

**PNK**  
**PARK**

LAMBERT

AVAILABLE  
FOR LEASE

**1,219,826 SF**

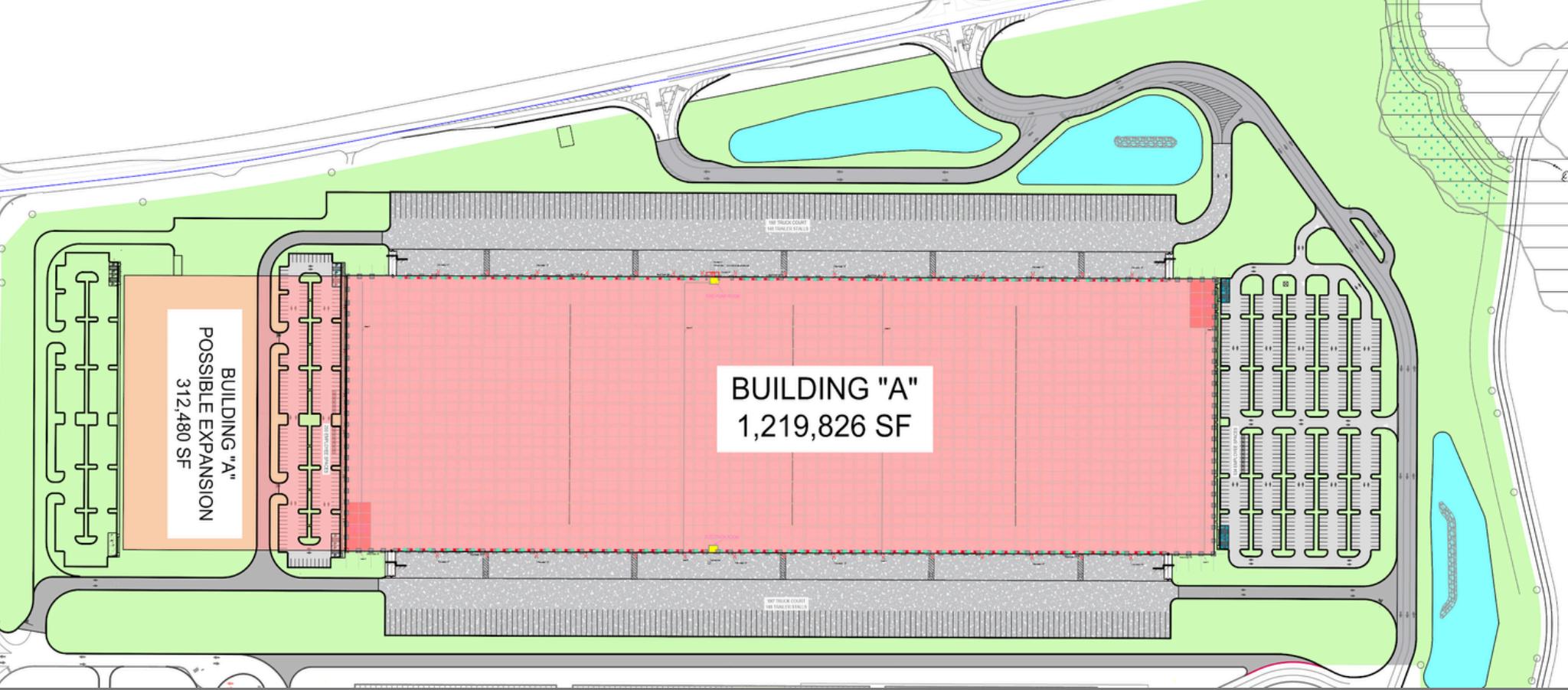


# **PNK Lambert A**

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**1305 Hwy 42 South, McDonough, GA 30252**

**PNK**group



# Site Plan

1305 Hwy, 42 South, McDonough, GA 30252

- 40 feet Clear Height
- 50'x 56' with 60' speed bay
- 620' deep x 1960' wide
- 190' truck court with concrete apron

- 4 Drive-in doors with concrete ramp
- 209 fully equipped docks with dock levelers
- 296 Trailer Parking
- 784 Car Parking

