

Industrial/Manufacturing/Data center site

±2.5M SF ON ±213 ACRES



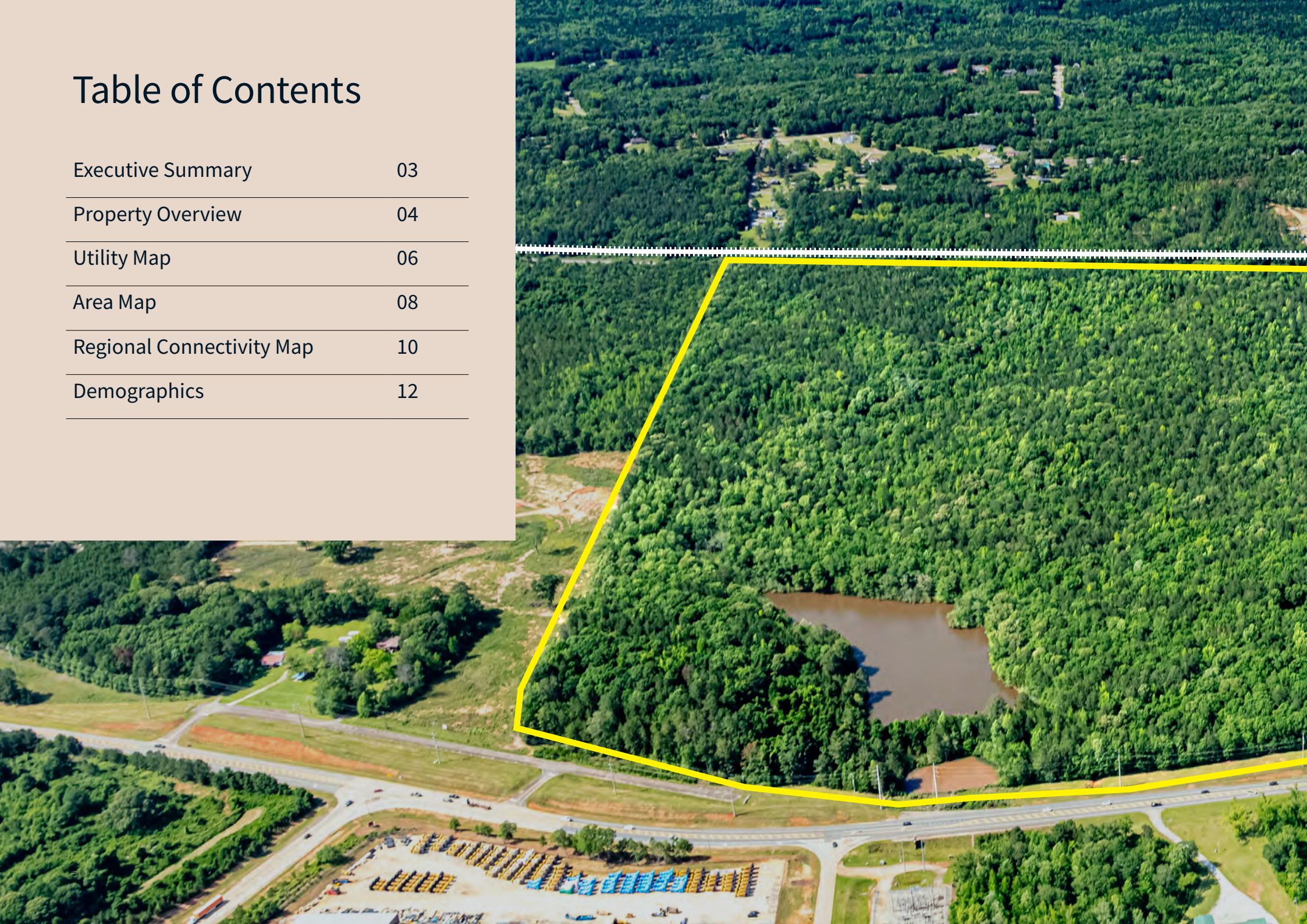
Zoned Industrial | Heavy Power | Railway Access | Robust Utility Infrastructure | Deep Labor Pool



Legacy North Industrial Rail Park
Barnesville, Georgia

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Executive Summary


THE OFFERING - JLL is pleased to present Legacy North Industrial Rail Park, available for lease or purchase, strategically located along Hwy 41 and MLK Pkwy in Barnesville, GA. This 213 acre site offers heavy utilities and Norfolk Southern Rail service. The property is zoned industrial and is suited for build-to-suit for lease or build-to-suit for sale. It is an ideal industrial/manufacturing/data center site with robust utility infrastructure and a deep labor pool.


