



AVAILABLE FOR IMMEDIATE OCCUPANCY

450 LOGISTICS PKWY  
BUILDING 6  
JACKSON, GA  
30233



# RIVER PARK 6

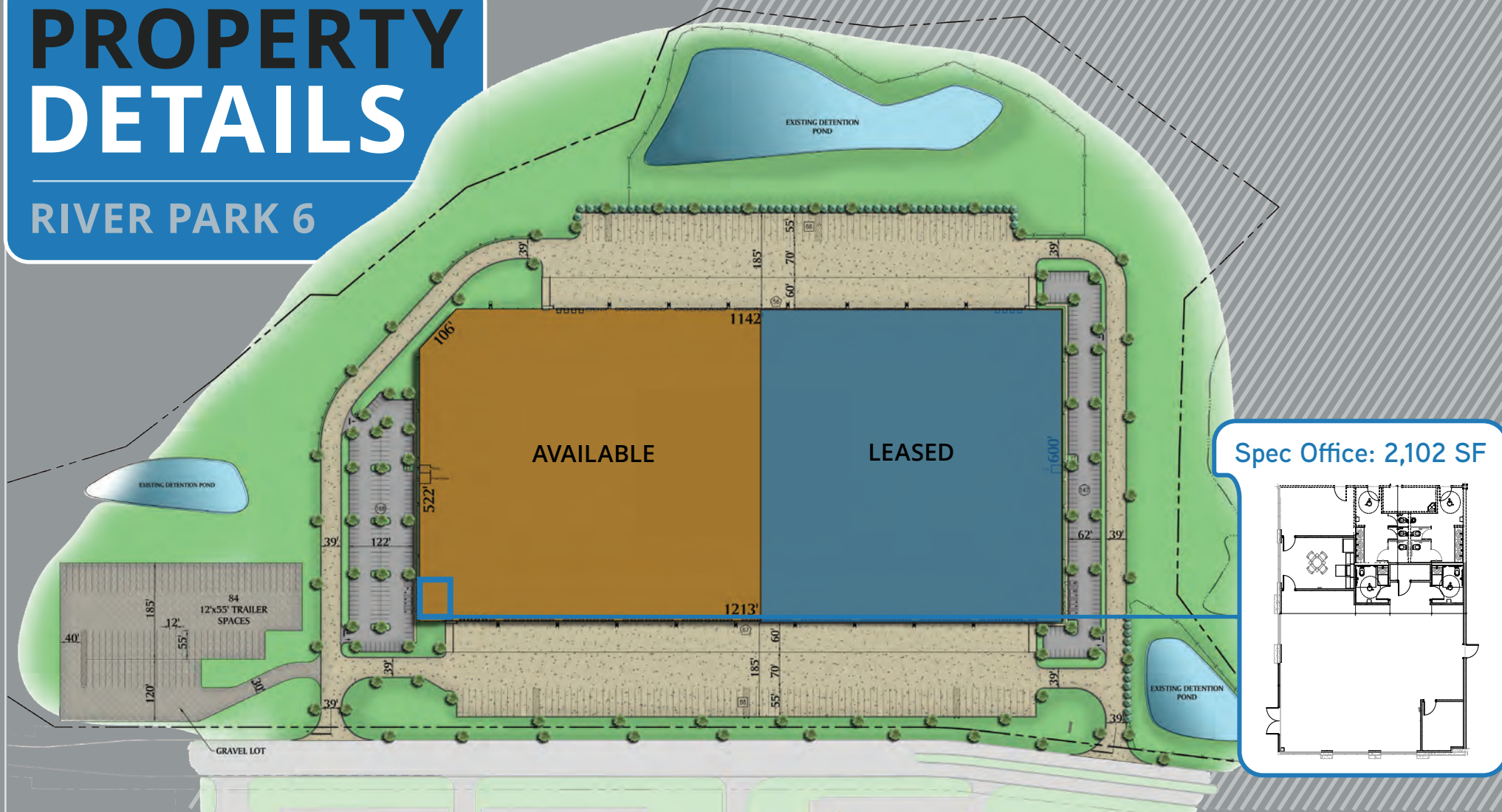
UP TO 394,687 SF AVAILABLE  
WITH IMMEDIATE ACCESS TO I-75 SOUTH





# PROPERTY DETAILS

## RIVER PARK 6



BUILDING TYPE: Cross-dock

TOTAL BUILDING SF: 725,000

TOTAL AVAILABLE SF: 394,687

BUILDING DEPTH: 600'

OFFICE SF: 2,102 SF

CLEAR HEIGHT: 40'

DOCKS DOORS (9'X10'):

63 - (8) with 35,000 lb  
mechanical pit levelers

DRIVE-IN DOORS  
(12'X14'):

2

COLUMN SPACING:

56' x 50' with 60' speed  
bays

AUTO PARKING: 168

TRAILER PARKING: 76 - expandable to 160

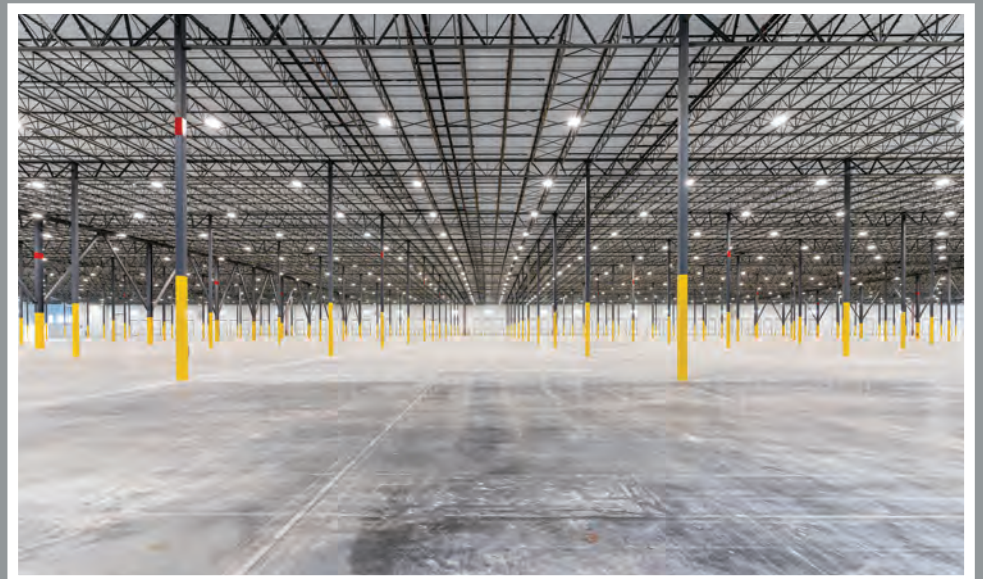
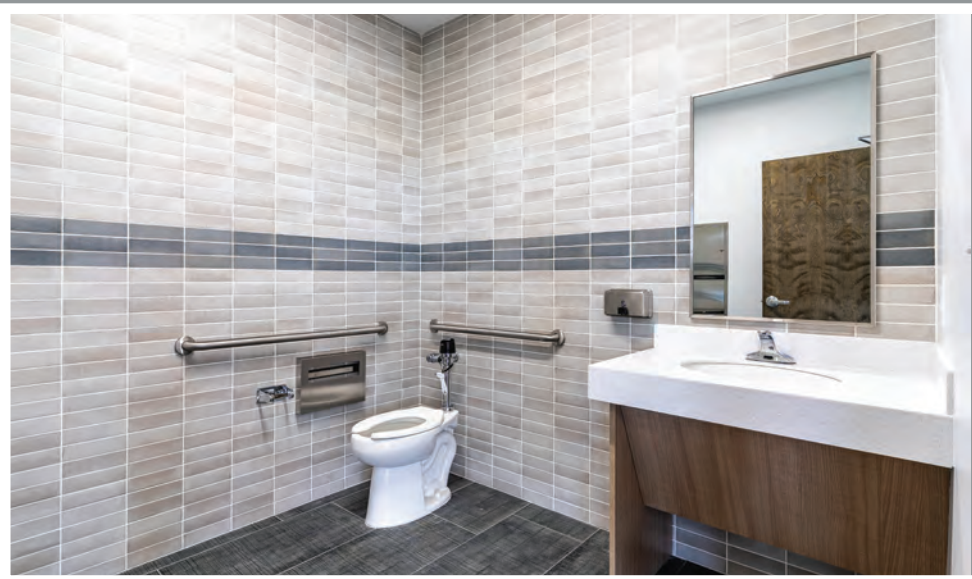
TRUCK COURT: 185'

SLAB: 7" reinforced concrete

ELECTRICAL: (1) 2,500 AMP Panels



# SPEC IMPROVEMENTS



# LOCATION

River Park is strategically located 0.3 mile or one minute off of Exit 205 on Interstate 75.

## Points of Interest

Hartsfield-Jackson Int'l. Airport 35.4 Miles  
Downtown Atlanta 43.2 Miles

## Interstates

Interstate 75 (Exit 205) 0.3 Miles  
Interstate 285 35.1 Miles  
Interstate 16 (To Savannah) 40.7 Miles

## Ports

Savannah 3 Hours  
Charleston 5 Hours  
Greenville (inland) 3 Hours  
Brunswick 4 Hours  
Jacksonville 4.5 Hours

