

TWIN OAKS LOGISTICS CENTER

0 Lone Oak Road | Hogansville, GA 30230



NAI BrannenGoddard

ZESSIE MONK / 404 812 4071 / zmonk@naibg.com

JAMIE LEIGH BOYD / 404 812 4018 / jlboyd@naibg.com

100,000 – 350,000 SF

BTS / FOR LEASE / FOR SALE

TWIN OAKS LOGISTICS CENTER

0 Lone Oak Road | Hogansville, GA 30230

OPTION 1 BUILDINGS A & B

ADDRESS

0 Lone Oak Road
Hogansville, GA 30230

TOTAL SF

200,000 SF

CONFIGURATION

Rear Load

BUILDING SF

Building A 100,000 SF
Building B 100,000 SF

CLEAR HEIGHT

32'

DEPTH

214'

COLUMN SPACING

50' x 54'

TRUCK COURT

130'

TRAILER PARKS

Building A 20
Building B 33

AUTO PARKS

Building A 84
Building B 84

OUTDOOR STORAGE & PARKING

24,000 SF

SLAB

6"

FIRE PROTECTION

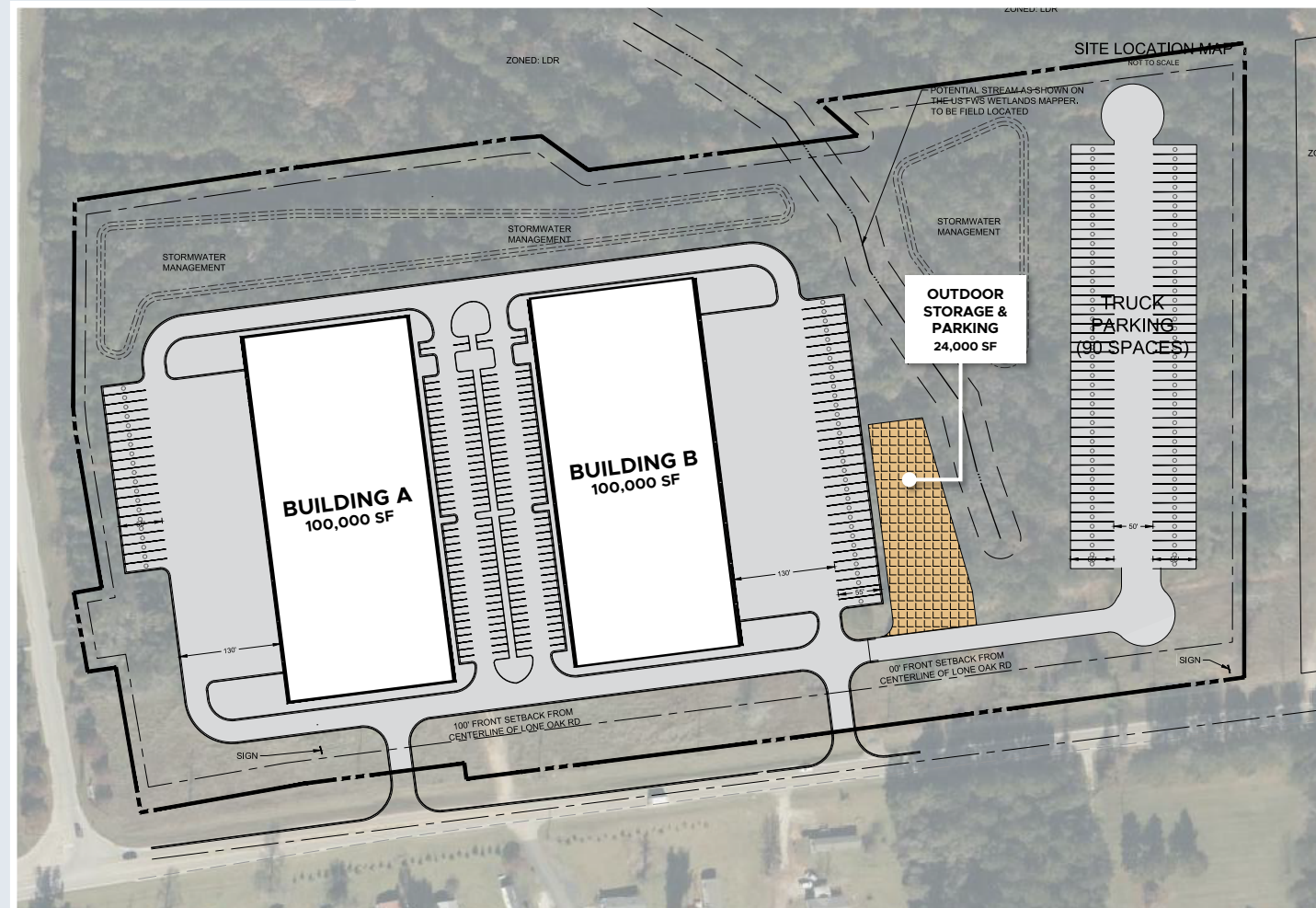
ESFR

ADDITIONAL TRUCK PARKING

90

OFFICE

BTS



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OPTION 2 SINGLE BUILDING

ADDRESS

0 Lone Oak Road
Hogansville, GA 30230

TOTAL SF

206,900 SF

CONFIGURATION

Rear Load

CLEAR HEIGHT

32'

DEPTH

306'

COLUMN SPACING

50' x 54'

TRUCK COURT

130'

TRAILER PARKS

52

AUTO PARKS

135

OUTDOOR STORAGE & PARKING

24,000 SF

SLAB

6'