Property overview


Legacy North presents a unique opportunity for industrial development.


| Site details | |
|-------------------|--|
| Name | Legacy North Industrial Rail Park |
| Address | Hwy 41 and MLK Parkway (Truck Bypass), Barnesville, GA |
| Zoning | Industrial |
| Lot size | 213 acres |
| BTS building size | Up to 2.5M SF |


Utilities


-  **Electrical: Service provider of your choice**
 - City of Barnesville (MEAG)
 - Southern Rivers (GA EMC)
 - Georgia Power

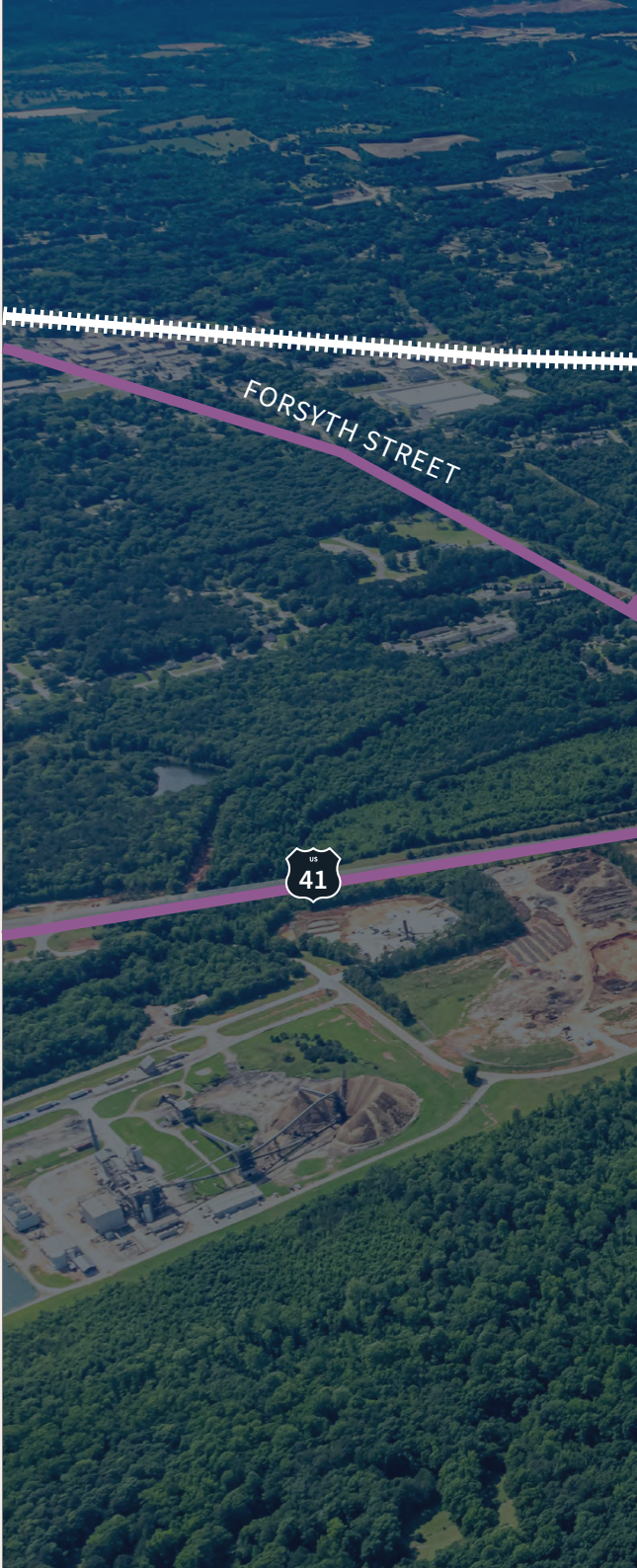
-  **Natural Gas: Service provided by Atlanta Gas Light Co.**
 - 4" hp main line

-  **Sewer: Service provided by City of Barnesville**
 - 12" main line

-  **Water: Service provided by City of Barnesville**
 - 8" main line

-  **Telecommunications: Service provided by AT&T**
 - Broadband available

-  **Fiber Internet: Service provided by Conexon Connect**
 - Available when Southern Rivers Energy is selected as the electric service provider





