



ALLEN CREEK LOGISTICS CENTER

PANATTONI'S NORTHEAST ATLANTA INDUSTRIAL PARK

8206 Hwy. 129 Pendergrass, GA 30575 (Northeast Atlanta)



PANATTONI®

178,000 SF to 356,400 SF Available!

PROPERTY HIGHLIGHTS



Conveniently located off Interstate I-85, with access to I-985



Equidistant between Hartsfield-Jackson International Airport (ATL) and Greenville-Spartanburg International Airport (GSP)



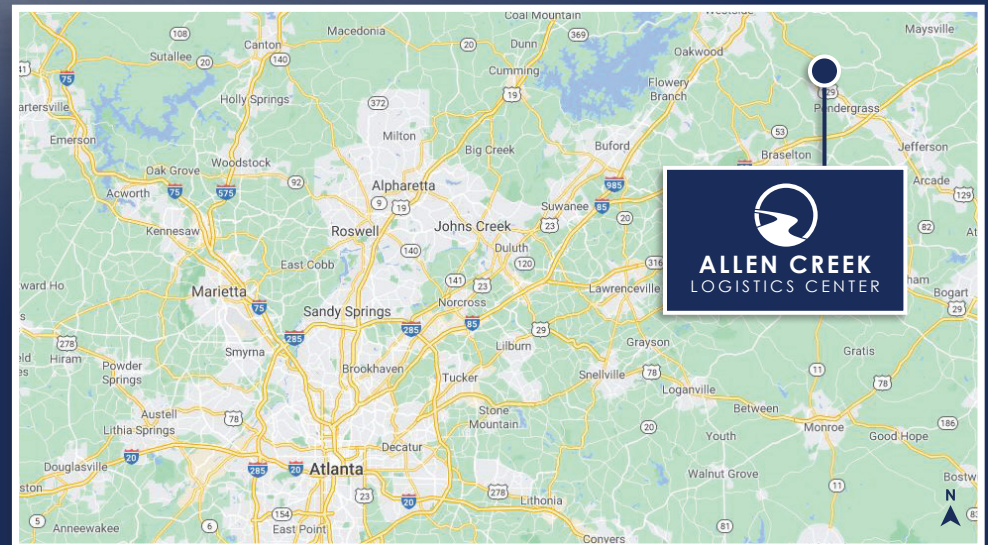
Hwy 129 Connectivity to Gainesville, Georgia and the Northeast Georgia Inland Port



Ability to provide a campus like environment with tenant controlled auto and trailer parking



Available Now!



SITE PLAN



Sewer:
Jackson County Water & Sewage Authority



Water:
Jackson County Water & Sewage Authority



Power:
Jackson EMC Talmo



Natural Gas:
Atlanta Gas Light



Allen Creek Logistics Center
+/- 356,400 SF divisible to 178,000 SF

Dock Doors	64 - 9' x 10'
Drive-In	2
Auto Spaces	275
Trailer Spaces	157
Clear Height	36'
Column Spacing	60' x 54' dock bays 54' x 54' typical
Fire System	ESFR with K-class sprinkler heads
Flooring	7" thick unreinforced 4,000 PSI concrete over 6" GAB
Roofing	R-15
Levelers	32 - 6' x 8' 35,000 LBS mechanical levelers included, bumpers on the balance
Spec Office	2,213 SF Included
Lighting	25 fc LED's on motion sensors
Power	2,000 Amp 480/277 Volt, 3-phase, 4-wire electrical service with primary aluminum conductors in underground PVC 4" conduit feeder <i>*Ability to scale up as needed*</i>