FIRE PROTECTION

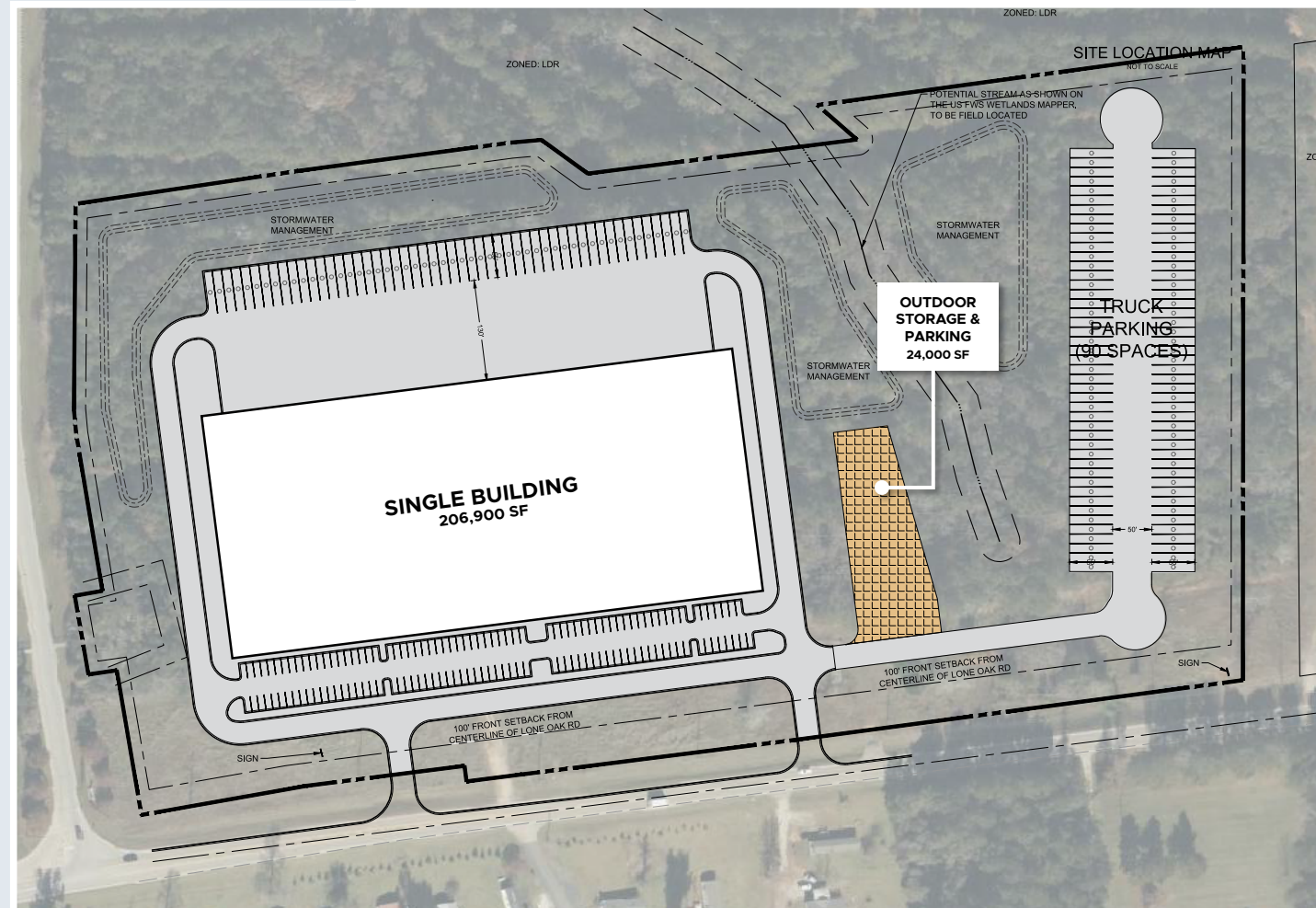
ESFR

ADDITIONAL TRUCK PARKING

90

OFFICE

BTS



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OPTION 3 SINGLE BUILDING

ADDRESS

0 Lone Oak Road
Hogansville, GA 30230