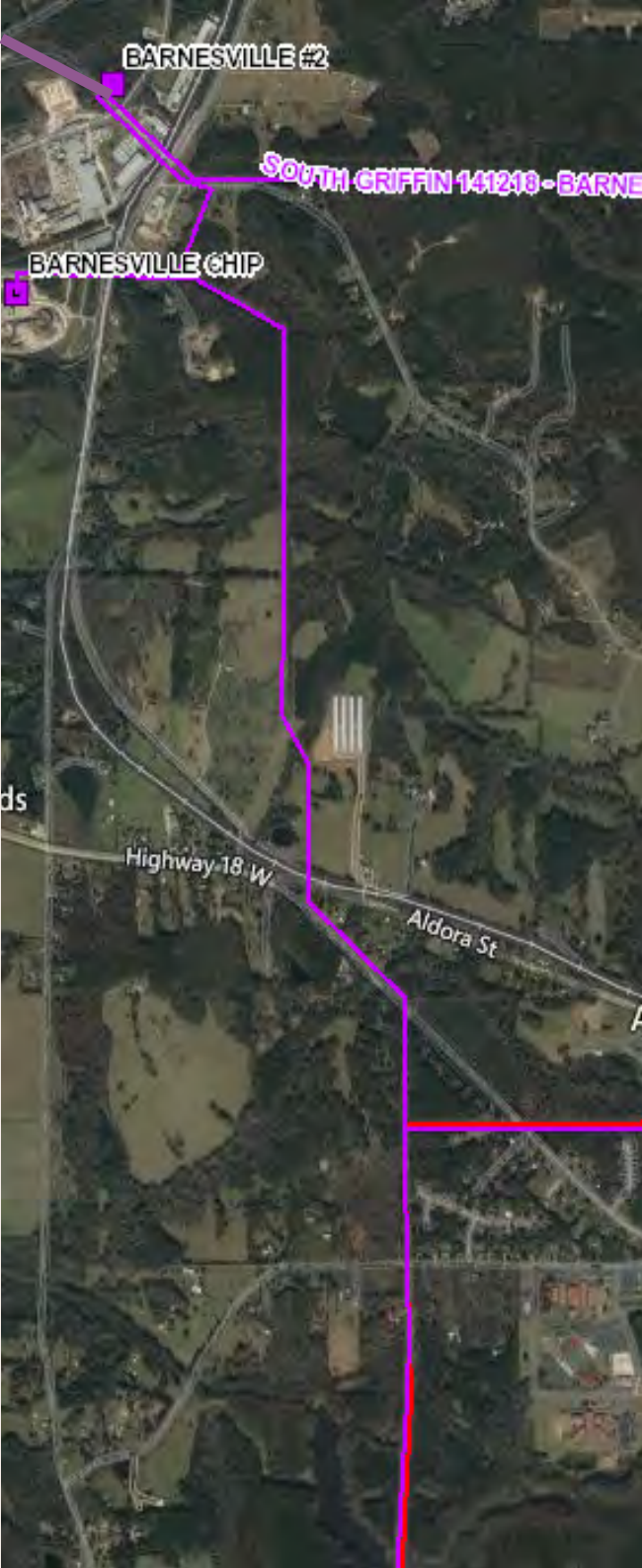
