



1260 SOUTHERN ROAD

Morrow, GA 30260

203,850 SF FOR SUBLEASE

NAI BrannenGoddard

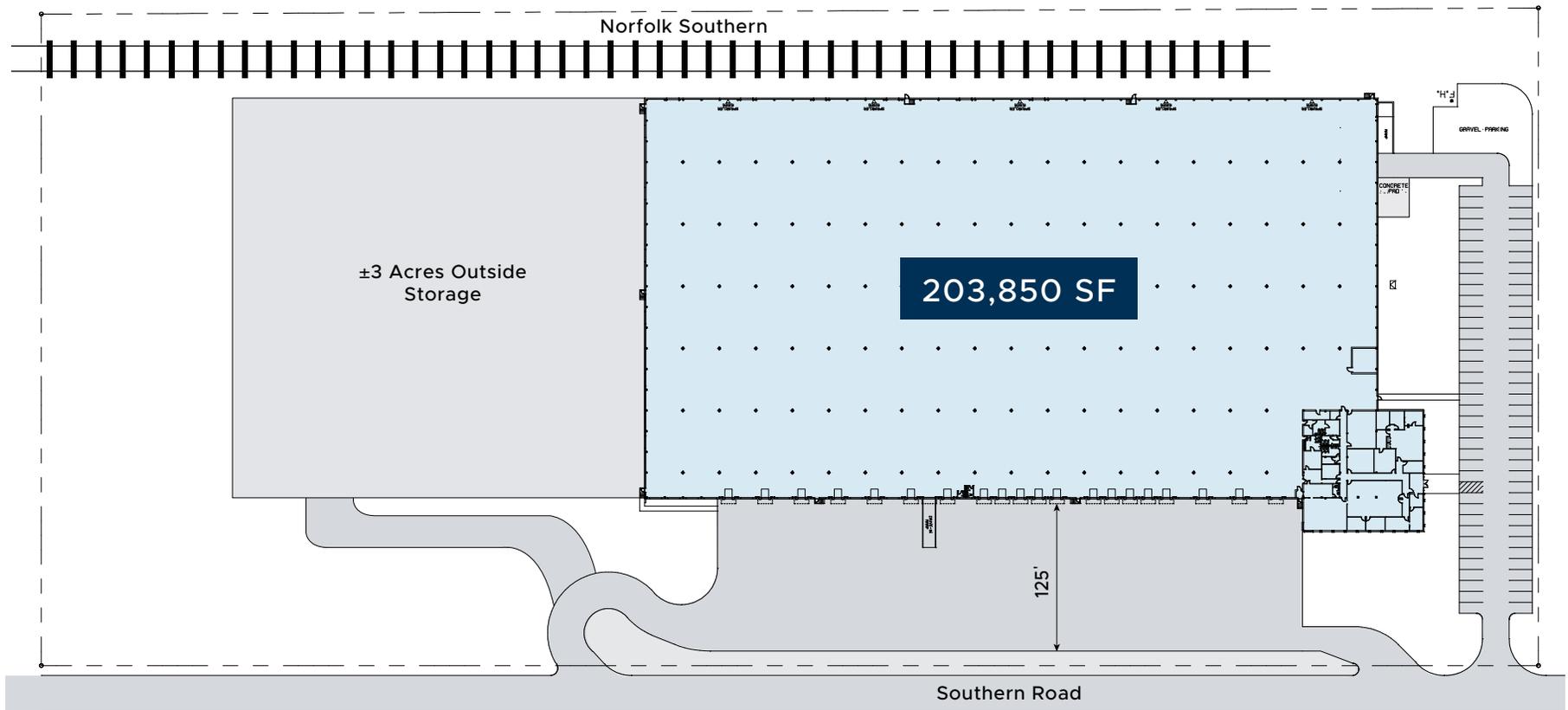
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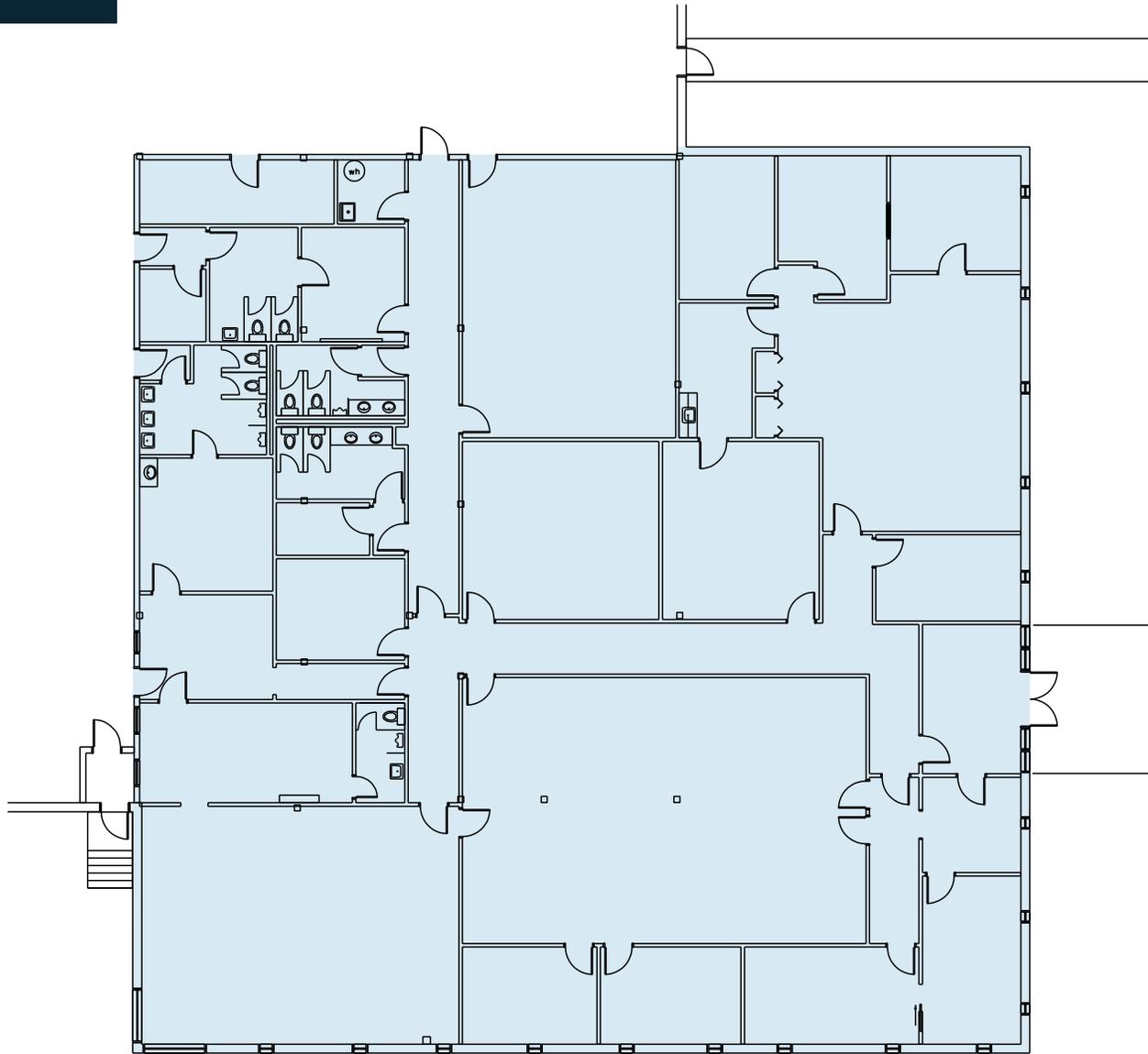
PROPERTY HIGHLIGHTS

