

UNDER CONSTRUCTION



Under Construction // Now Pre-Leasing // 50,000 - 300,000 SF // Manufacturing / Distribution

SILVER COMET INDUSTRIAL PARK

Hiram, GA 30141



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OVERVIEW

SK Commercial Realty and **Goldenrod Companies** are proud to present Silver Comet Industrial Park - a 128 AC master-planned industrial park with build-to-suit opportunities for warehousing, manufacturing, and distribution users with requirements ranging from 50,000 - 300,000 SF.

Located in Paulding County, Silver Comet Industrial Park has excellent access to major transportation arteries and is surrounded by a highly-skilled workforce.



Silver Comet Industrial Park is located in the **I-20 W / Douglasville Industrial Submarket**, which is considered one of the most dynamic industrial submarkets in Atlanta, from both a construction and a leasing standpoint. The submarket boasts an excellent transportation network, solid rent growth, a robust leasing environment, and a strong labor pool.

Other notable cities in the I-20 W / Douglasville Industrial Submarket are Douglasville, Powder Springs, Austell, Lithia Springs, Villa Rica, and parts of Temple and Carrollton.



SITE PLAN

Concept A // Buildings B & C



Concept B // Building B-Alternate



AVAILABLE BUILDING SPECS

Concept A // Building B

Total Building SF:	171,000 SF
Total Available SF:	171,000 SF
Office SF:	Build To Suit
Building Depth:	950'
Configuration:	Rear Load
Construction:	Tilt Wall
Clear Height:	32'
Fire Protection:	ESFR
Electrical:	400 AMP with Additional Capacity
Dock Doors:	45
Drive-In Doors:	2 // 14' x 16'



AVAILABLE BUILDING SPECS

Concept A // Building C

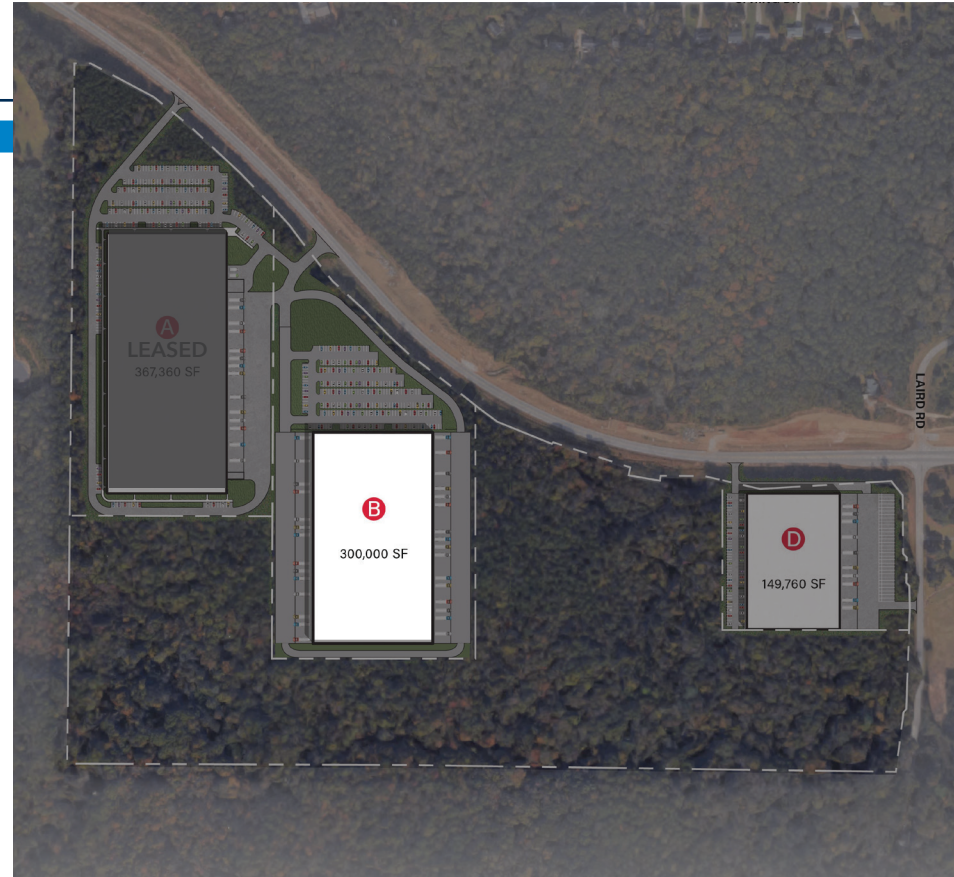
Total Building SF:	131,040 SF
Total Available SF:	131,040 SF
Office SF:	Build To Suit
Building Depth:	720'
Configuration:	Rear Load
Construction:	Tilt Wall
Clear Height:	32'
Fire Protection:	ESFR
Electrical:	400 AMP with Additional Capacity
Dock Doors:	32
Drive-In Doors:	2 // 14' x 16'



