

FOR SUBLEASE

499,960 SF Prime Sublease Opportunity

9250 S. Main Street, Jonesboro, GA 30236



Multiple
Office Pods



Flexible Lease Terms
Through 11/30/2027



Norfolk Southern
Rail Served



Close Proximity to I-75,
I-85 & Hartsfield-Jackson
Int'l Airport

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KBC Advisors | Atlanta
1776 Peachtree Street NW, Suite 120S
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KBCADVISORS

PROPERTY ADVANTAGES

Acres	27
Zoning	HI – Industrial
Rail Service	Norfolk Southern, 4 active rail doors
HVAC	100,000 SF food grade
Sprinklers	ESFR
Ceiling Height	28'6"
Column Spacing	54 x 42
Office Space	3 existing office pods

- » About 8,500 trucks travel on the section of I-75 outside of Atlanta each day. The Georgia Department of Transportation (GDOT) is planning to build truck-only lanes between McDonough and Macon, which is expected to cost around \$1.8 billion and be completed by 2028.
- » Around 1,000 shipping containers are delivered by train to Norfolk Southern's Inman Yard intermodal facility in Atlanta each day, and the facility handles 30,000 shipping containers per month.



499,960 SF
Available Space

3 EXISTING
Office Pods

50
Dock High Doors
(37 with levelers)

3
Drive-In Doors

28'6"
Clear Height

100,000 SF
Temperature Controlled
Room

54' X 42'
Column Spacing

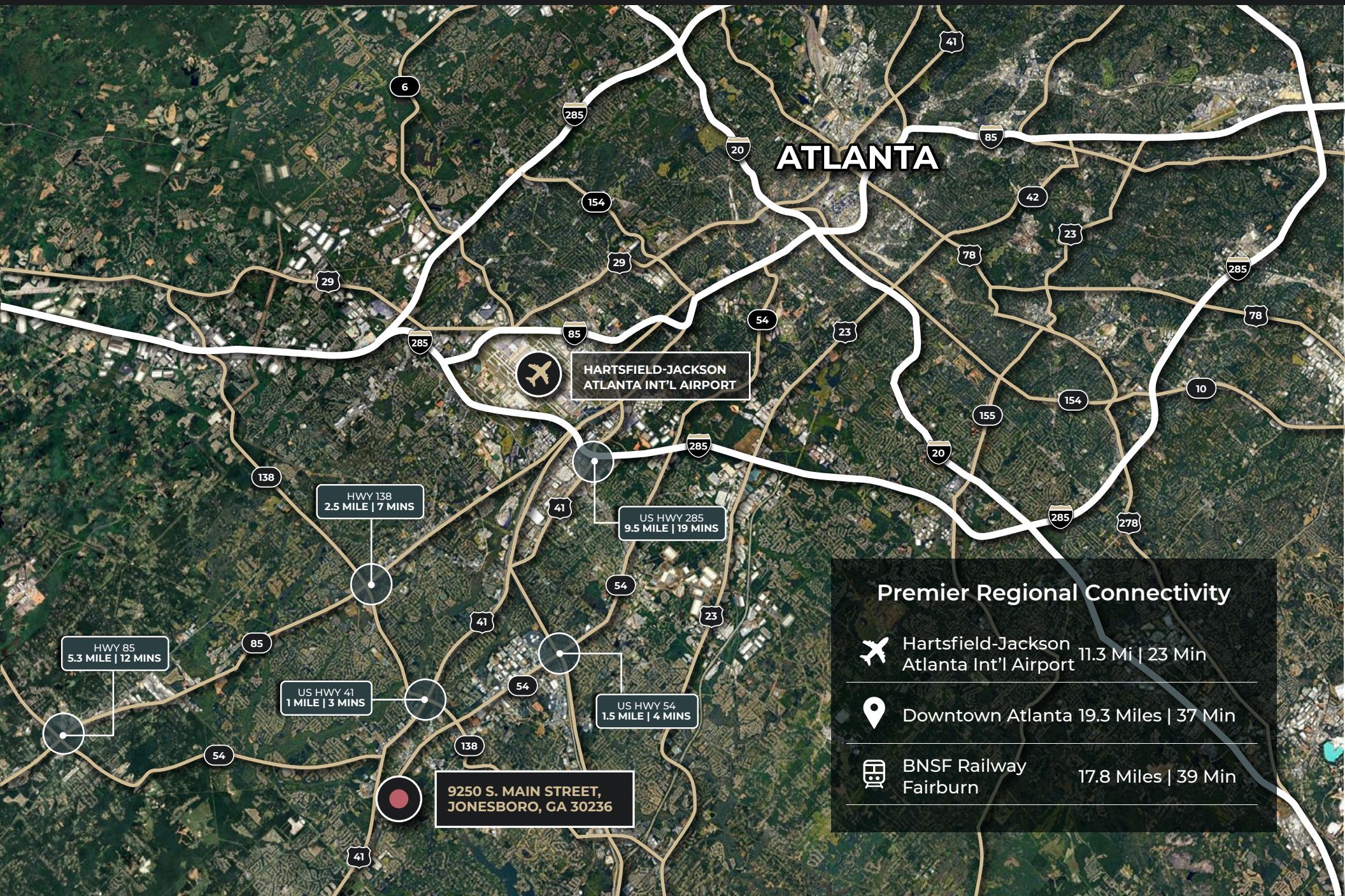
ESFR
Sprinklers

136
Auto Parks

40
Trailer Parks

ACTIVE
Rail Line Norfolk Southern





Local Labor, Global Potential



WAREHOUSE WORKERS

\$15.92 Average Hourly Earnings

	2023 Resident Workers	2018-2023 % Change in Resident Workers	2023 Net Commuters
30 MIN	26,838	7%	9,894
45 MIN	61,003	9%	10,433



FORKLIFT DRIVERS

\$18.60 Average Hourly Earnings

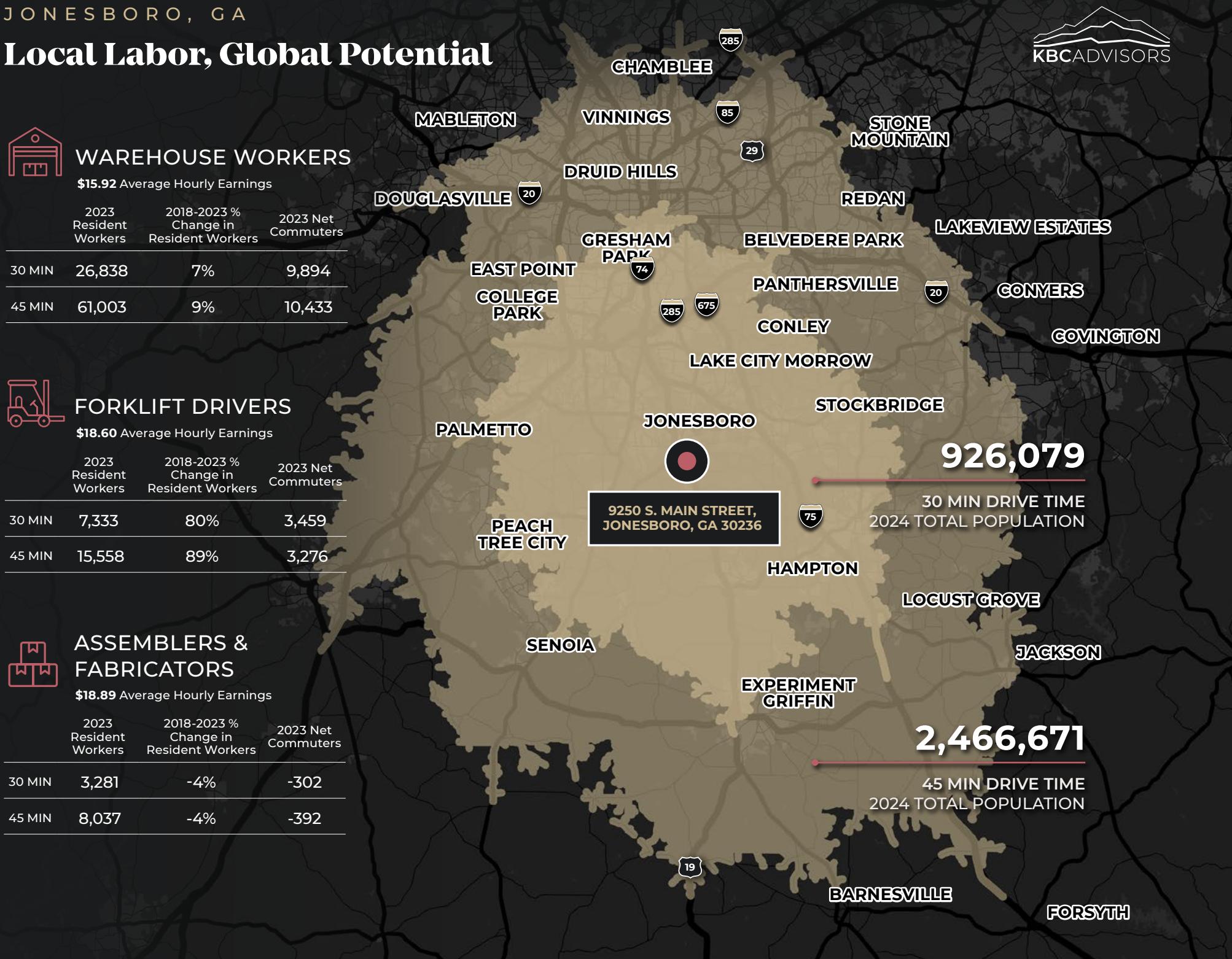
	2023 Resident Workers	2018-2023 % Change in Resident Workers	2023 Net Commuters
30 MIN	7,333	80%	3,459
45 MIN	15,558	89%	3,276



