

NORTHWEST GATEWAY LOGISTICS CENTER

Union Grove Road | Calhoun, GA

840,679 SF Available

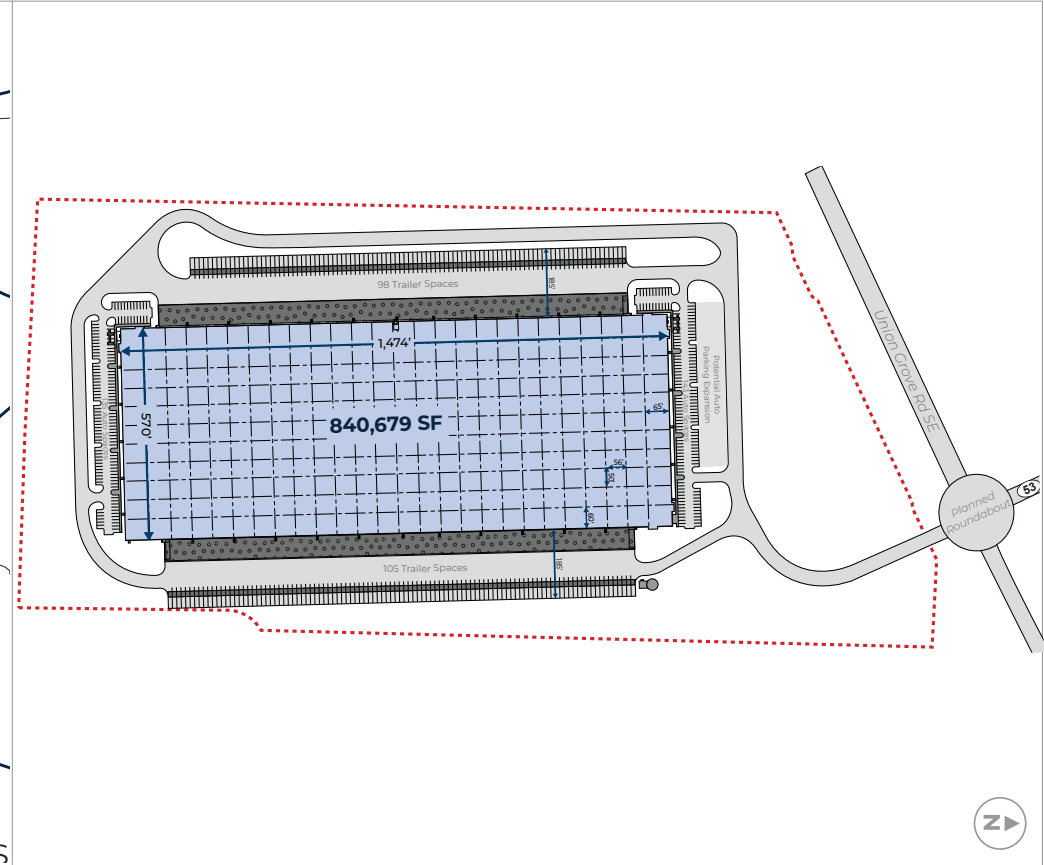
Northwest Gateway Logistics Center is a Class-A distribution facility located in Northwest Atlanta, the highest density freight corridor in the region. This unique location close to Interstate 75 will provide multiple users with quick access to Atlanta and Chattanooga, and a high-quality labor base in the neighboring communities. This cross-dock facility boasts best-in-class design specifications including 40' minimum clear height, ample auto and trailer parking with expansion capabilities, and connectivity to multiple highways.



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PROPERTY OVERVIEW



-  840,679 SF available
-  40' clear height
-  154 - 9' x 10' dock doors
-  Office build-to-suit
-  Cross-dock configuration
-  ESFR sprinkler system
-  203 - trailer parking spaces
-  4 - 14' x 16' drive-in ramp doors
-  185' - truck court with 60' concrete apron
-  278 - auto parking spaces (expandable to ± 358 spaces)
-  2.3 miles / 4 minutes to I-75
-  7" thick, 4,000psi unreinforced concrete

