

FOR LEASE

212 BURLINGTON ROAD, SHANNON, GA



PREMEIR DISTRIBUTION WAREHOUSE | $\pm 267,812$ SF AVAILABLE |
 ± 2.5 ACRE OUTSIDE STORAGE | EXPANION POTENTIAL | 35' HIGH CLEAR HEIGHT |
HIGH DOCK COUNT | IMMEDIATE OCCUPANCY



DESIGNED FOR MODERN LOGISTICS

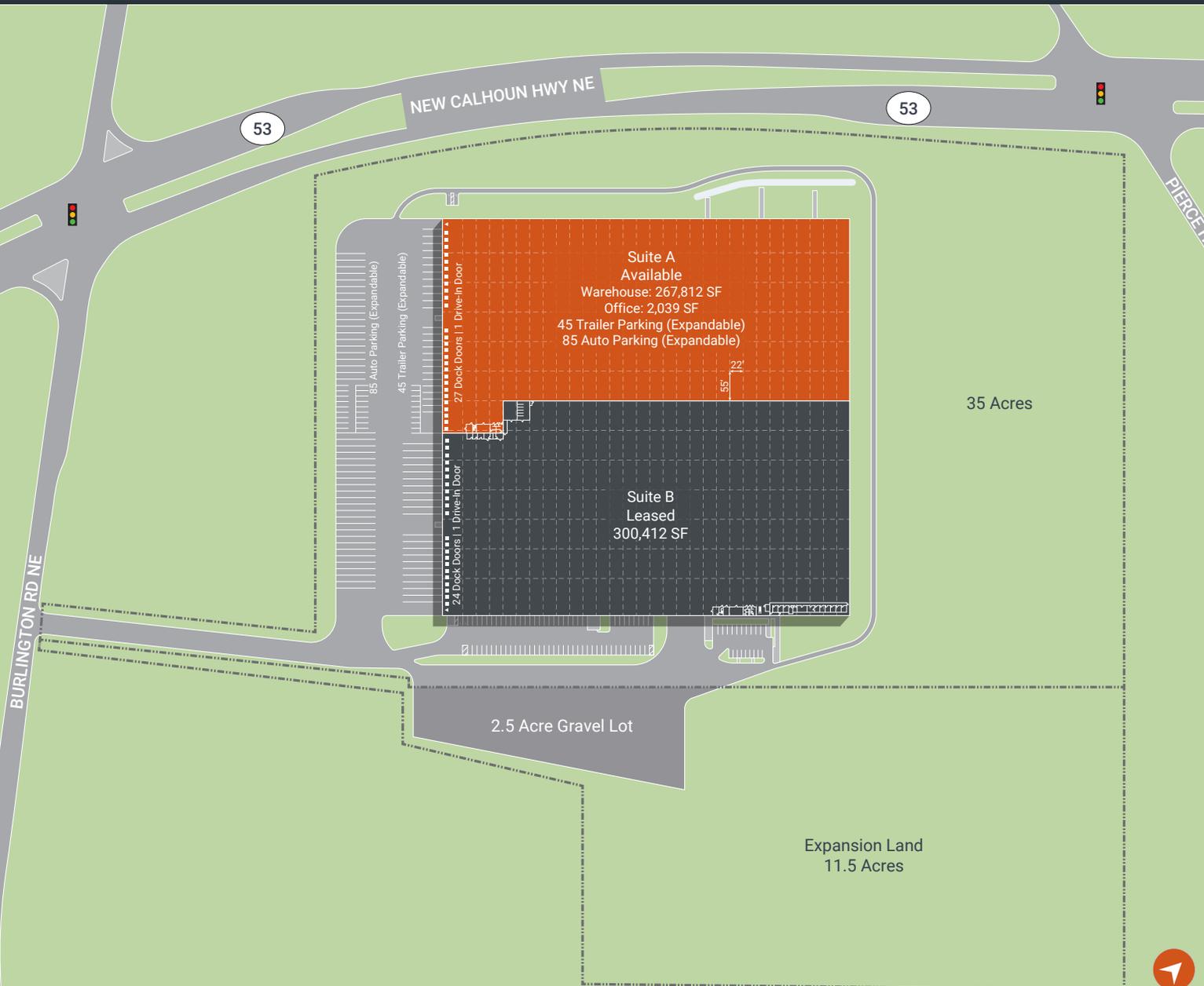


Position your operations on a 46.5-acre, highway-connected industrial campus with robust dock capacity, heavy trailer parking, expansion potential and immediate access to GA-53 and I-75.