Mike Chambers
Managing Director
NAI Brannen Goddard
404 234 9591

Jack Haden
Director
NAI Brannen Goddard
404 309 8107

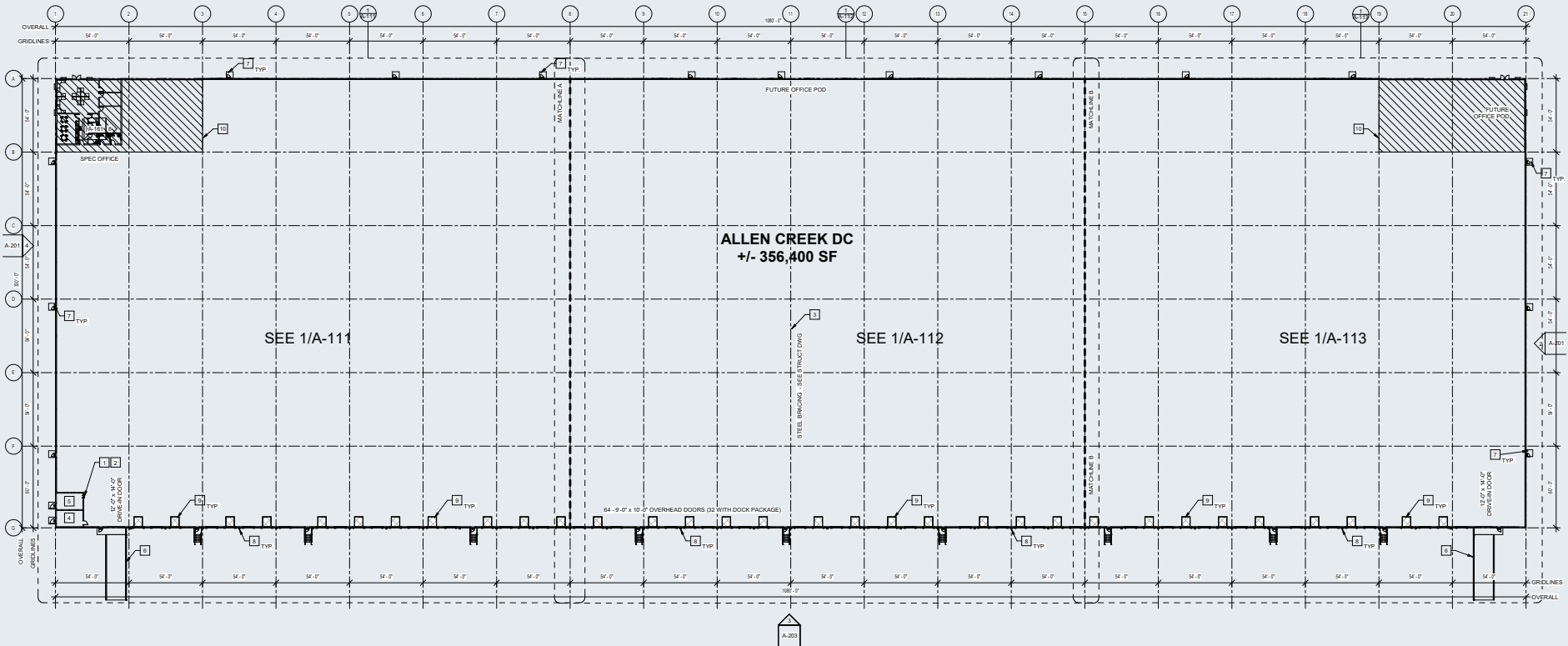
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FLOORPLAN



