



**AVAILABLE!**  
563,193 SF  
Class A  
Distribution  
Center



# ROOSEVELT

## LOGISTICS CENTER

7995 Bowen Road, Palmetto, GA 30268

563,193 SF Available

[www.idilogistics.com](http://www.idilogistics.com)



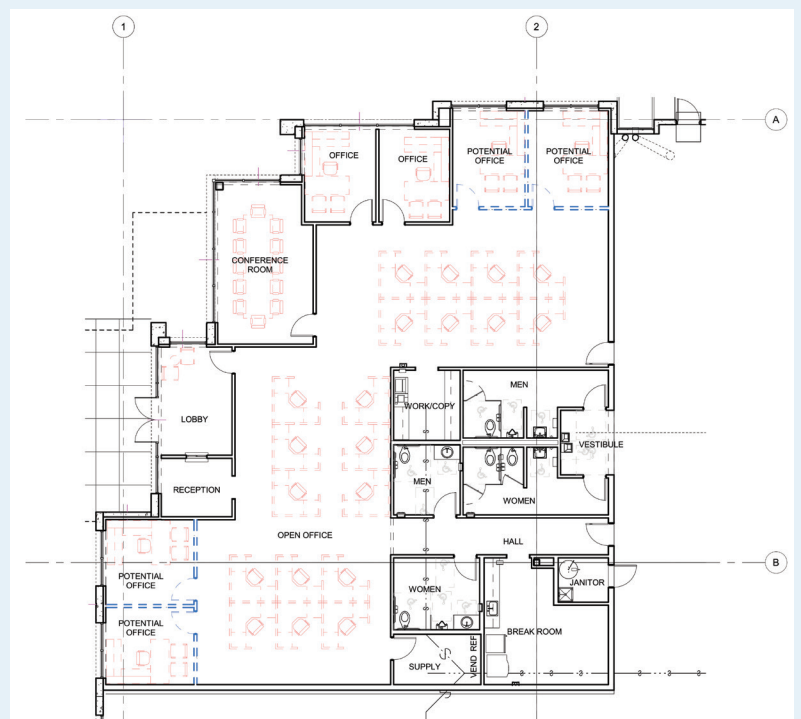




Roosevelt Logistics Center is a 563,193 square foot Class A distribution center strategically located on Roosevelt Highway with proximity to I-85 at multiple interchanges, unparalleled access to CSX-Fairburn Intermodal Terminal, convenient amenities, and proximity to an excellent labor force.