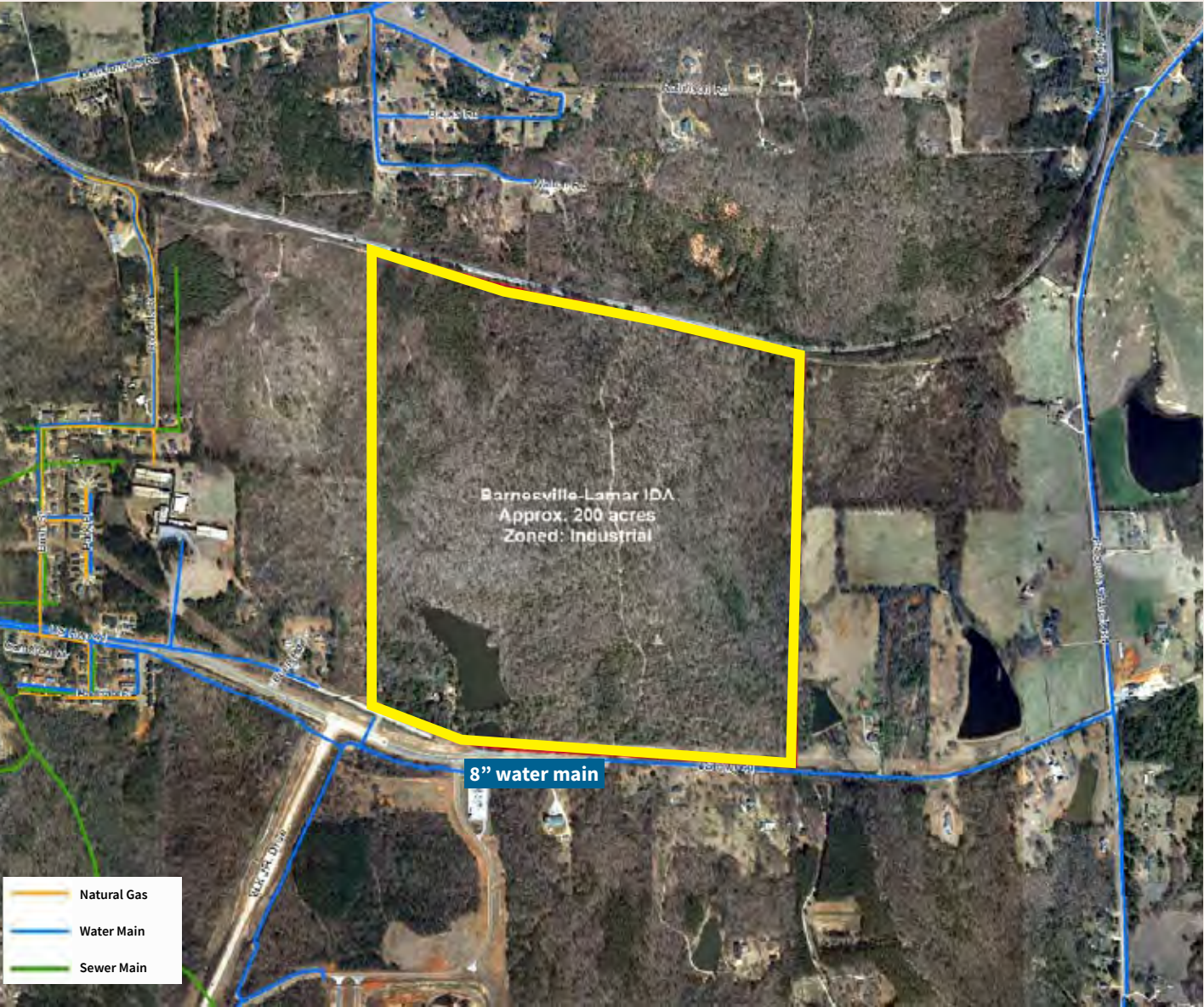
NORFOLK SOUTHERN MAINLINE