FEATURE	DETAIL
Address	212 Burlington Road, Shannon, GA
Site Area	46.5 Acres
Total Building SF	568,516 SF
Available	267,812 SF
Office	2,039 SF
Year Built	1996/1999/2012
Clear Height	26' - 35'
Column Spacing	25' x 55' and 40' x 50' (loading bays)
Dock Doors	27 Dock-High Doors, 1 Oversized Drive In Door
Building Dimensions	770' x 740'
Trailer Parking	45 Spaces (ability to expand)
Truck Court Depth	200' (Full Concrete)
Car Parking	100 Spaces (ability to expand)
Floor Slab	6" Reinforced Concrete, 4,000psi
Roof Type	45-Mil TPO
Fire Protection	Wet
Power	(4) 800 Amps, 480/277 Volt, 3 Phase
Zoning	M-1, Light Industrial
Fire Suppression	Wet Sprinklers
Outside Storage	±2.5 acres of gravel yard
Expansion Potential	11.5 Acres (storage/parking)

SPACE TO MEET YOUR NEEDS



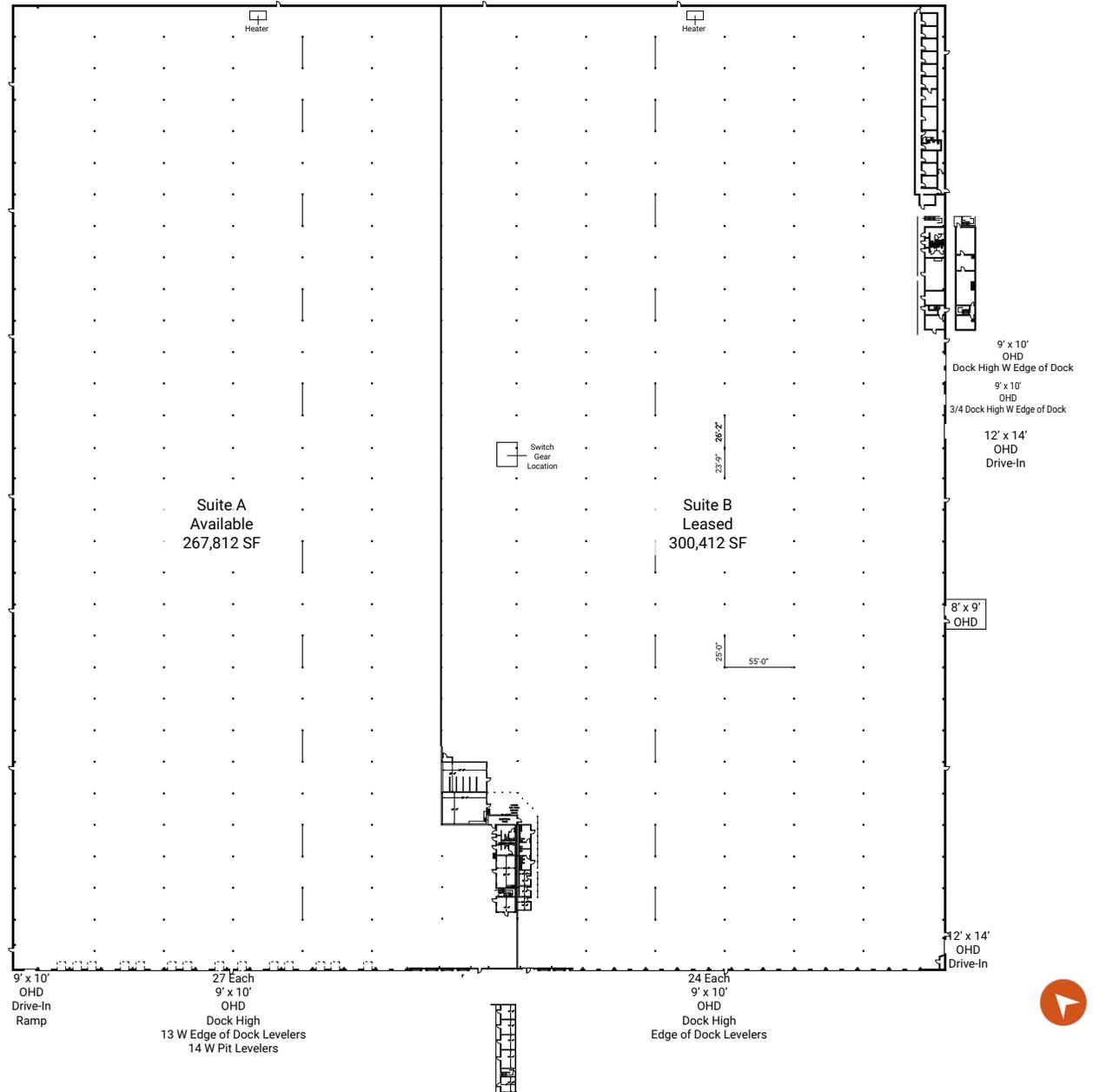
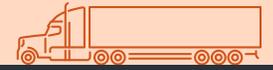
Detail	Size (SF)
Bldg Footprint	566,415
Suite A (Available)	266,956
Office	1,113
Second Floor Office	856
Total Suite A	267,812
Suite B (Leased)	299,459
Office 1	2,762
Office 2	1,312
Second Floor Office	1,315
Warehouse Office	673
Breakroom/Parts	1,816
Total Suite B	300,774
Common Electrical Room	202
Total Bldg SF	568,585