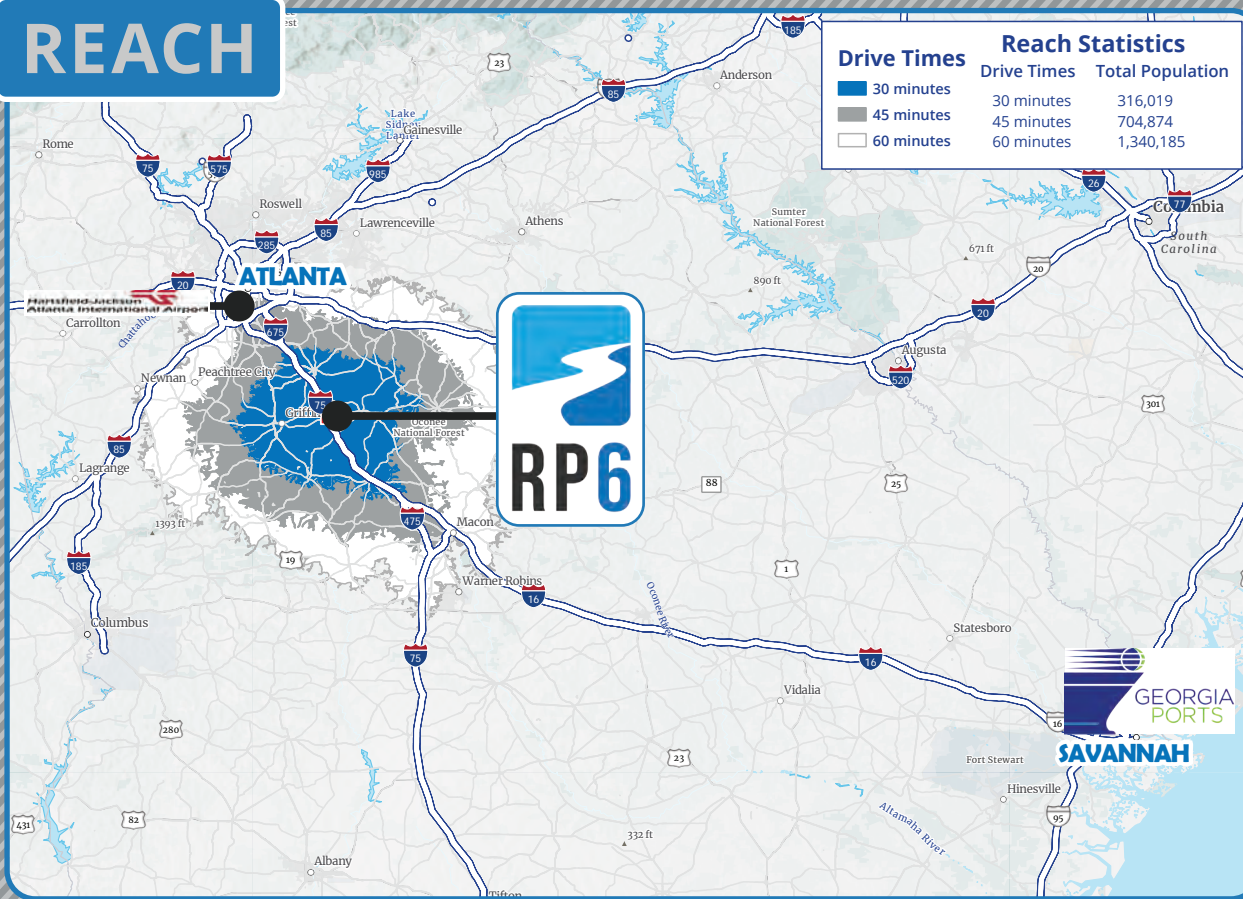


## LOCATION OVERVIEW

- First major logistics I-75 operations exit from points south entering into Atlanta's transportation network
- Immediate access from I-75 with one right-turn traffic light coming from the south and only two from the north
- Located within 5 hours to all major southeast ports
- Less than two hours by air to 80% of the U.S.
- Located 35 miles from Hartsfield-Jackson Atlanta International Airport
- Location amenities include: JP Travel Center & Truck Fueling Station (Exit 205), Holiday Inn & Express (Exit 205), Tanger Outlets Locust Grove - numerous hotels, groceries, & eateries included (Exit 212)



# REACH



# LABOR STATS



**274,202**  
FIVE YEAR PROJECTED POPULATION  
WITHIN 40 MINUTE DRIVE TIME  
(8.3% INCREASE)



**253,174**  
POPULATION WITHIN 40  
MINUTE DRIVE TIME



**168,942**  
WORKFORCE WITHIN 40 MINUTE  
DRIVE TIME



**\$17.52**  
MEDIAN HOURLY WAGE  
(ORDER PICKER)



**27.0%**  
SHARE OF HOUSEHOLDS WITH  
MEDIAN INCOME (<\$35,000)

## PORT OF SAVANNAH

The Port of Savannah is the single largest and fastest-growing container terminal in America. Within three hours from River Park, The Port of Savannah handled 9.3 percent of total U.S. containerized cargo volume and 10.5 percent of all U.S. containerized exports in FY2020. The port is located within 300 miles of 37.2 million residents, 11 major metro areas, eight major international airports and five major ports.





# RIVER PARK 6



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Asset Management