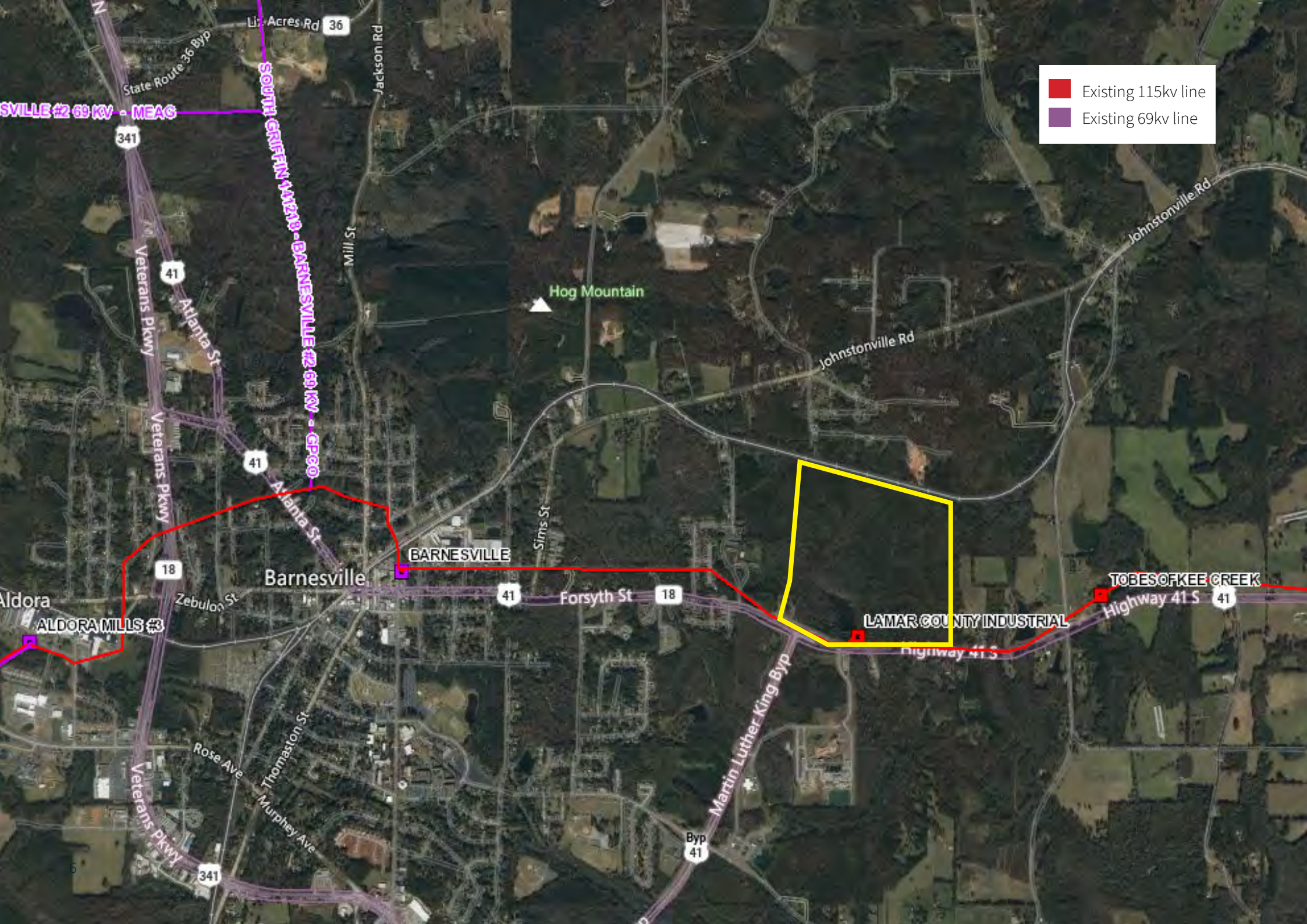
JOHNSTONVILLE ROAD

41

**LEGACY NORTH INDUSTRIAL
RAIL PARK**
Hwy 41 and MLK Pkwy
Barnesville, GA

Utility map





- Existing 115kv line
- Existing 69kv line

SVILLE #2 69 KV - MEAG

SOUTH CREEK #1 69 KV - BARNESVILLE #2 69 KV - CP&O

Hog Mountain

