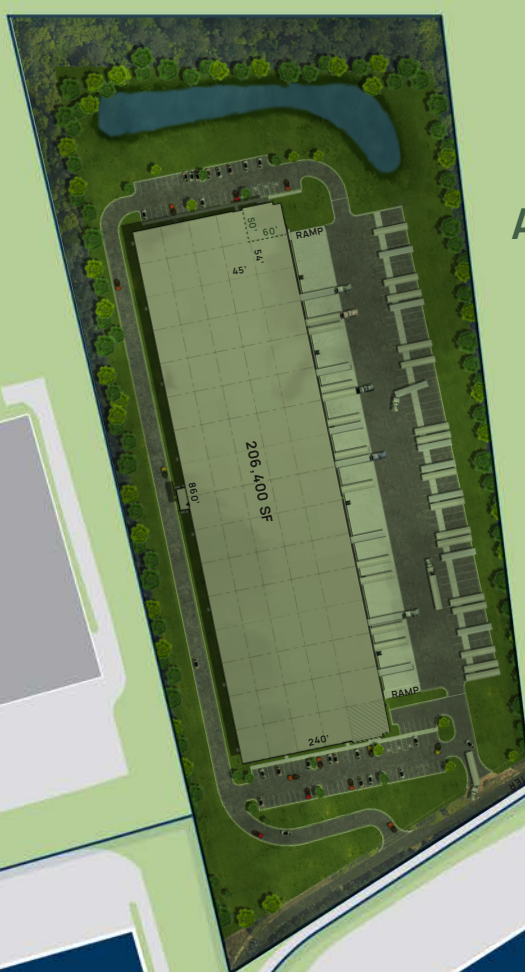


EAGLES LANDING
DISTRIBUTION CENTER

Under Construction
AVAILABLE FOR LEASE
Building 400
206,400 SF

LEASED
Building 300

LEASED
Building 200



Eagles Landing Pkwy

Thomas Way

Trade Center Pkwy



SITE PLAN

Building 400

SPEC OFFICE 2,369 SF



TRADE CENTER

AVAILABILITY HIGHLIGHTS

Building 400

Address: 625 Old Hudson Bridge Road,
Stockbridge, GA 30281

Building Size: 206,400 SF

Available Suite Size: 100,000 - 206,400 SF

Spec Office Size: 2,369 SF

Clear Height: 32'

Configuration: Front Load

Loading: 48 Dock-high, 2 (12'x14') Drive-in

Spec Dock Levelers: 4 Dock Pits with 35K 6'X8' Mechanical Levelers

Column Spacing: 54' x 45'

Speed Bays 60'

