

RIVER PARK 9

801 Logistics Pkwy, Jackson, GA 30233

318,246 SF For Lease or BTS
Delivering Q3 2027



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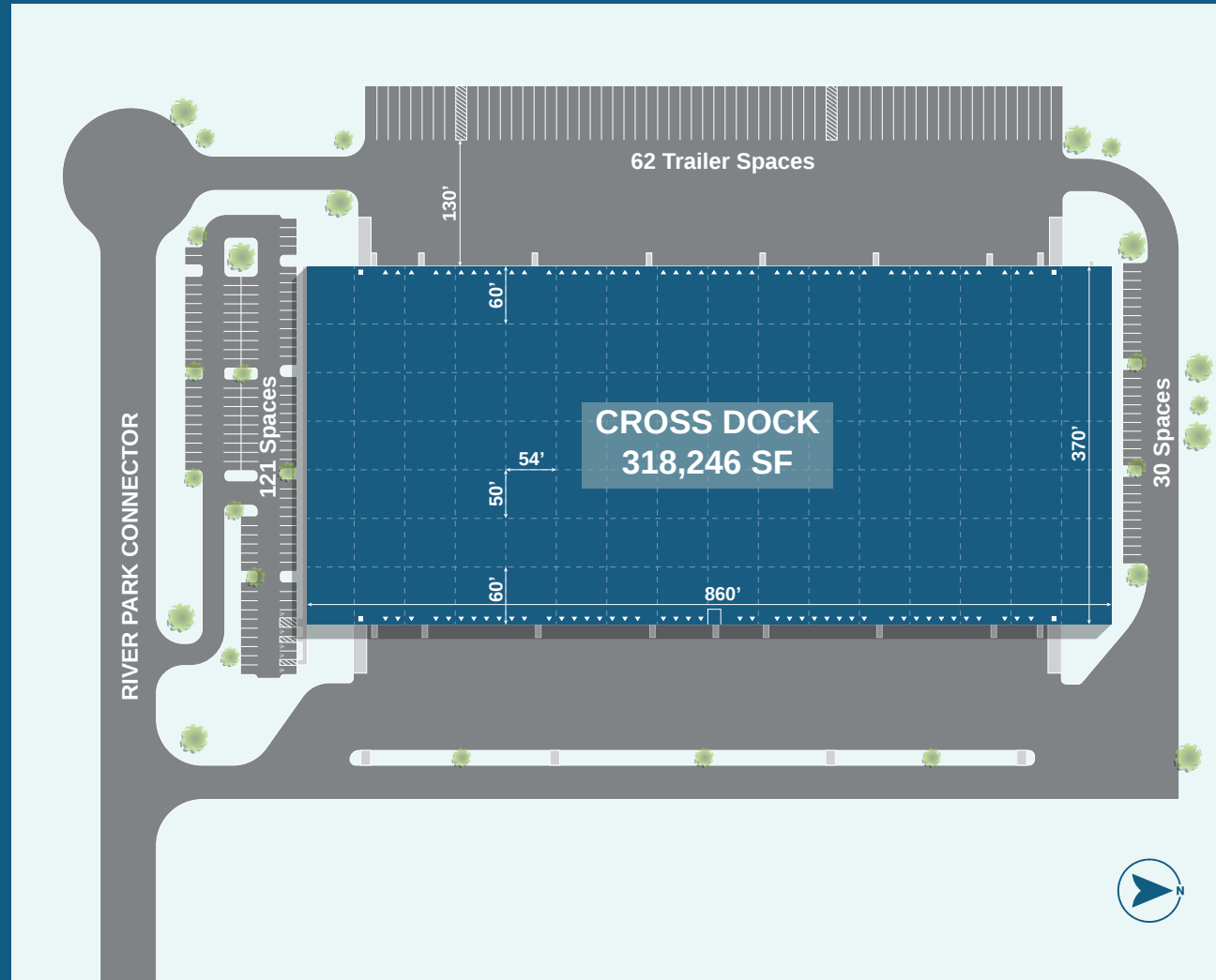


SITE OVERVIEW

RiverPark 9 offers an exceptional build-to-suit opportunity in one of Georgia's most strategic industrial locations. Developed by Scannell Properties, this 318,246 SF opportunity sits on over 20 acres in Jackson, Georgia, offering tenants unparalleled connectivity to major transportation arteries and access to Atlanta's robust labor market.

PROPERTY HIGHLIGHTS

Building SF:	318,246 (370' D x 860' L)
Office:	Build-to-suit
Land Acres:	20.57 acres
Bay Spacing:	54' W x 50' D (60' D Speed Bay at each dock wall)
Ceiling Height:	Min. 36' from speed bay column lines
Auto Parking:	121 at front, expandable to 151 (30 at back)
Power:	3,000A 480V 3-phase
Docks	+/-100
Drive-In Doors:	Four (4) 14' x 16' w/ concrete ramps
Trailer Stalls:	60 dedicated
Truck Court	185' (west side) and 130' (east side)
Dock Apron:	8" Reinforced
Slab:	7" unreinforced w/ 10-mil vapor barrier
Truck Court:	Concrete
Roof Insulation:	R-20
Additional Features:	White Box Interior, Dock Canopies
Lighting:	TBD
Spec Levelers:	TBD



ACCESS & CONNECTIVITY

ACCESS HIGHLIGHTS

I-75: 1.8 miles
Atlanta, GA: 43 miles via I-75
Jackson, GA: 9 miles via GA-16 East
Griffin, GA: 12.5 miles via GA-16 West



CORPORATE NEIGHBORS

Amazon
American Tire Distributors
Kimberly-Clark
Ken's Food
The Home Depot
Goya Foods
Kuehne & Nagel
Georgia Pacific
EssilorLuxottica
John Deere
PVH
Medline
Whirlpool Corp.