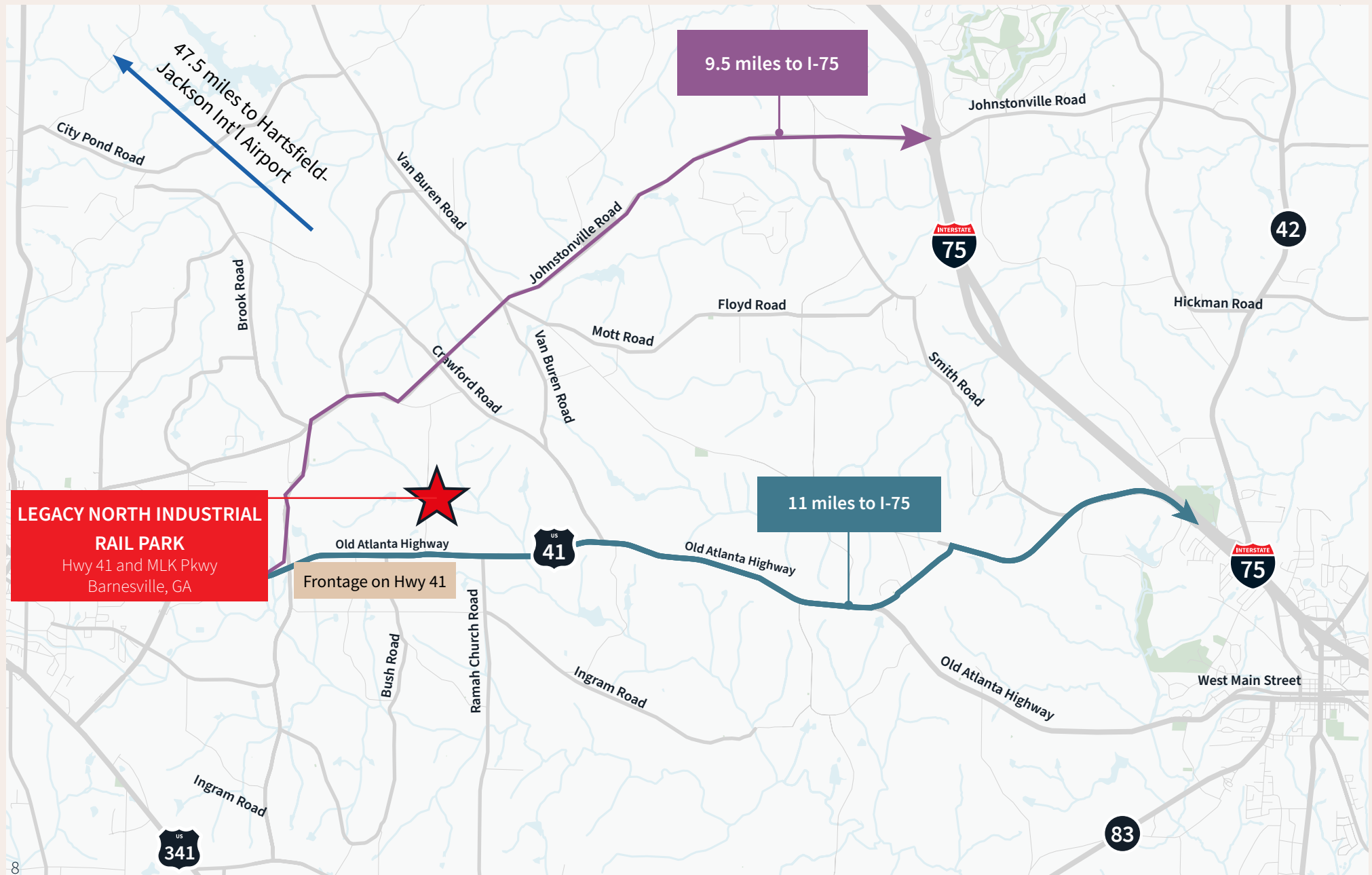
BARNESVILLE

LAMAR COUNTY INDUSTRIAL

TOBESOFKEE CREEK

ALDORA MILLS #3

Area map





Legacy North Industrial Rail Park's **strategic location** amidst numerous **regional distribution and fulfillment centers** underscores its **significant potential** as a key hub.