Development



BRENNEN CLIFFORD

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Leasing



AUSTIN KRIZ

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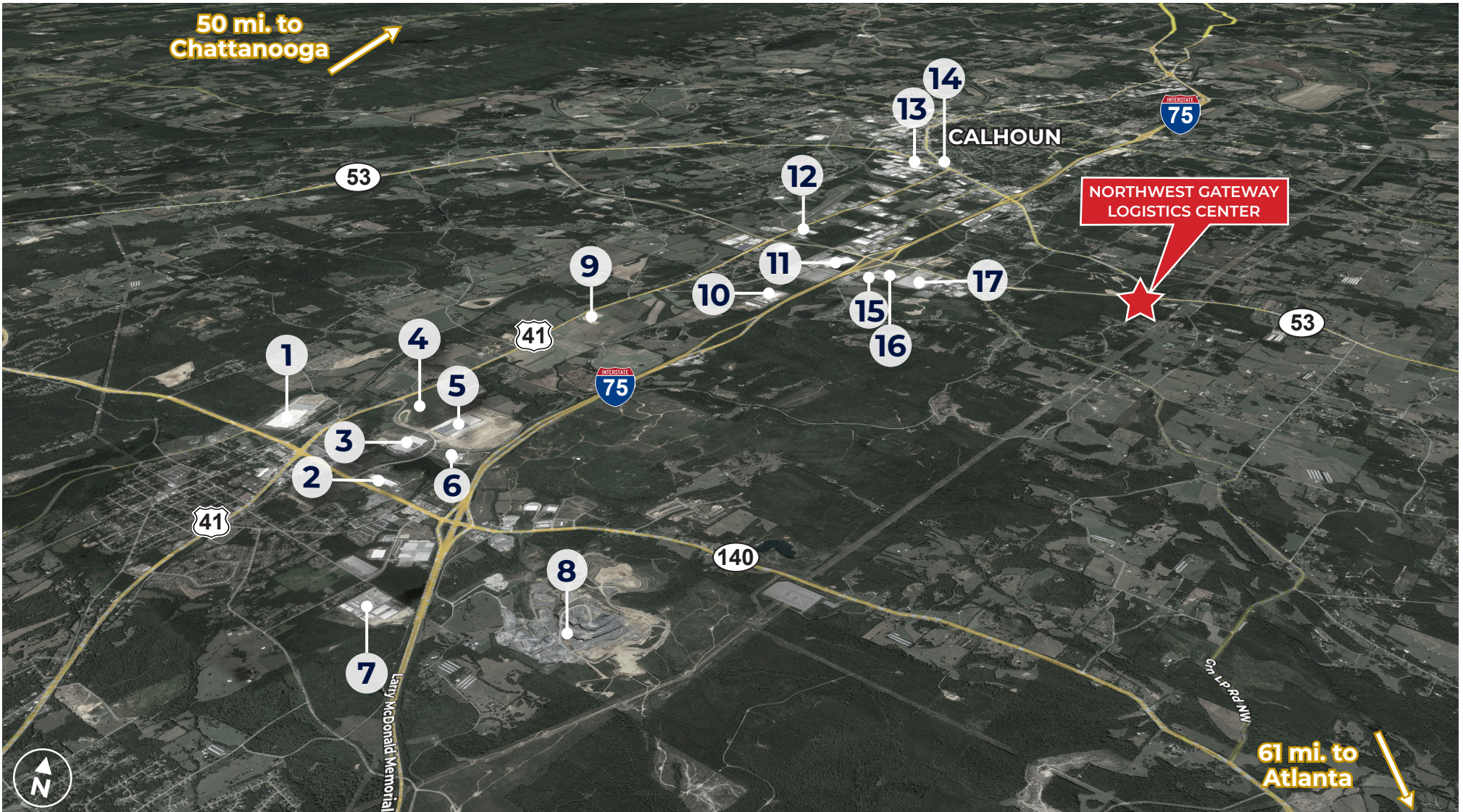
TOM CROMARTIE

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AREA INFORMATION



BUSINESSES

- | | | |
|--|---------------------------------|-----------------------|
| 1. Shaw Industries Plant | 7. Vista Metals | 13. TEKLAS USA |
| 2. Daiki Corporation | 8. Vulcan Materials Quarry | 14. Fedex Ship Center |
| 3. YANMAR America Service | 9. CFL Headquarters / Plant | 15. UFP Industrial |
| 4. Duluth Trading Co. Fulfillment Center | 10. LX Hausys Plant | 16. Ball Corporation |
| 5. NFI | 11. Mohawk CAD | 17. Shaw Industries |
| 6. Sakai America, Inc. | 12. Hanes GEO / Leggett & Platt | |