Nestle
Whirlpool
Tory Burch
Purple Mattress
Wayfair

CJ Logistics USA
GXO Logistics
Love's
Radial

Renewal by Anderson
Ryder
The Home Depot

**RIVER
PARK 9**

Exol
GA Power
Greenbox
Proctor & Gamble
Porsche
Quanex
TravelPro
Yongsan

Dollar General
Masterbrand Cabinets
Amazon
Hitachi Logisteed

Caterpillar
Carter's
International Paper
Hoshizaki America
Rinnai
Norcom
Schilli Distribution
TC Transcontinental

Griffin



PRIME LOCATION



INTERSTATE

I-75:	1.8 miles
US Hwy 41 (west of Griffin):	14.3 miles
I-285:	34 miles

INTERMODAL

CSX Fairburn:	47 miles
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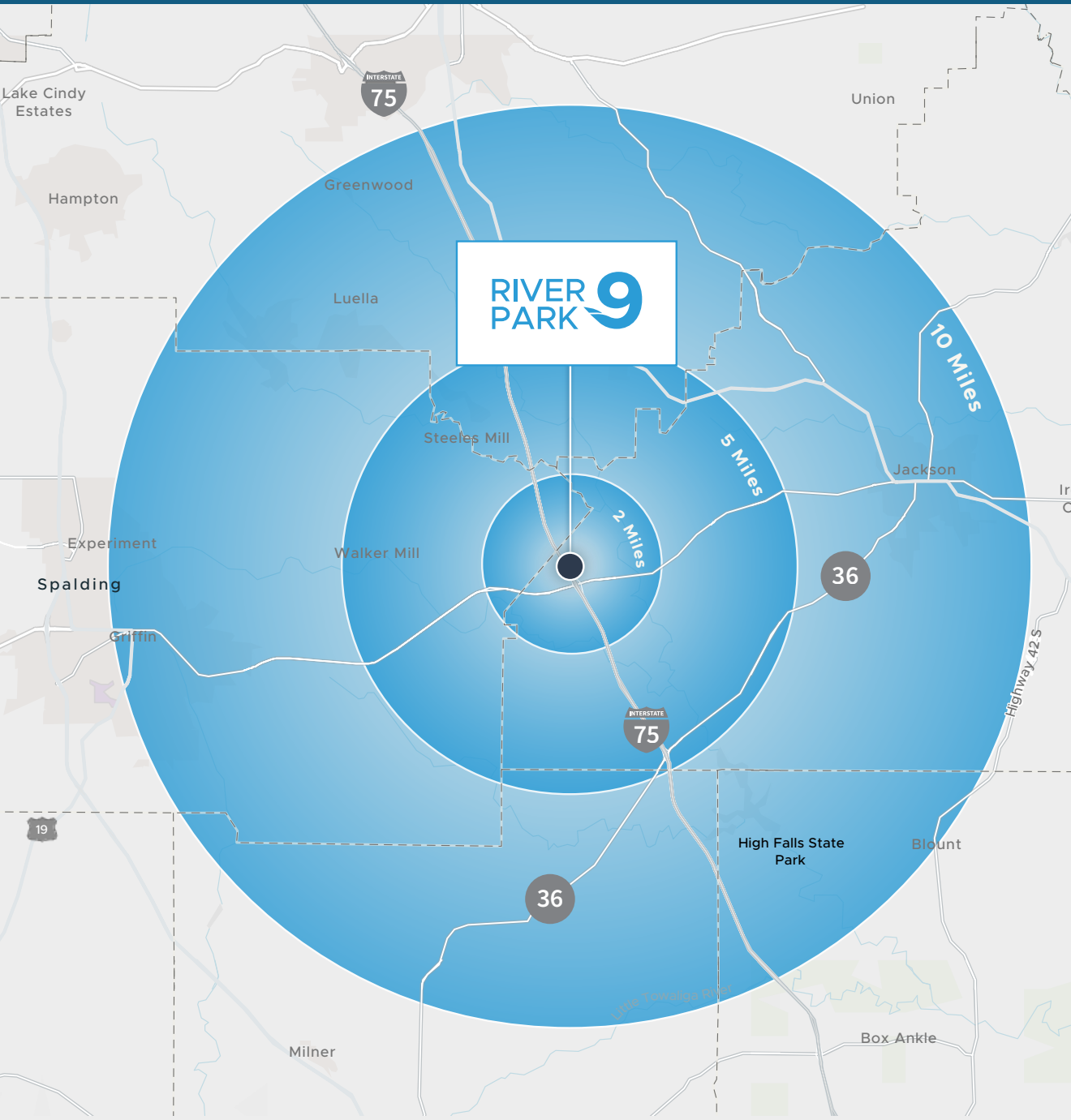
AIR

Hartsfield-Jackson International Airport:	36 miles
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PORT CITIES

Savannah:	208 miles
Mobile:	328 miles
Charleston:	308 miles
Brunswick:	267 miles
Jacksonville:	306 miles

DEMOGRAPHICS



2020- 2025 GROWTH RATE: POPULATION

2 Miles	5 Miles	10 Miles
1.57	2.24	1.87

ANNUAL BUDGET EXPENDITURES

2 Miles	5 Miles	10 Miles
\$32,344,025	\$494,908,691	\$2,839,001,012

AVERAGE HOUSEHOLD INCOME

2 Miles	5 Miles	10 Miles
\$100,493	\$98,133	\$95,286

DAYTIME POP: WORKERS

2 Miles	5 Miles	10 Miles
413	3,429	32,102

TOTAL POPULATION

2 Miles	5 Miles	10 Miles
1,032	18,731	95,349



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