



580 Raco Parkway

Jackson County, Georgia

Key facts

Property type	Industrial space
Building size	772,200 SF
Space available	772,200 SF



Property Features

772,200 SF Available, move-in ready	Power: 4,000 Amps
Expandable to 1,010,200 SF	120 fully equipped dock doors (seals, pit levelers, dock lights, go-no go lighting, and dock locks)
Office SF: +/- 12,000	Full Concrete Truck Court and Trailer Storage
Clear Height: 32'	2 oversized drive-in doors with ramps
Column Spacing: 50' x 50'	Car Parking: +/- 200
Sprinkler System: ESFR	Trailer Parking: +/- 440
HVLS fans in speed bays	Building Dimensions: 1440' x 550'
T-5 lighting	Parcel Size: 86 Acres

Additional information

- Single tenant building with expansion capability near I-85 in Northeast Atlanta bulk distribution area
- 2021 installed forklift charging station

Property highlights

01

6+ Acres of outside storage

02

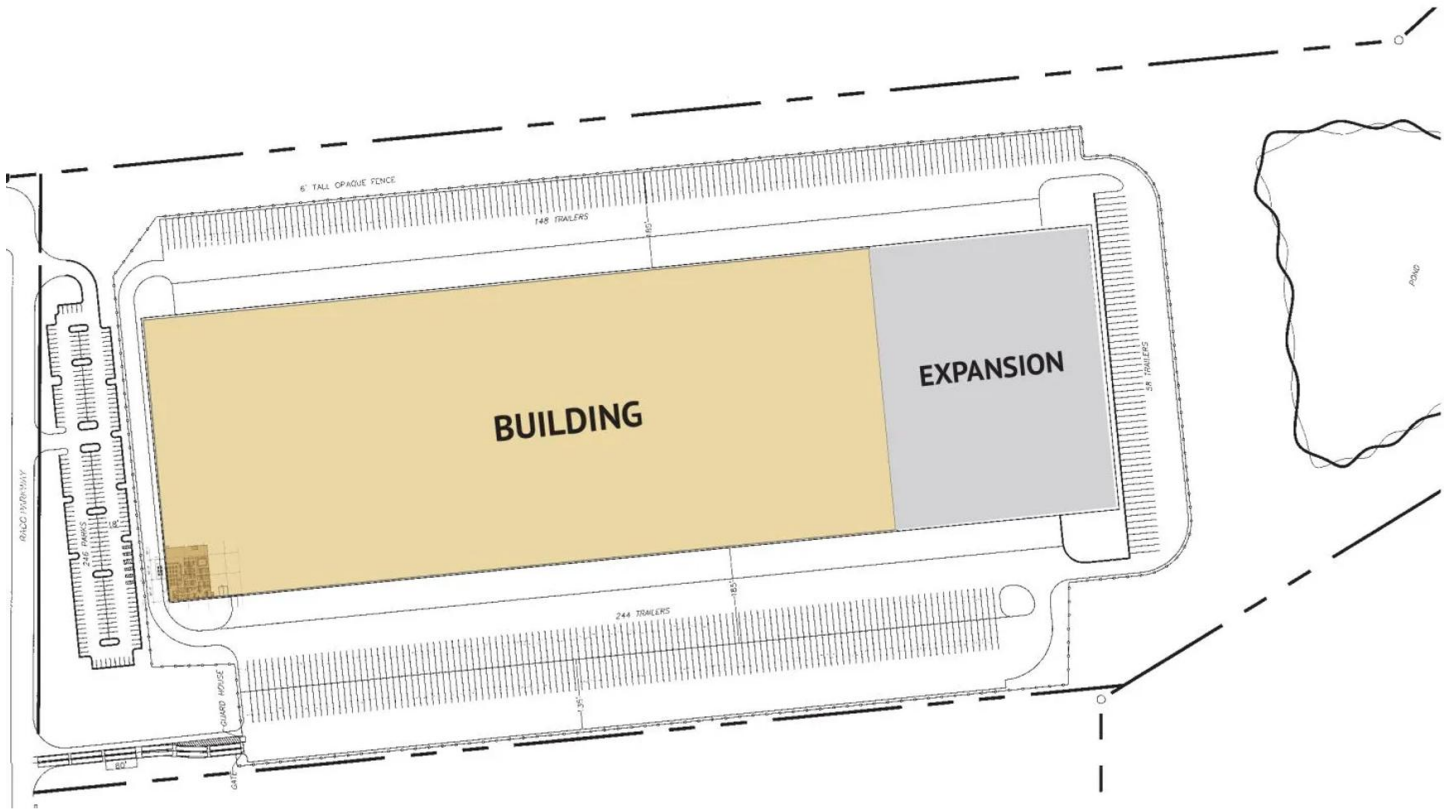
Near I-85

03

Fully secured with fencing and guard shack

Photos and floorplans





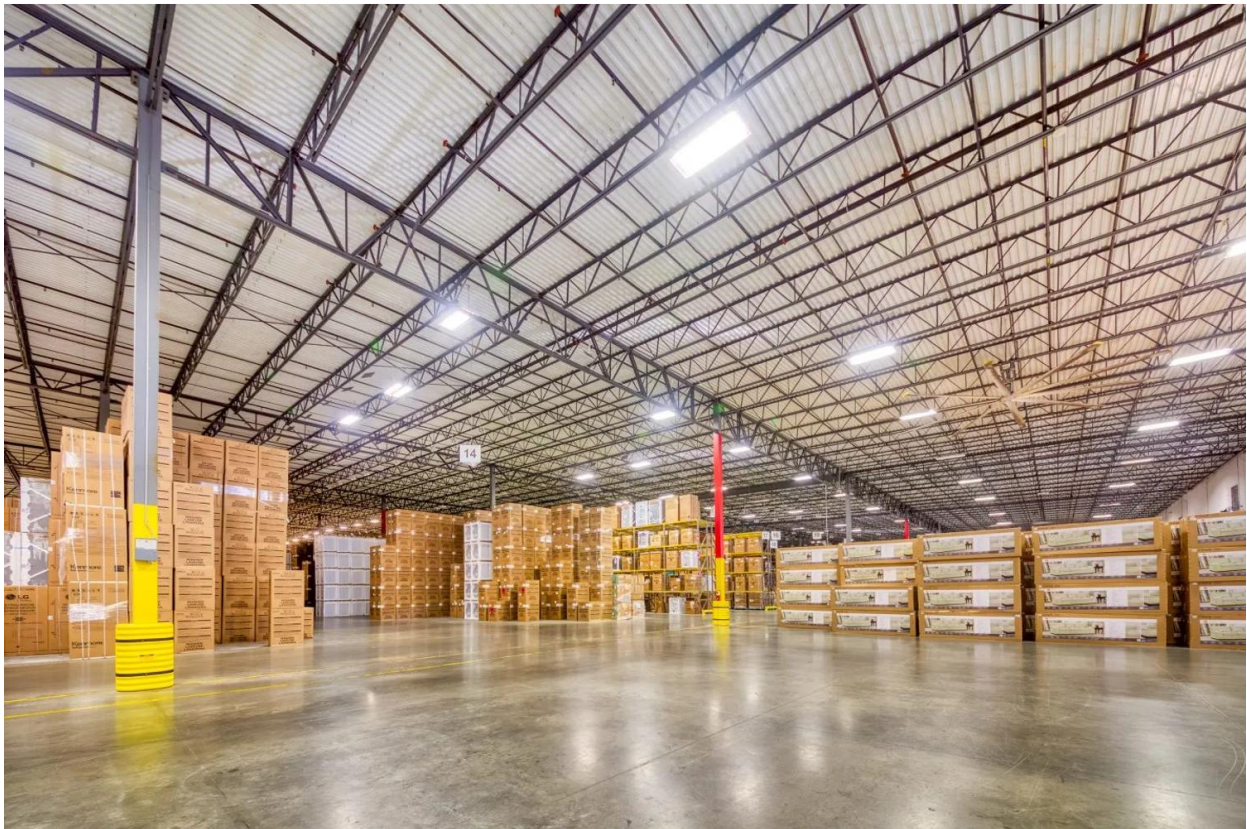
EXPAND TRAILER PARKING BY +/- 100 SPACES



EXPAND CAR PARKING BY +/- 600 SPACES



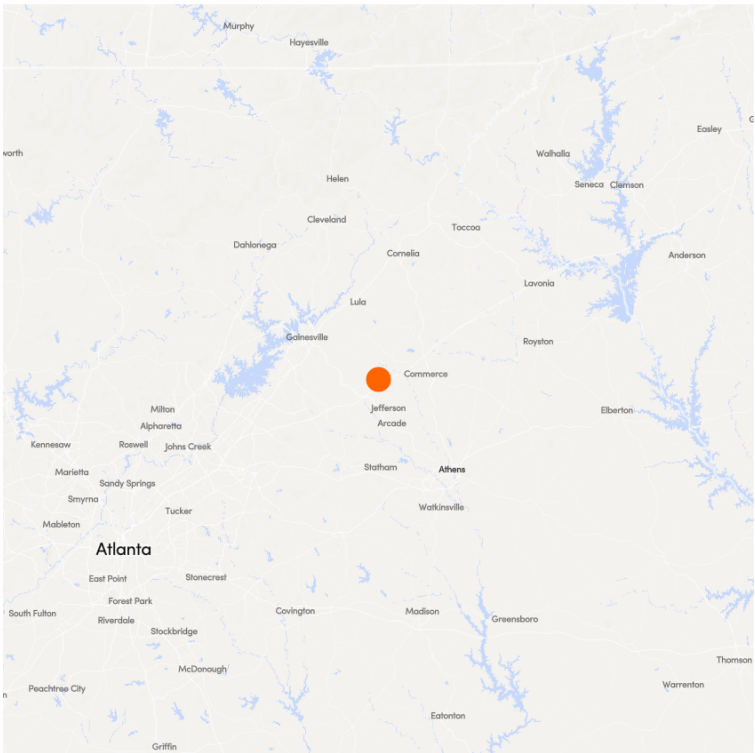




Location

Population

Total Population	30,121
Total Labor Force	11,622
Unemployment Rate	
Median Household Income	\$67,831
Warehouse Employees	702
High School Education	66.2%



Contact us

Learn more about this property or schedule a tour by reaching out to our local investment and leasing officer.



Chris Merriewether

+1 (904) 864-8438

chris.merriewether@eqtpartners.com