TOTAL SF

350,064 SF

CONFIGURATION

Rear Load

CLEAR HEIGHT

32'

DEPTH

306' x 1144' (length)

COLUMN SPACING

50' x 54'

SPEED BAY

60'

TRUCK COURT

185'

TRAILER PARKS

91

AUTO PARKS

239

SLAB

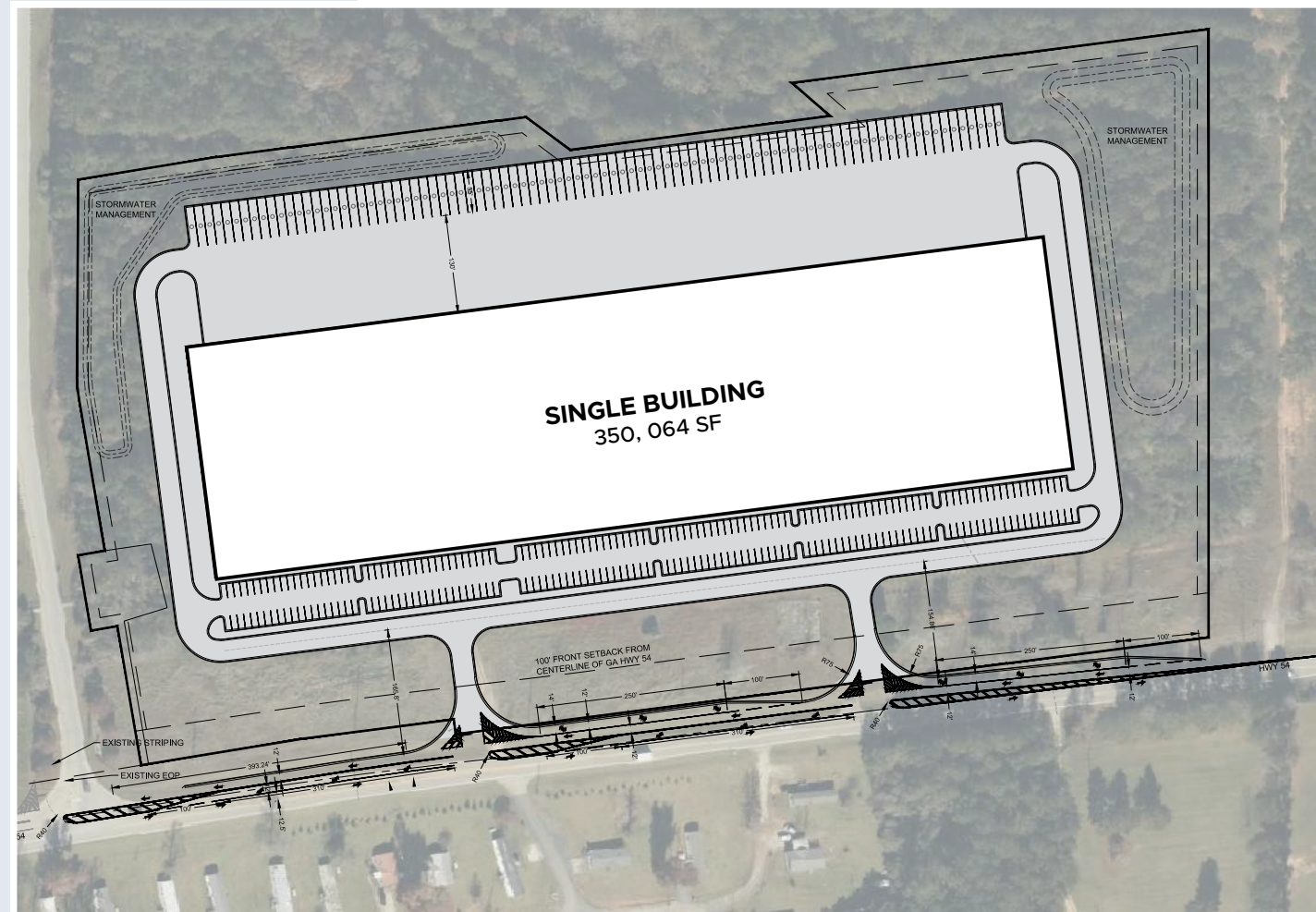
6"