# PNK BUILDING STRUCTURE

## Internal Siphonic Roof Drain System:

System eliminates contamination and icing of the Truck Court

ESFR K 25.2 sprinkler system

Ceiling clear height: 40ft  
Total height 45ft

8-ton crane



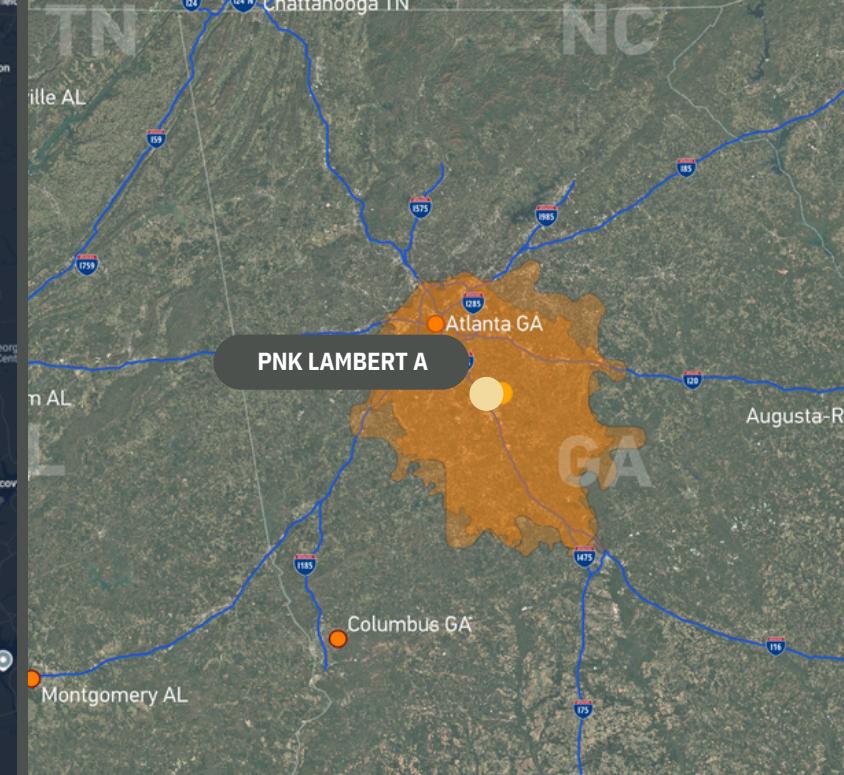
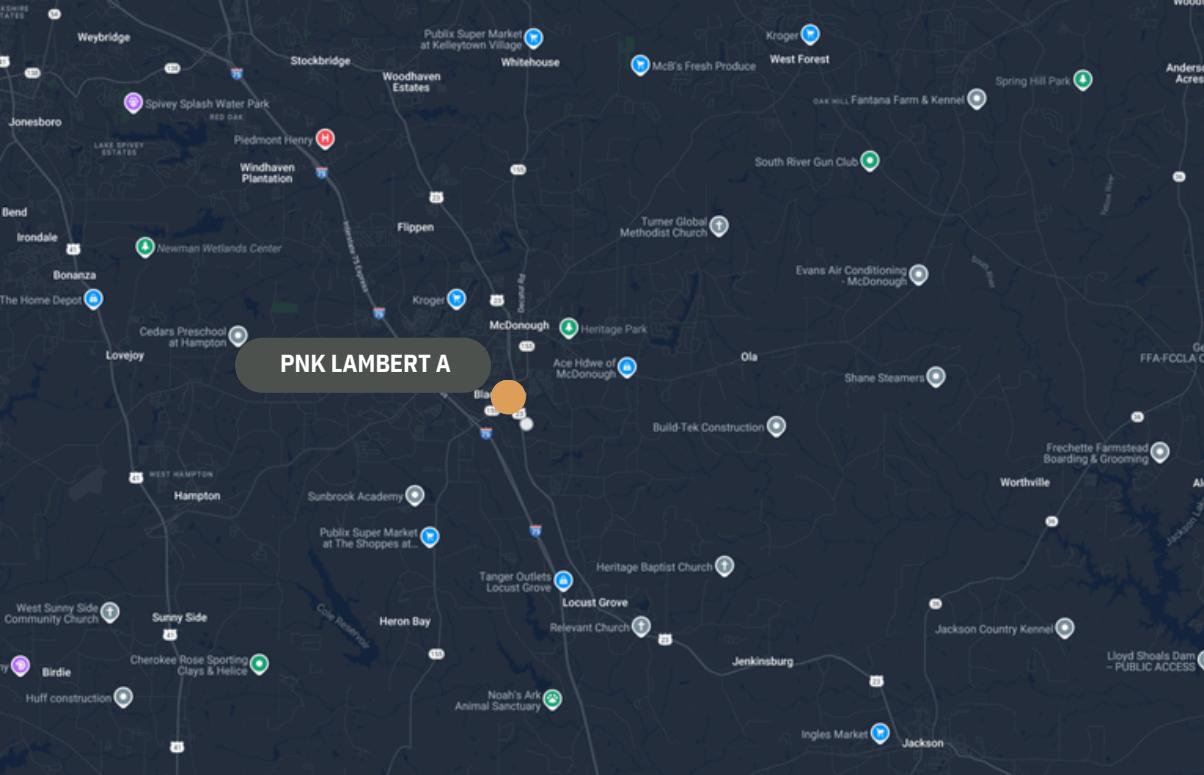
✓  
**3-LAYERED ROBUST  
REINFORCED CONCRETE  
STRUCTURAL FRAME**

✓  
**8" REINFORCED  
CONCRETE SLAB**

✓  
**COMPLETE SET OF  
DOCK EQUIPMENT**

## PNK WARRANTY

- 5 YEARS FOR THE REINFORCED CONCRETE BUILDING FRAME
- 20 YEARS FOR THE ROOFING MEMBRANE



## REGIONAL PROXIMITY

City	Miles	Minutes
Monroe	20	20
Athens	30	30
Conyers	35	35
Covington	40	40
Atlanta	45	50

## LABOR DEMOGRAPHICS

45 Mile	
Population:	3,100,000
Workforce (18+):	1,937,500
45 Minute	
Population:	2,050,000
Workforce (18+):	1,281,250

**PNK Lambert A is located within 1 day's drive of:**

**33%**

of the U.S. population

**29%**

of U.S. manufacturers

**35%**

of U.S. domestic trade & service industries

1305 Hwy 42 South,  
McDonough, GA 30252

all inquiries  
leasing@pnk.group  
332.248.6630

Mark Stiles  
ms@pnk.group  
404.457.8473

**PNK** group