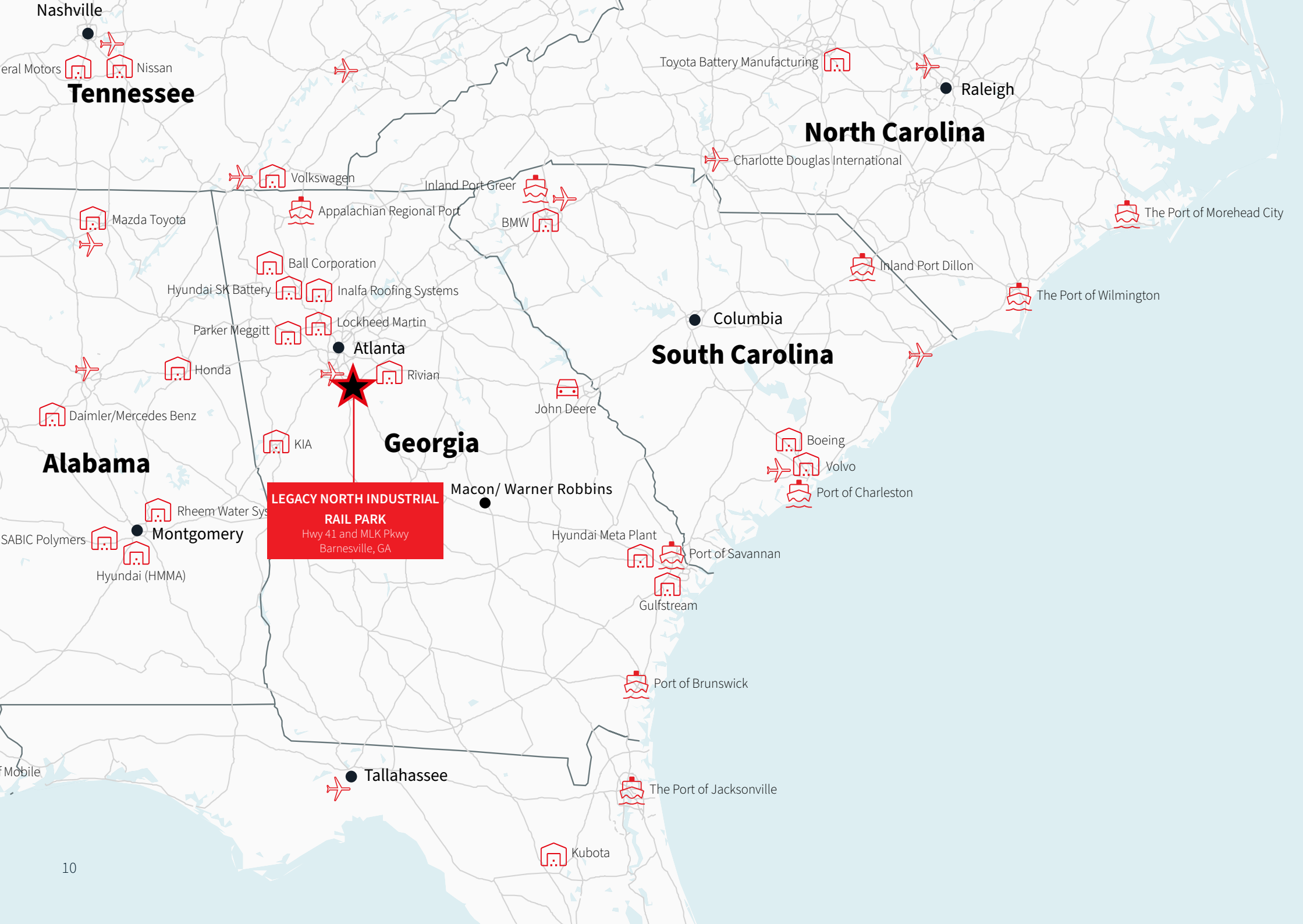
Regional connectivity

Legacy North is centrally located to the regions largest manufacturing operations and population centers. Legacy North is well-connected for regional distribution. Located near I-75, US Routes 41 and 19, and major air and rail hubs, the site offers convenient access to Atlanta, Montgomery, and the Southeast ports. This strategic location simplifies manufacturing logistics and supply chain management for businesses looking to serve the Southeast.

| Location | Distance |
|----------------------------------|------------|
| U.S. Highway 41 (Frontage) | 0.1 miles |
| I-75 via Johnsville Road | 9.5 miles |
| I-75 via U.S. Hwy 41 | 11.1 miles |
| Thomaston-Upson Airport | 13 miles |
| Griffin-Spalding County Airport | 16.7 miles |
| Norfolk Southern - Griffin Yard | 17.9 miles |
| Hartsfield-Jackson Int'l Airport | 50.9 miles |

| Location | Distance |
|----------------------------------|------------|
| Atlanta, GA | 62.9 miles |
| Norfolk Southern Intermodal | 68.4 miles |
| CSX Transportation - REDI Center | 70.3 miles |
| Montgomery, AL | 154 miles |
| Port of Savannah | 201 miles |
| Port of Brunswick | 264 miles |





Workforce labor and drivetimes

Strategically positioned between Atlanta and Macon/Warner Robbins MSA
Maximum labor pull and access to robust transportation infrastructure