Available	203,850 SF with outside storage	Power	2,000 Amps at 480 volts <i>(To be verified by Subtenant's professional electrician)</i>
Office Space	10,000 SF of new office with open layout	Zoning	Heavy Industrial
Building Size	203,850 SF	Outside Storage	±3 Acre storage/truck yard (paved and fenced)
Construction	Brick on block	Truck Court	125' deep all concrete truck court
Clear Height	28'	Site Acreage	±15.16 acres total
Column Spacing	30' x 51'	Lease Term	Sublease through 1/31/2035
Bay Depth	330'	Location	Immediate access to I-75; 10 minutes from Hartsfield-Jackson Atlanta Int'l Airport
Dock Doors	Twenty (10' x 10') dock doors; oversized grade-level drive-in door		

SITE PLAN



OFFICE PLAN



NOTABLE NEIGHBORS

SOUTHLAKE MALL

EXIT 233

Mt Zion Road

75

ATL DISTRIBUTION CENTER

PACCAR PARTS DIVISION

ACT METAL DECK SUPPLY STACI AMERICAS

SHEFFER CORPORATION

M&W DISTRIBUTION

1260
Southern Road

FRESH EXPRESS

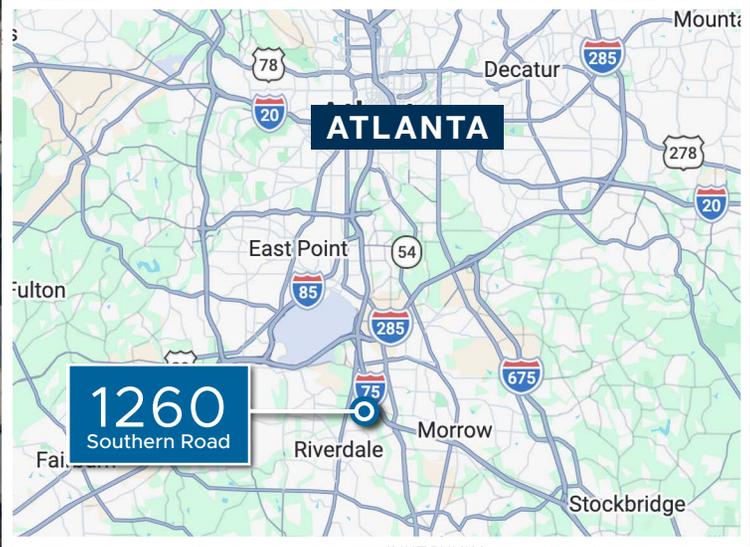
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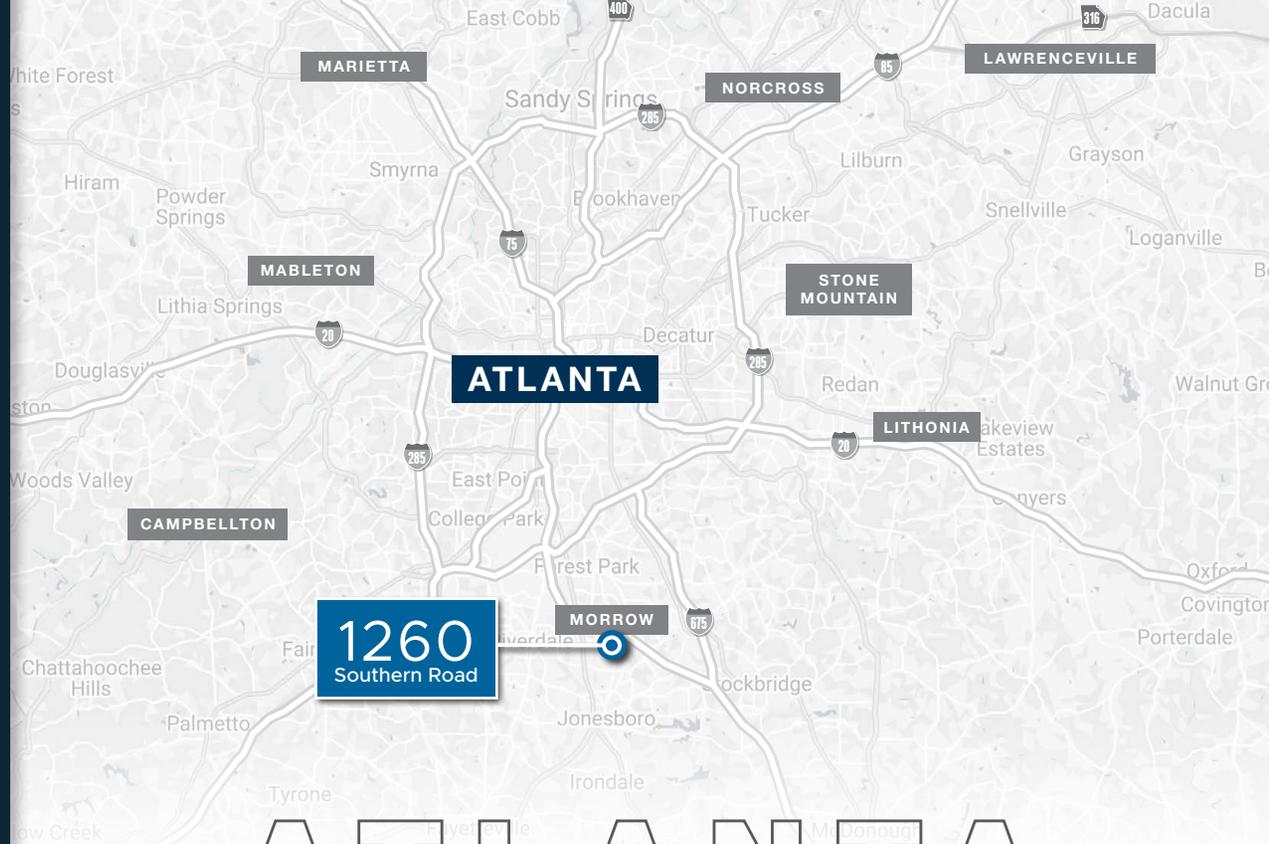
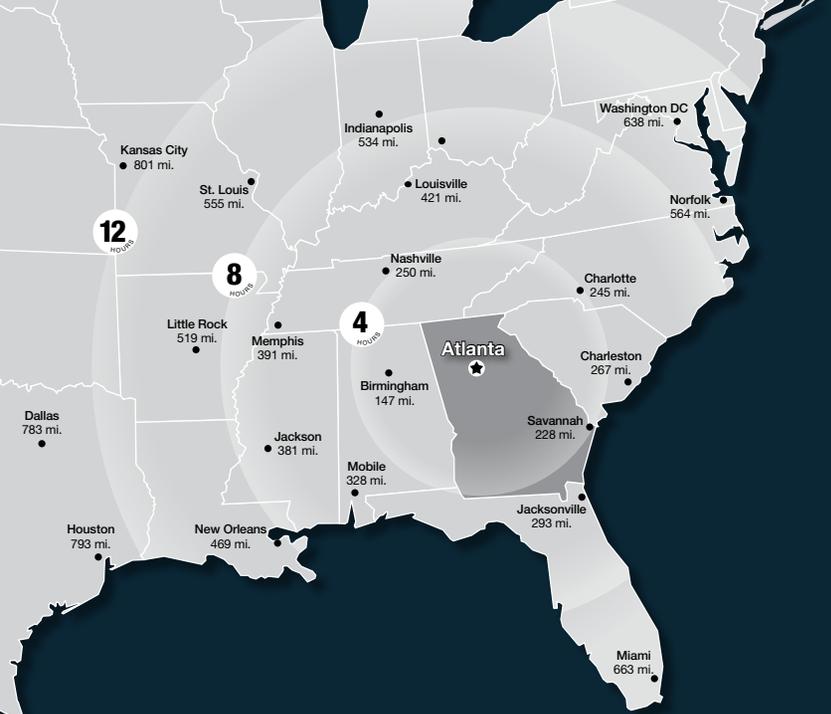
ATLANTA HUHTAMAKI DEAN