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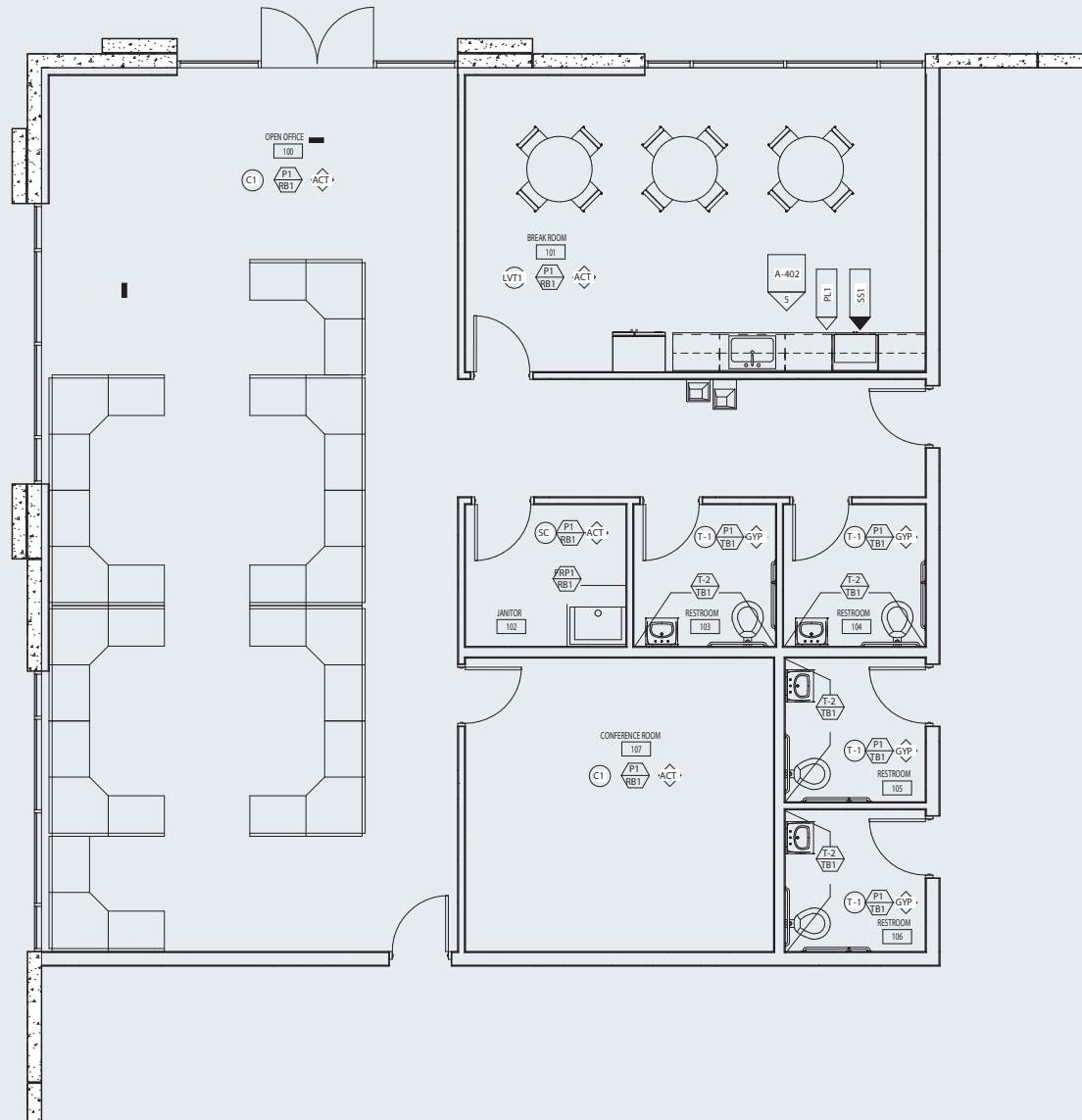
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OFFICE LAYOUT



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EAST ELEVATION AERIAL



Photo Date: July 2023



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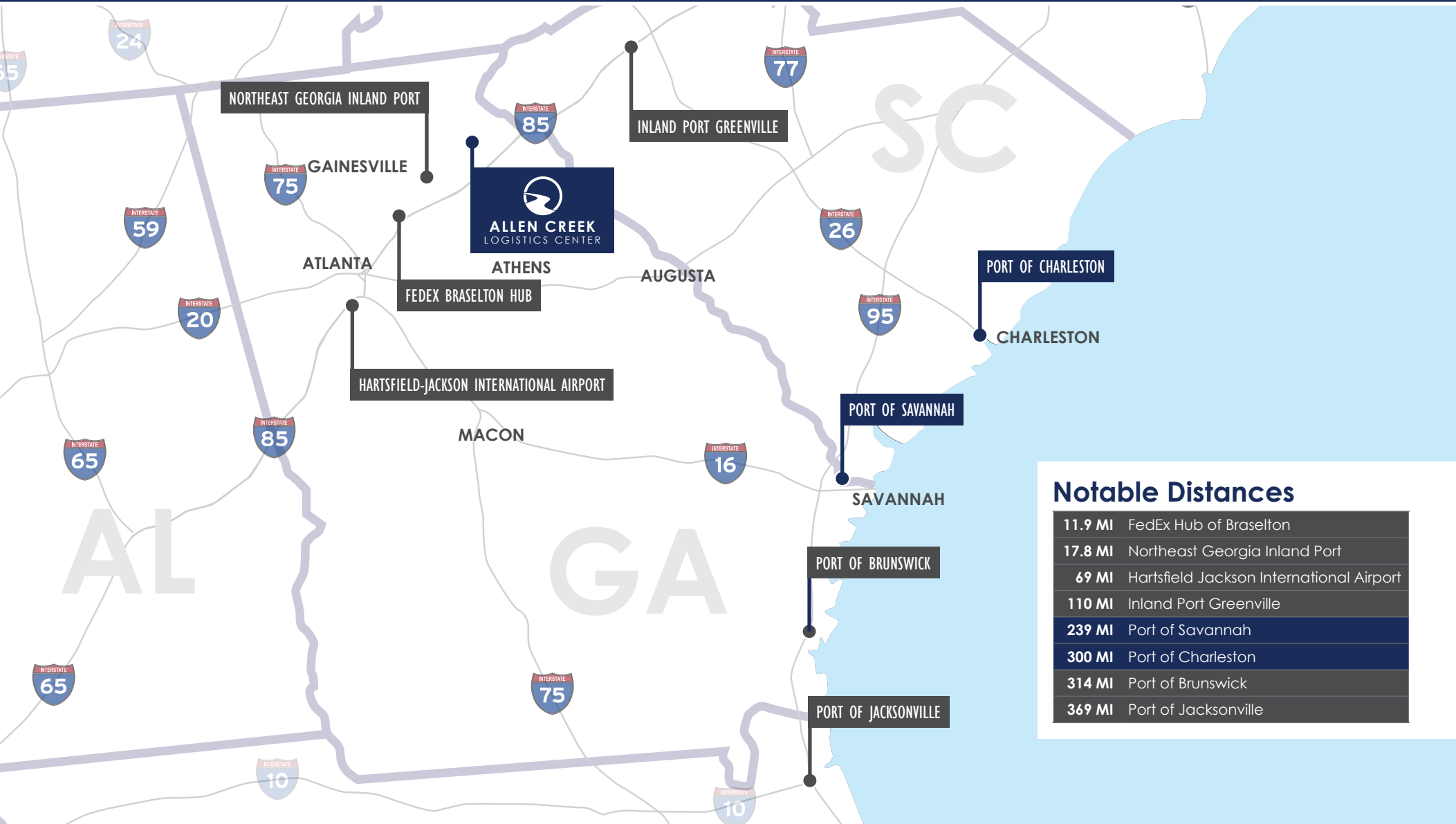
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LOCATION OVERVIEW