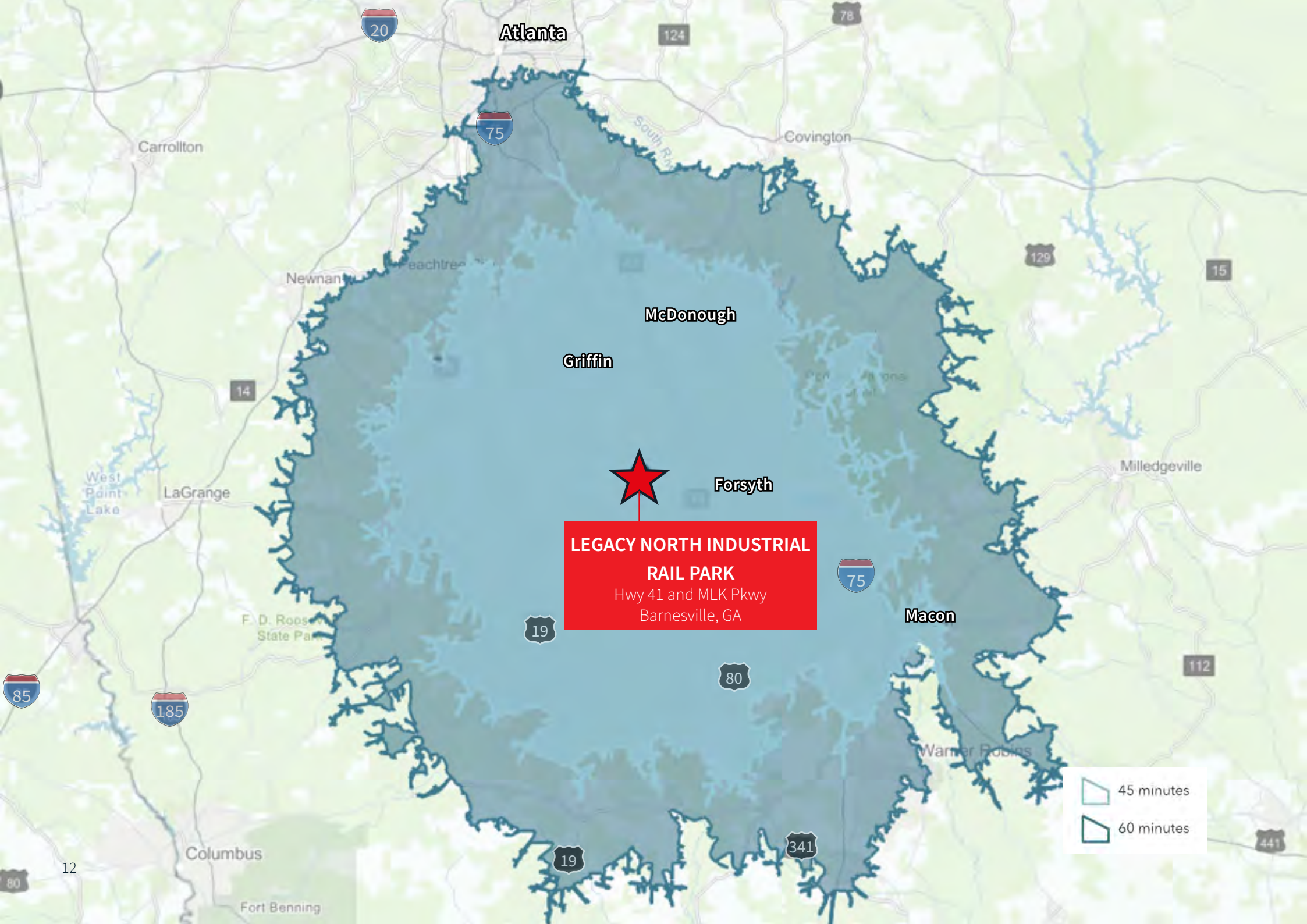
Legacy North Industrial Rail Park provides a strategic location with access to a large, growing workforce within a 45-60 minute drive. The area offers a diverse community with access to numerous healthcare facilities, restaurants, and other community resources.



Top employers



| Demogrphahics | 45 minutes | 60 minutes | 60 miles |
|--|------------|------------|-----------|
| 2024 Total Population | 520,096 | 1,379,132 | 4,117,280 |
| 2024-2029 Growth Rate: Population | 0.68% | 0.56% | 0.55% |
| 2024 Total Households | 195,575 | 511,395 | 1,588,629 |
| 2024 Average Household Size | 2.59 | 2.66 | 2.54 |
| 2024 Median Household Income | \$64,760 | \$69,155 | \$77,582 |
| 2024 Median Age | 39.1 | 38.6 | 37.5 |
| 2024-2029 Growth Rate: Median HH Inc | 3.91% | 3.44% | 3.41% |
| 2024 Unemployment Rate | 4.4% | 4.5% | 4.3% |
| 2024 Total Daytime Population | 503,951 | 1,303,524 | 4,100,317 |
| 2024 Daytime Pop: Residents | 294,924 | 753,788 | 2,106,978 |
| 2024 Daytime Pop: Workers | 209,027 | 549,736 | 1,993,339 |
| 2024 Civ Pop 16+/Labor Force | 232,256 | 653,768 | 2,103,048 |
| 2024 Occupation: Transportation/Moving | 25,988 | 78,963 | 199,984 |
| 2024 Occupation: Transportation/Moving (%) | 11.70% | 12.65% | 9.94% |





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