DRIVE TIMES

| Interstate 75 | US 41 | Appalachian Regional Port | Chattanooga, TN | Atlanta, GA |
|---------------|---------|---------------------------|-----------------|-------------|
| 2.3 mi. | 2.9 mi. | 43.3 mi. | 50.2 mi. | 61.5 mi. |
| 4 min. | 5 min. | 56 min. | 48 min. | 1h 5 min. |



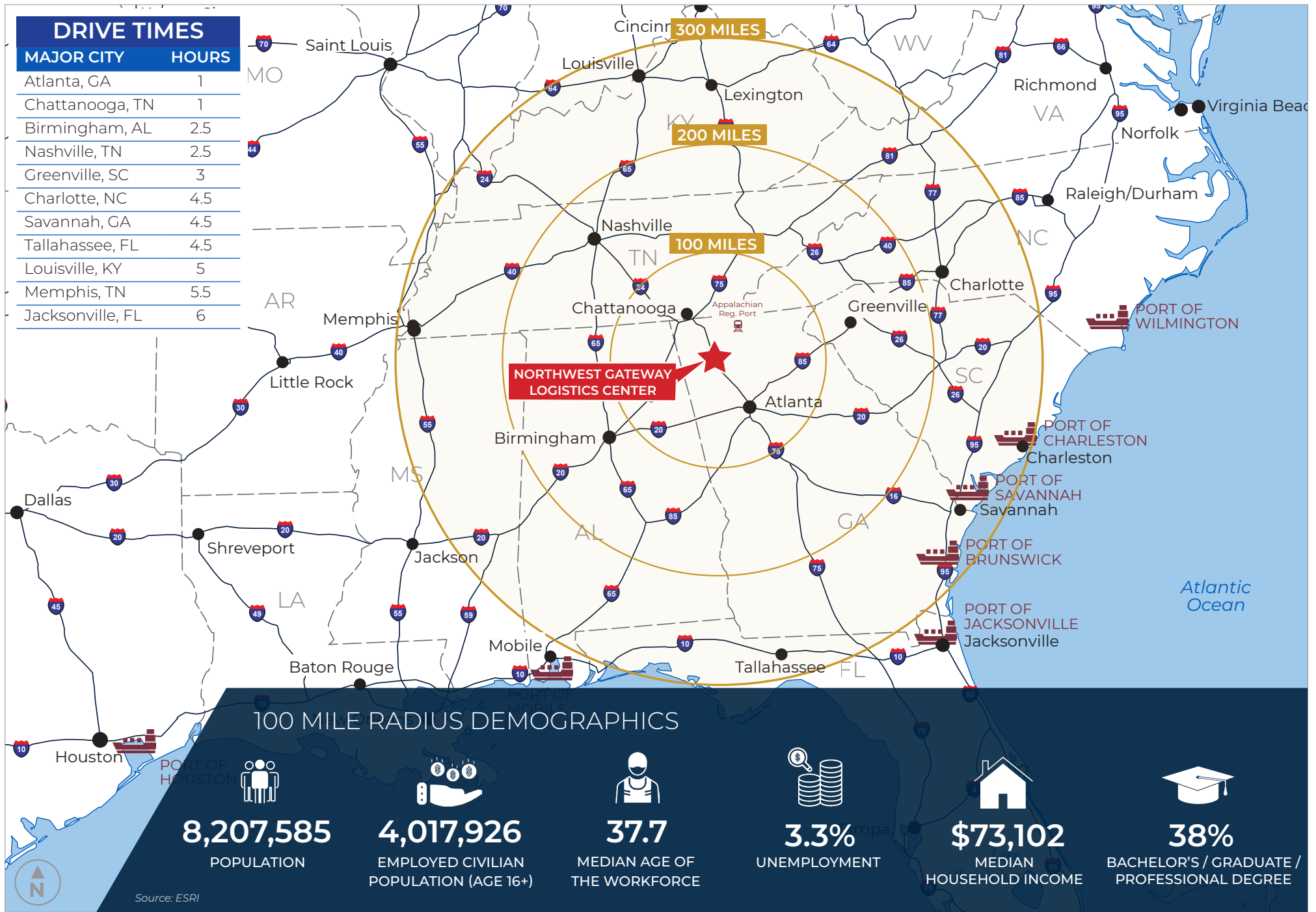
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INGRESS/EGRESS

