

DELIVERING Q4 2024

Chastain Logistics Crossing



3095 Chastain Meadows Parkway NW, Buildings 100 + 200, Kennesaw, GA 30144



Park Highlights

CLEAR HEIGHT	32'
TRUCK COURT	210' Shared
SPRINKLER	ESFR
SLAB	6" Reinforced 4,000 PSI
LIGHTING	30 FC LED in warehouse
ELECTRICAL	3,000 AMP, 480/277 3-Phase
ADDITIONAL FEATURES	Clerestory windows; 3, 3" EV conduits for future EV auto charging

Building 100

TOTAL SQUARE FEET	224,248
OFFICE SQUARE FEET	2,266
DIMENSIONS	864'x260'
DOCK DOORS	45 (9'x10'); 8, 40,000lb dock levelers
DRIVE-IN DOORS	2 (12'x14')
AUTO PARKS	149
COLUMN SPACING	54'x50' with 60' speed bays

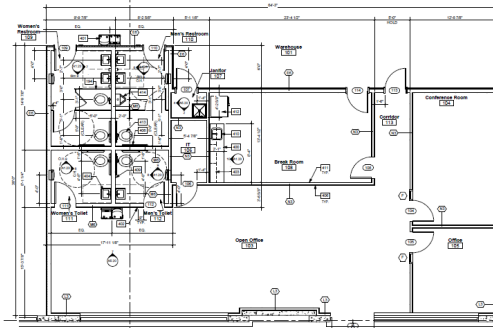
Building 200

TOTAL SQUARE FEET	214,795
OFFICE SQUARE FEET	2,207
DIMENSIONS	828'x260'
DOCK DOORS	43 (9'x10'), 8, 40,000lb dock levelers 30 FC
DRIVE-IN DOORS	2 (12'x14')
AUTO PARKS	140
COLUMN SPACING	56'x50' with 60' speed bays

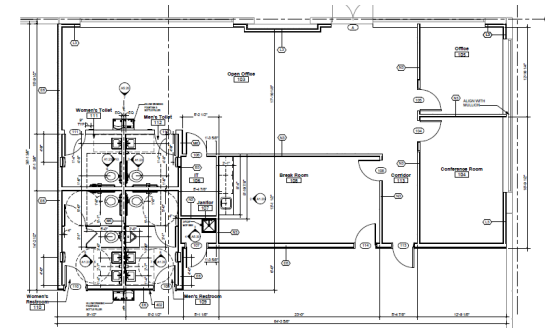
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Building 100 | Spec Office



Building 200 | Spec Office

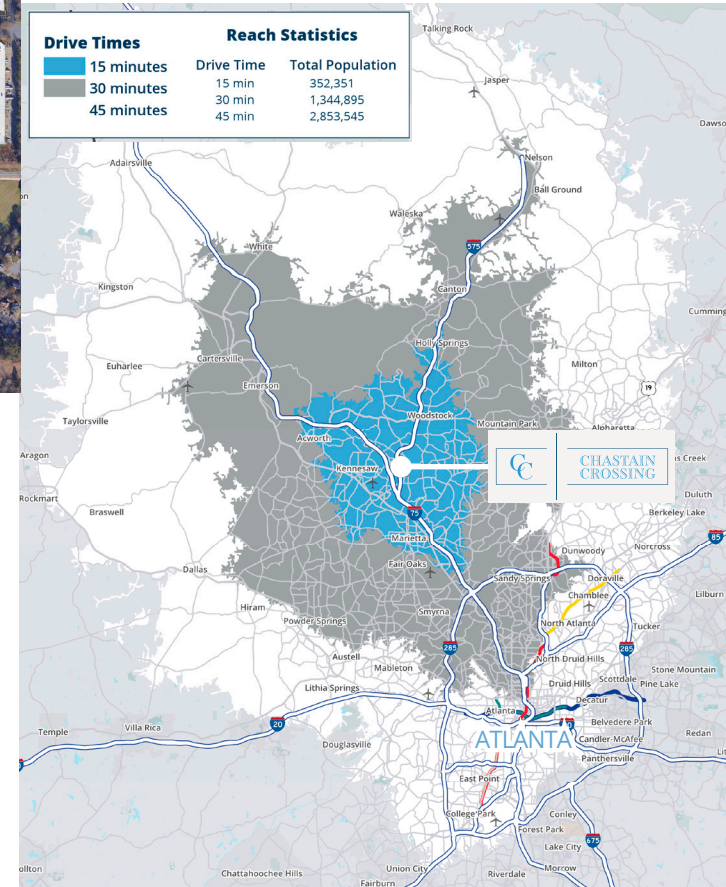


Location



Located just minutes from I-575 (0.70 miles), I-75 (1.65 miles), and I-285 (13.9 miles), Chastain Crossing offers users a competitive advantage as they look to service the growing Atlanta MSA. As disruption in the supply chain continues, Chastain Crossing features a minimum clear height of 32', heavy auto parking (1/1,478 SF), and best-in-class access allowing users to modernize their footprint. With over 115,000,000 SF of development completed over 29 years, Scannell Properties is a natural partner your client can trust to deliver.

Drive Times		Reach Statistics	
15 minutes	Drive Time	Total Population	
30 minutes	15 min	352,351	
45 minutes	30 min	1,344,895	
	45 min	2,853,545	




30,394
 WAREHOUSING JOBS

30 MINUTE
 DRIVE TIME
 Sources: Colliers HYDRA,
 Esri, Esmi


1,325,995
 POPULATION WITHIN 30
 MINUTE DRIVE TIME


737,276
 WORKFORCE WITHIN 30
 MINUTE DRIVE TIME

Points of Interest

Points of Interest	Distance
INTERSTATE 575	0.70 miles
INTERSTATE 75	1.65 miles
INTERSTATE 285	13.9 miles
FEDEX GROUND (AIRPORT RD NW)	4.2 miles
MCCOLLUM COBB CO. AIRPORT	3.4 miles
HARTSFIELD JACKSON ATL INTL AIRPORT	32.4 miles
DOWNTOWN ATLANTA	23.6 miles

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