## 4,565 SF SPEC OFFICE PLAN





**563,193** available  
square  
feet

EASY ACCESS TO ROOSEVELT HWY /  
HWY 29

5 MILES TO I-85 (to exits 56 & 61)

HIGHLY MOTIVATED LABOR FORCE

CLOSE PROXIMITY TO CSX FAIRBURN  
RAIL

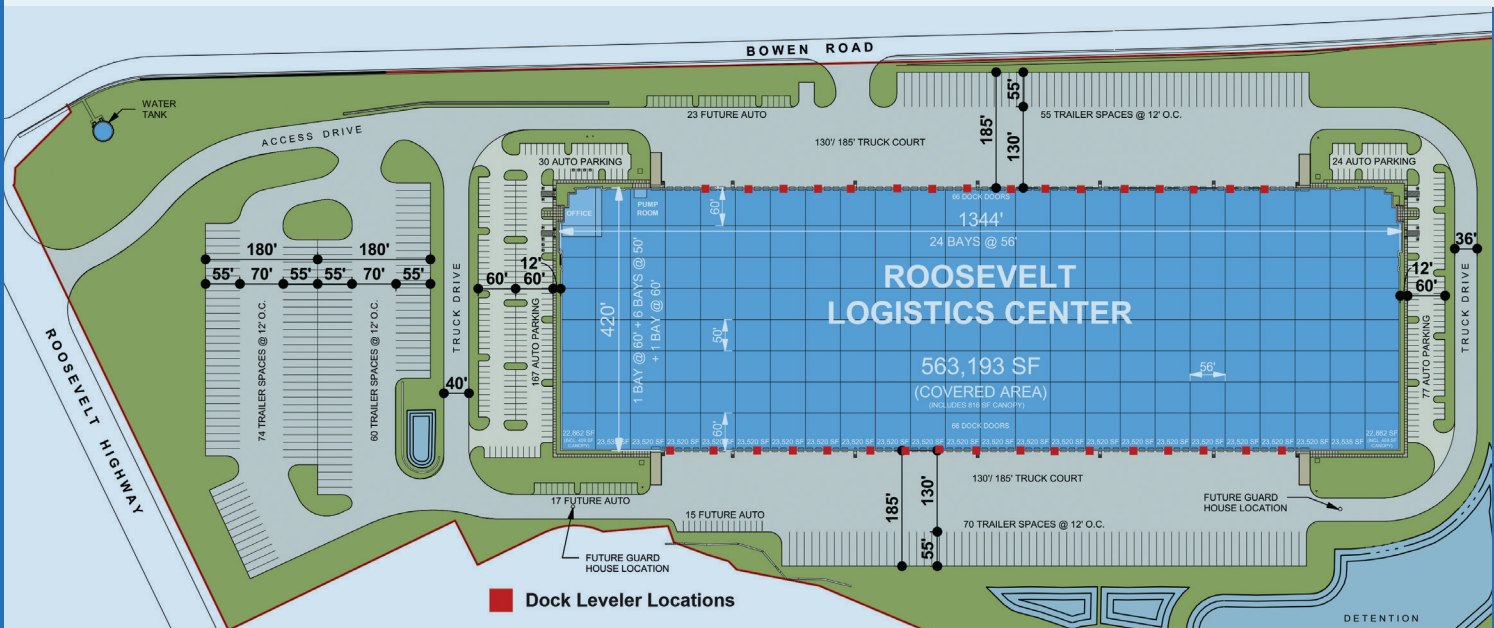
NEARBY MARTA STOP AT WILKERSON  
MILL RD

13.5 MILES TO ATLANTA HARTSFIELD  
JACKSON INTERNATIONAL AIRPORT



## CLASS A DISTRIBUTION CENTER IN PALMETTO, GA

BUILDING TYPE:	Cross Dock
CLEAR HEIGHT:	36' Clear at first column line
AUTO PARKING:	351 spaces
TRAILER PARKING:	266 spaces
DOCK DOORS:	134 Loading Docks (9' x 10') 4 Drive-In Doors (14' x 16')
BUILDING DIMENSIONS:	420'D x 1344'W
TYPICAL BAY SIZE:	50'D x 56'W
STAGING BAY SIZE:	60'D x 56'W
TRUCK COURT:	130' / 185'
FIRE SPRINKLER:	12 ESFR system with K-25 heads at 50 PSI
FLOOR SYSTEM:	6" Ductilcrete™ slabs with sawcut joints at column lines
ROOF SYSTEM:	60 MIL, mechanically attached, white TPO roof system with R-20 insulation in two layers; 20-Year Warranty
SPEC OFFICE:	4,565 SF
ELECTRICAL SERVICE:	3 phase, 480/277 volt system; two (2) 2,000 amp switchboards
LIGHTING SPECS:	673 LED high bay light fixtures, 5' Fixture Wips; 30 FC @ 3'AFF
DOCK LEVELERS:	33 (7' x 8') 40,000 pound mechanical Rite Hite dock levelers
WAREHOUSE WALLS PAINTED WHITE	



## DRIVING DISTANCES

### AIR

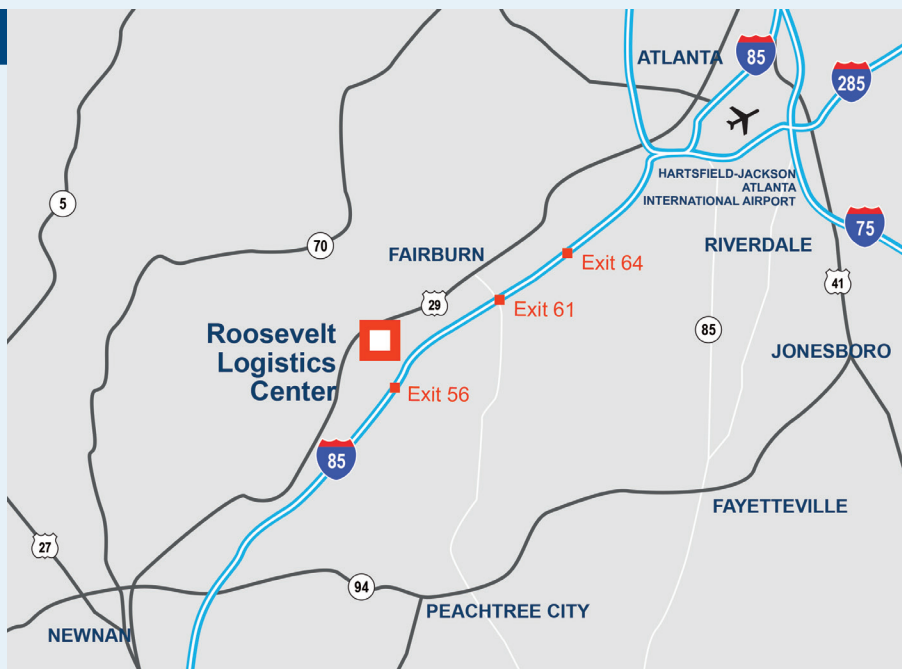
Hartsfield-Jackson Int'l Airport ... 16 miles  
 Charlie Brown Airport ..... 26 miles

### INTERMODAL

CSX / Fairburn ..... 2.6 miles  
 Norfolk Southern / Austell ..... 25 miles  
 CSX / Atlanta (Hulsey) ..... 28 miles  
 Norfolk Southern / Inman ..... 30 miles

### PORTS

Savannah, GA ..... 259 miles  
 Charleston, SC ..... 332 miles  
 Jacksonville, FL ..... 358 miles  
 Norfolk, VA ..... 614 miles  
 Miami, FL ..... 671 miles



Roosevelt Logistics Center is strategically located along Highway 29 / Roosevelt Highway, within close proximity to an excellent labor force. This market is home to a multitude of Fortune 500 operations, such as: Amazon, PVH, P&G, Lowe's, Google, Smucker's, Clorox and others.



For more information, or to set up a tour, please contact:

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