DRIVE TIMES

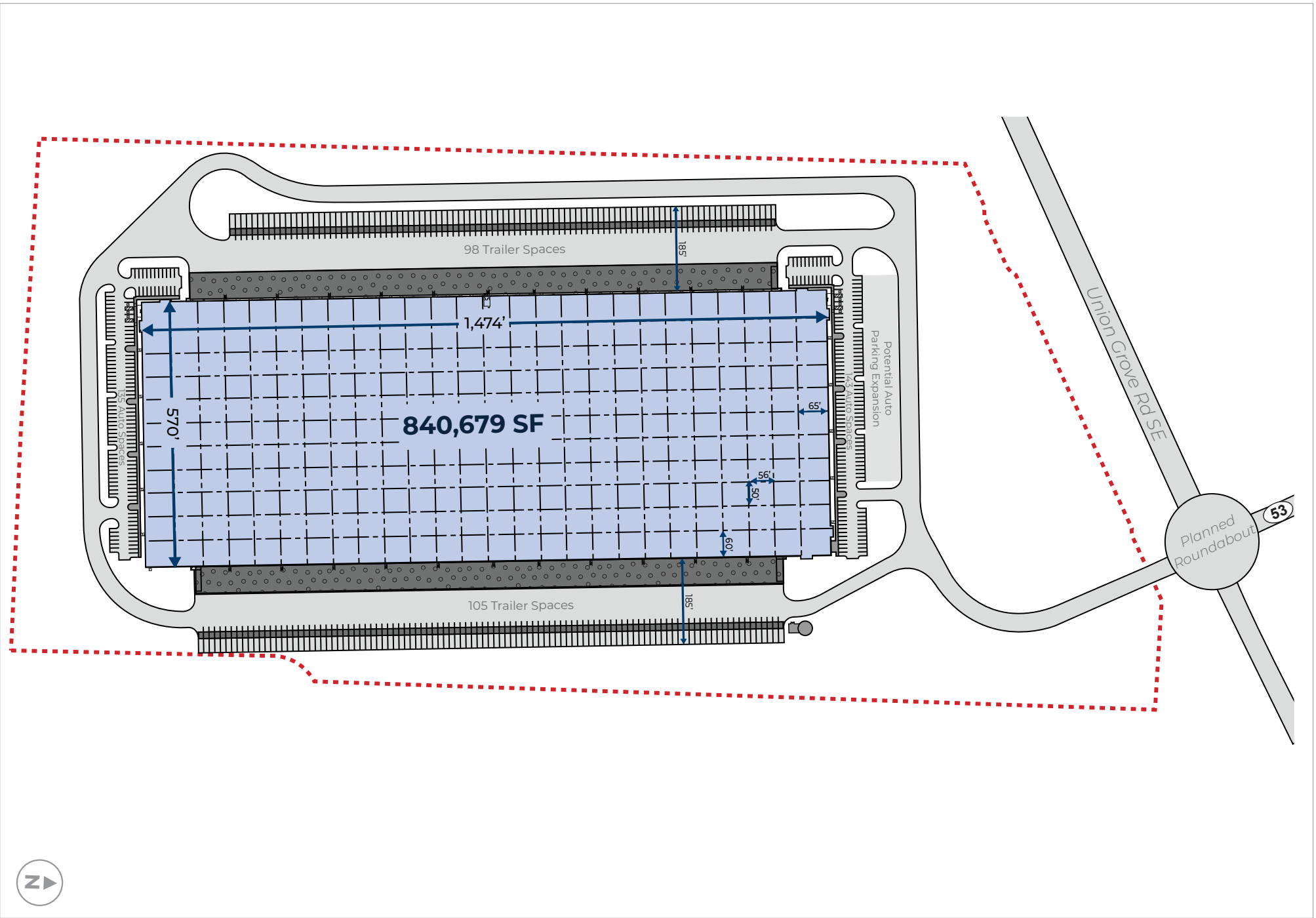
| MAJOR CITY | HOURS |
|------------------|-------|
| Atlanta, GA | 1 |
| Chattanooga, TN | 1 |
| Birmingham, AL | 2.5 |
| Nashville, TN | 2.5 |
| Greenville, SC | 3 |
| Charlotte, NC | 4.5 |
| Savannah, GA | 4.5 |
| Tallahassee, FL | 4.5 |
| Louisville, KY | 5 |
| Memphis, TN | 5.5 |
| Jacksonville, FL | 6 |



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DRIVE TIMES



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SITE PLAN

CONTACT

A DEVELOPMENT OF



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LEASING



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