Sprinkler System: ESFR

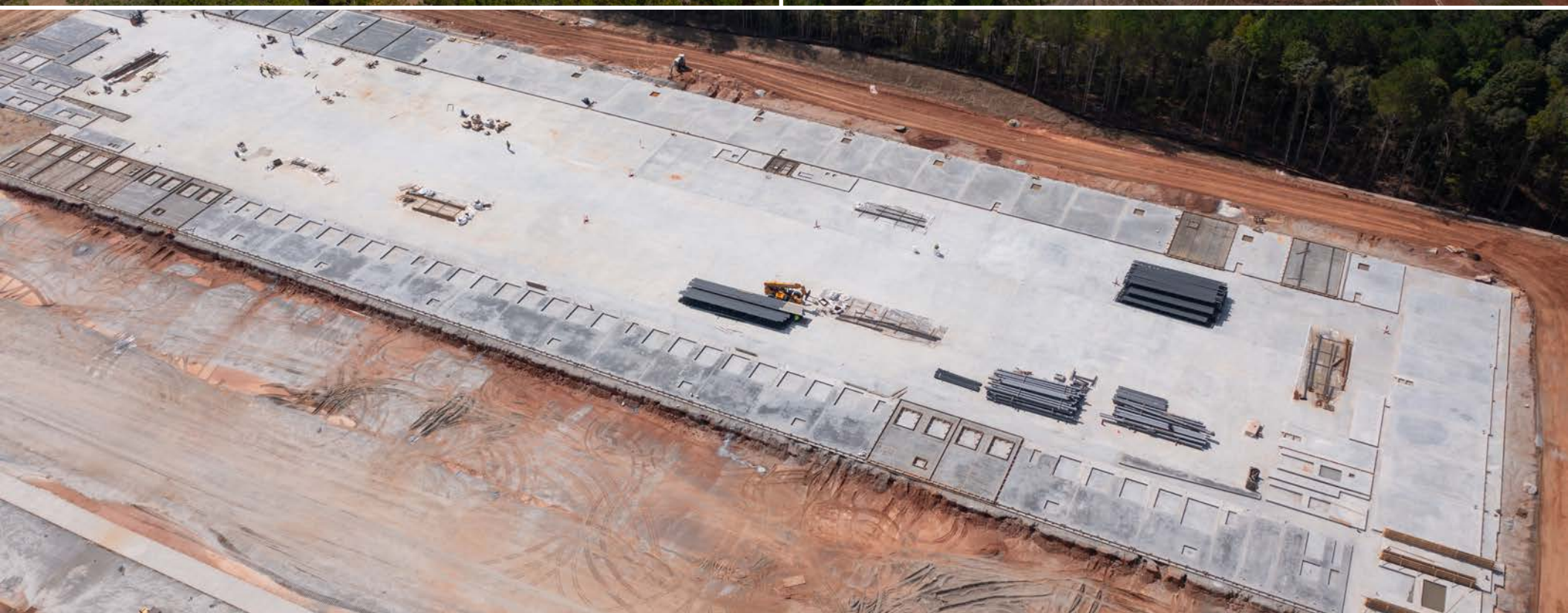
HVLS Fans: 3





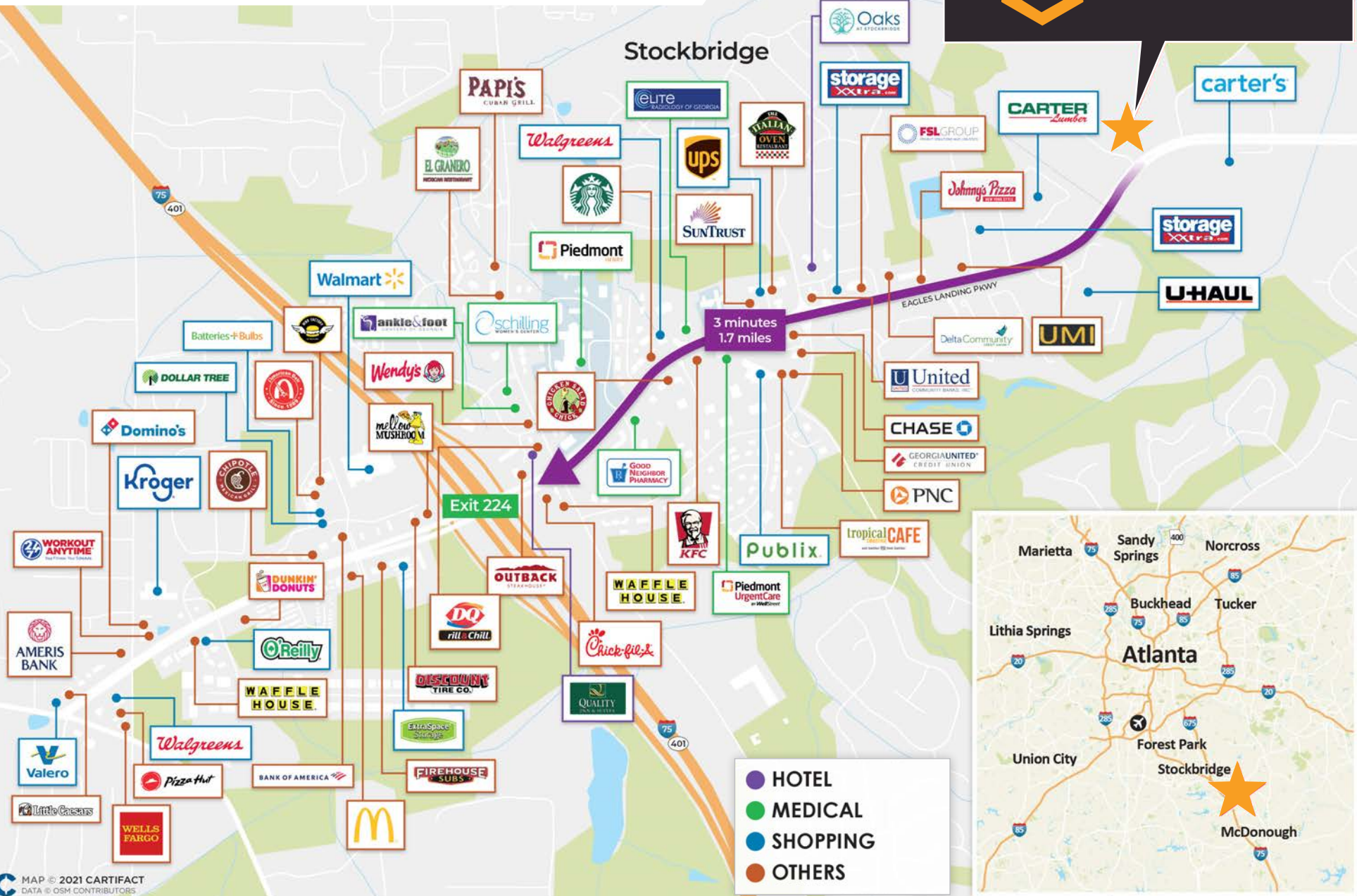
CURRENT PROGRESS

As of October 2024



EAGLES LANDING PARKWAY

Direct interstate access to I-75 along highly amenitized corridor





TRAVEL TIME MAPS

Georgia has a solid foundation of air, land, and sea transportation to keep you competitive in the global marketplace.



INTERSTATE ACCESS

Trucks beginning their journey in Atlanta can reach 80% of the nation's largest markets within 48 hours. Atlanta sits at the intersection of three major interstate highways (I-85, I-75 and I-20). The city also connects directly to I-285 and key regional interstate roadways (I-985, I-675 and I-575). Atlanta is one of a few cities in the US that has access to more than 5 interstate systems.



PORT ACCESS

Atlanta is a four-hour drive from the port of Savannah, the fastest deep-water port on the east coast. The port is ranked 4th in total volume, behind only LA, NY, and NJ. The port of Savannah bolsters the most defined route, outside of Florida, to Asia via the Panama Canal. The port's dredging project is in its concluding phases, indicating a well-run and forward-looking position on continued dominance.



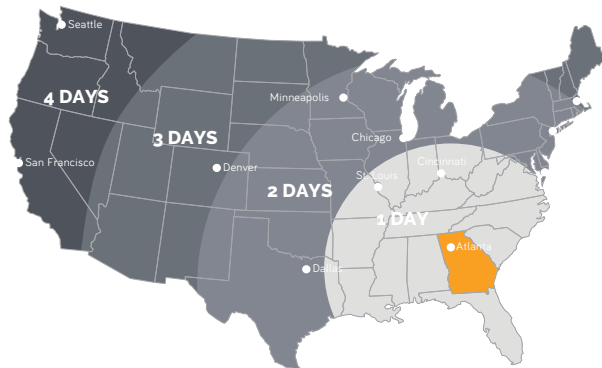
AIR ACCESS