IDEALLY SUITED FOR:

- Bulk Distribution
- E-Commerce Fulfillment
- Food/Cooler/Cold Storage Conversion
- Manufacturing/Assembly
- Logistics/Third-Party Providers



FLOOR PLAN

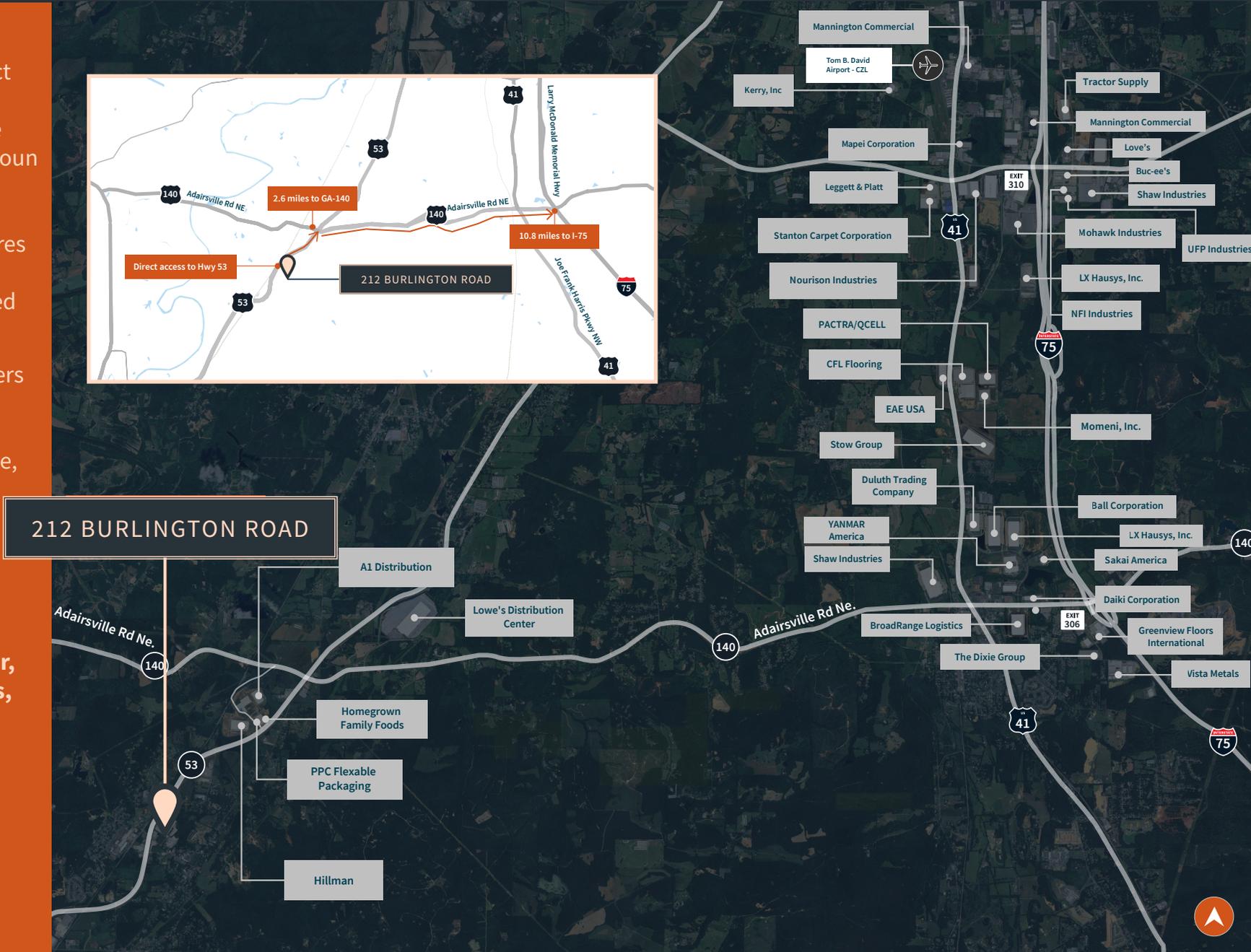


YOUR IMMEDIATE ADVANTAGE

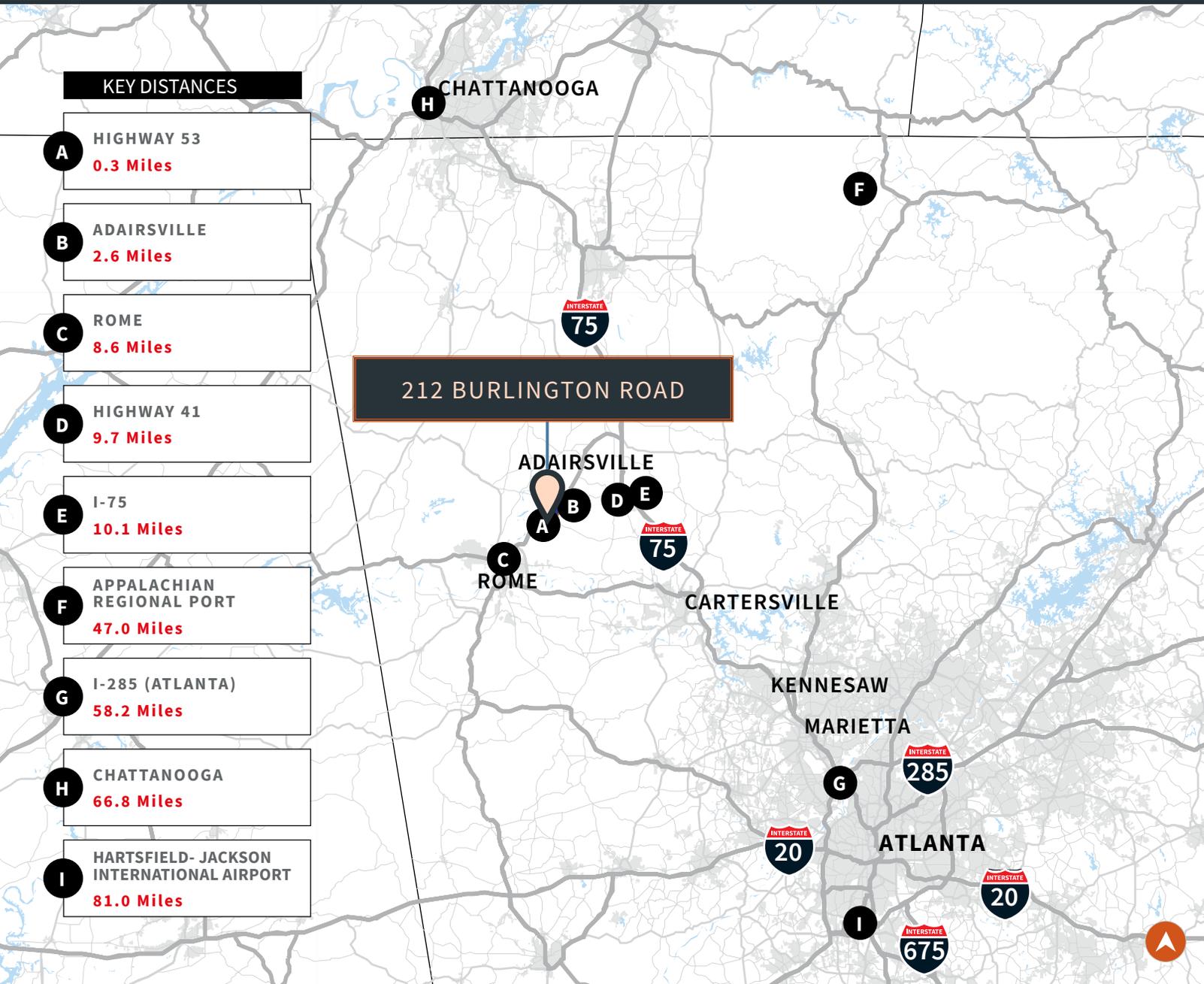


The property's direct access to Highway 53 and high-volume roads like New Calhoun Highway NE, which sees nearly 15,000 vehicles daily, ensures efficient logistics within an established industrial corridor.

The largest employers in Floyd County include major players in healthcare, manufacturing, and automotive industries such as **Atrium Health Floyd**, **Pirelli