ASSEMBLERS & FABRICATORS

\$18.89 Average Hourly Earnings

	2023 Resident Workers	2018-2023 % Change in Resident Workers	2023 Net Commuters
30 MIN	3,281	-4%	-302
45 MIN	8,037	-4%	-392

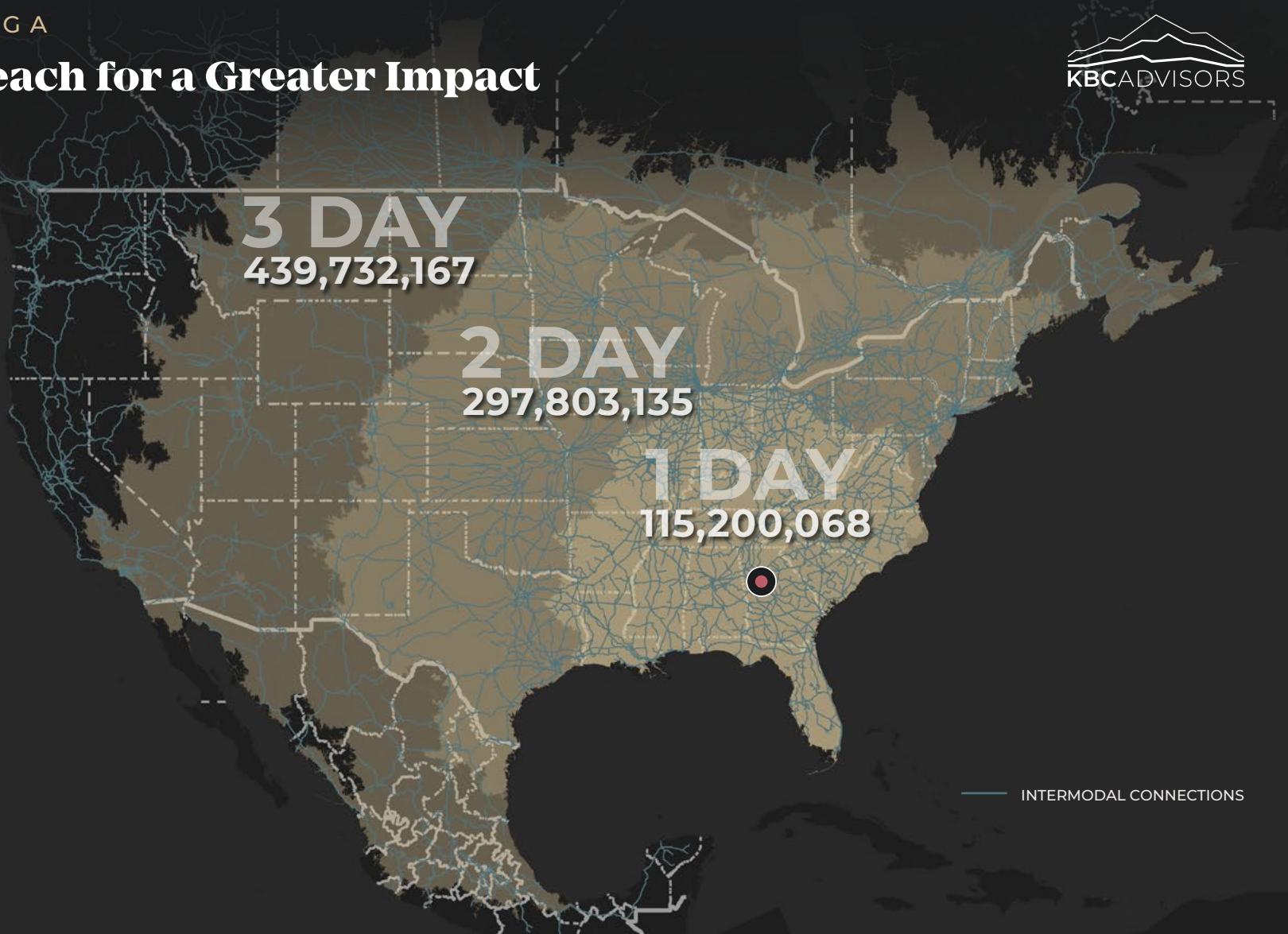


Extended Reach for a Greater Impact

3 DAY
439,732,167

2 DAY
297,803,135

1 DAY
115,200,068


 INTERMODAL CONNECTIONS

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