Hartsfield-Jackson Atlanta International Airport is ranked as the world's busiest airports by passenger volume. It was also ranked 13th in the US and 28th in the world in cargo volume in 2019 and 2020. 80% of the country's population can be access within 2 hours via air travel. Projected growth for the transit hub includes five runways and construction of the new Maynard H. Jackson, Jr International Terminal.



RAILWAY NETWORK ACCESS

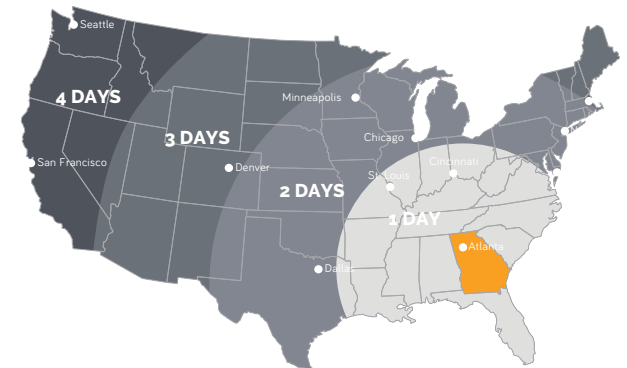
Atlanta is an ideal central location for the growing volume of inbound port traffic coming from both the Port of Savannah and Port of Charleston. With Class A rail access to numerous CSX, Norfolk Southern rail lines and intermodal shipping yards throughout the metro areas, the city is well positioned from a logistical perspective.



TRUCK TRANSIT TIMES
FROM GEORGIA



AIR TRANSIT TIMES
FROM GEORGIA



RAIL TRANSIT TIMES
FROM GEORGIA



TAX INCENTIVES



LARGE LABOR POOL

Stockbridge, McDonough and Jonesboro (all located along I-75 S) are three of the top five cities in the greater Atlanta area for warehousing employees. Within a 30 minute drive time of the Property, access to population over 1M with 63% between the ages of 18-64.



GEORGIA STATE JOB TAX CREDIT

The Property lies in Henry County, a Tier 3 Job Tax Credit area. New Tenants can receive up to \$1,750 per year per new employee in State Tax Credits*



EAGLES LANDING

DISTRIBUTION CENTER

For leasing information, please contact:

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