Tire North America**, **International Paper**, **Mohawk Industries**, **Shaw Industries**, and the **Kellogg's Company**.



A STRATEGIC HUB FOR THE SOUTHEAST



This facility is a strategic hub for regional and national logistics, offering distribution access throughout the Southeast. Its position to I-75 provides efficient reach to the major markets of Atlanta and Chattanooga, complemented by convenient connections to the Appalachian Regional Port.

A ROBUST AND GROWING LABOR POOL



Draw from a robust labor force of over 74,700 people within a 10-mile radius, projected to grow by nearly 4% by 2029. This expanding talent pool provides a reliable workforce to support your distribution, manufacturing, and logistics operations.

The major employers in the Northwest Atlanta corridor are anchored by global leaders in aerospace, retail, and logistics, including **Lockheed Martin, The Home Depot, Wellstar Health System, Anheuser-Busch, Kia Motors Manufacturing Georgia, and Amazon.**



Time Radius	2025 Total Population	2025 Daytime Workers	2025 Blue Collar Workers	2025 Unemployment	2025 Pop with Bachelor Degrees
15 Minutes	20,063	21,809	50%	7.8%	1,929
30 Minutes	161,087	168,815	51.3%	4.5%	16,244
60 Minutes	1,137,517	1,078,632	60.1%	4.5%	159,694

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