Notable Distances

11.9 MI	FedEx Hub of Braselton
17.8 MI	Northeast Georgia Inland Port
69 MI	Hartsfield Jackson International Airport
110 MI	Inland Port Greenville
239 MI	Port of Savannah
300 MI	Port of Charleston
314 MI	Port of Brunswick
369 MI	Port of Jacksonville



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WHY ATLANTA?

Atlanta ranks as one of the top industrial markets in the United States given it's proximity to the Port of Savannah, I-85, I-75, it's local 6.0M population base, and it's single day access to all of the Sunbelt.

ATLANTA BY THE NUMBERS

6MM
Total
Population

1.7%
Projected Annual
Population Increase

39%
Workforce with Bachelor's
Degree or Higher

3.1MM
Labor
Force

5.0%
Unemployment
Rate

25.9MM SF
Industrial Development
Under Construction

MAJOR CORPORATE RELOCATIONS & EXPANSIONS IN 2021

SK innovation
\$2.6B Investment
1,000 Jobs

freshly
\$52MM Investment
665 Jobs

KUMHO TIRE
\$22MM Expansion
400 Jobs

DUCKYANG
\$10MM Investment
285 Jobs

NOTABLE NORTHEAST ATLANTA AREA CORPORATIONS & HQs



EXCELLENT INFRASTRUCTURE

PORTS

Northeast Georgia Inland Port

- Planned 104-acre port which will provide a direct link to Port of Savannah via Norfolk
- Opening 2021
- 80,000 container lift start-up capacity
- Offers direct access to highway I-985

Accessibility to the Port Appalachian Regional Port and Cordele Inland Port (Port of Savannah)

AIR

Hartsfield-Jackson International Airport (ATL)

- The busiest and most efficient airport in the world
- Facilitates nonstop service to more than 150 domestic and 70 international destinations
- Typically hosts 100million passengers per year

Greenville-Spartanburg International Airport (GSP)

- Serves 2.6M passengers per year via 6 major airlines
- 115M pounds of cargo moved at GSP in 2019

ROADS & INTERSTATES

Accessible via
Interstates **85** and **985**

1 Day Drive
to Entire East Coast

RAIL

GA has the Largest Rail
Network in the Southeast

- Georgia's location provides direct rail access to Mid-Atlantic, Northeast, and Midwest regions of United States

Includes 28 freight railroads:

- Norfolk Southern and CSX
- Largest intermodal facility on the East Coast



WHY PANATTONI?

37 Years | 35 Offices | 594 Million SF Developed | 2,500 Clients



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