FIRE PROTECTION

ESFR

OFFICE

BTS



TWIN OAKS LOGISTICS CENTER

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OPTION 4 LAND

ADDRESS

0 Lone Oak Road
Hogansville, GA 30230

TOTAL SIZE

28.36 Acres

ZONED

Industrial



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NOTABLE DISTANCES	
I-85	1.1 Miles
Future Inland Port (2027-2028)	12.8 Miles
LaGrange	15.7 Miles
KIA	24.6 Miles
Hartsfield-Jackson Int'l Airport	43.9 Miles
Atlanta	54.2 Miles



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KIA CORPORATION WEST POINT, GEORGIA



THE ONLY AUTOMAKER IN GEORGIA

The West Point, Georgia facility is the only KIA manufacturing plant in the United States, and the only automaker in Georgia. KIA Georgia produces high quality, affordable vehicles, while recognizing environmental protection and regulatory compliance as core values. Striving to enhance both economic value and sustainability.

KIA ANNUAL PRODUCTION

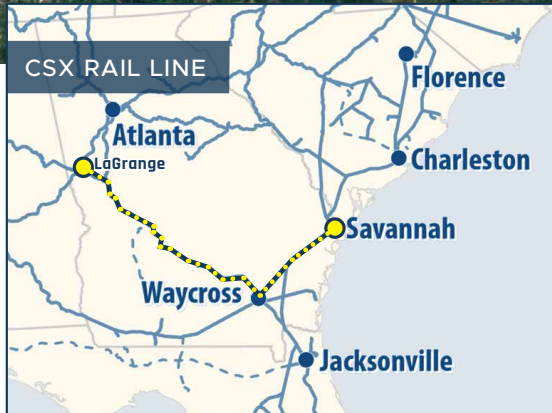
KIA Produces 340,000 units/vehicles annually. These include four automobile models produced on a single line – Sorento, Sportage, Telluride, and Optima. They plan to expand this with another three vehicle lines as well as begin production of their EV-9 in May 2024.

THE TRAINING CENTER

The KIA Georgia Training Center is jointly operated by KIA Georgia and Georgia Quick Start and houses robotics, welding and electronics labs, classrooms and equipment for training on state-of-the-art programmable logic controllers. The KIA Georgia Training was a key part of KIA Georgia's growth to more than 2,700 team members and continues to provide world class training to the KIA Georgia team.