VERSA-GARD BIO-LAB WAREHOUSE

TENSAR INTERNATIONAL CORPORATION

CHRYSLER PARTS DISTRIBUTION





DISTANCE FROM PROPERTY

INTERSTATE

I-285	11 miles
I-85	17.5 miles
I-20	24 miles

RAIL

CSX/Fairburn	29 miles
Norfolk Southern/Inman	35 miles
Norfolk Southern/Austell	39 miles

AIR

Peachtree DeKalb Airport	36 miles
Hartsfield-Jackson Atlanta Int'l Airport	13 miles

PORT CITIES

Savannah, GA	237 miles
Charleston, SC	307 miles
Jacksonville, FL	336 miles
Norfolk, VA	560 miles
Miami, FL	652 miles

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ATLANTA

THE LARGEST HUB OF LOGISTICS IN THE SOUTHEAST



Hartsfield-Jackson Atlanta Int'l Airport is the busiest airport in the world.



One of the most extensive freight rail systems transporting over 196 million tons of freight.



Over 80% of U.S. consumers are within a 2-hour flight time from Atlanta.



UPS, FedEx, DHL & Airborne Express all have major distribution hubs in the metro area.



Cargo is within two or fewer days by truck from 80% of U.S. consumers.



11 major sea/inland ports are within 350 mi. including Ports of Savannah and Brunswick.

Georgia Department of Economic Development, GeorgiaLogistics.com

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For more information please contact:

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