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CSX INLAND PORT

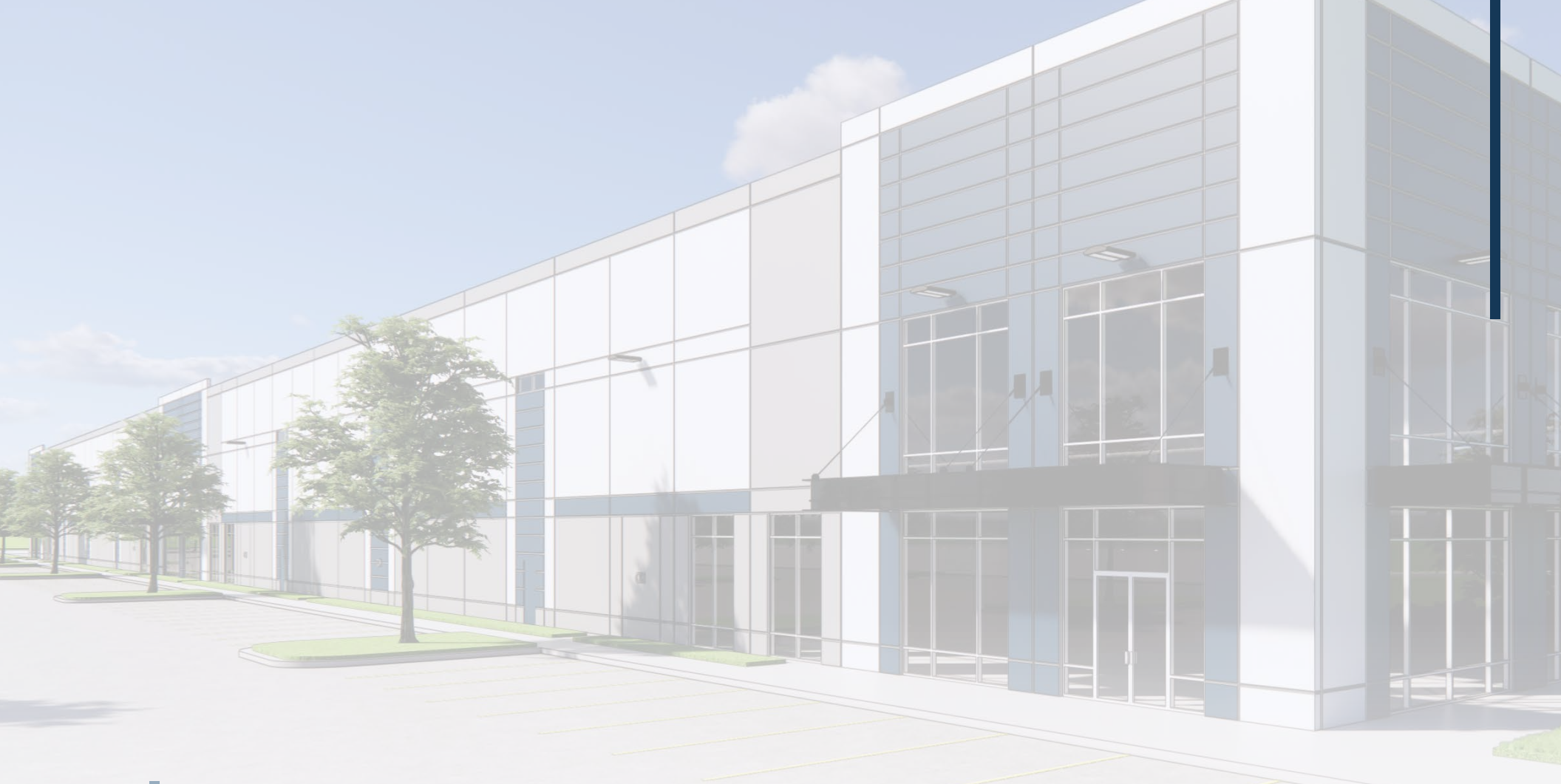
Capex \$45 MM with 50+ jobs

Projected Completion 2028

STRATEGIC ADVANTAGES

- Capacity expected to be over 100,000 TEU's annually
- Avoid heavy congestion at seaports
- Increased capacity
- Reduction of Unit Transport/Drayage costs
- Added-value activities (sorting, packing, labeling)
- Routing flexibility through postponement
- Expedited freight processing and distribution
- Consolidation of import and distribution functions in one location
- Increased logistics capacity
- **Future Inland Port 12.8 Miles**





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