AVAILABLE BUILDING SPECS

Concept B // Building B-Alternate

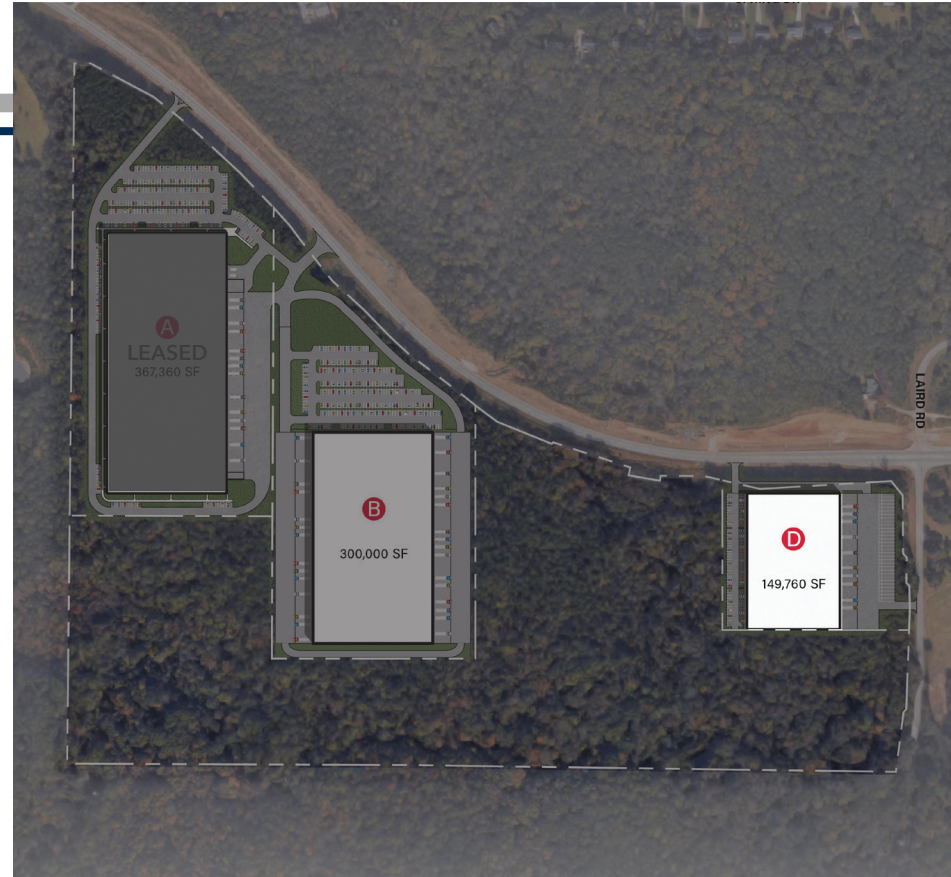
Total Building SF:	300,000 SF
Total Available SF:	300,000 SF
Office SF:	Build To Suit
Building Depth:	700'
Configuration:	Cross-Dock
Construction:	Tilt Wall
Clear Height:	32'
Fire Protection:	ESFR
Electrical:	400 AMP with Additional Capacity
Dock Doors:	66
Drive-In Doors:	4 // 14' x 16'



AVAILABLE BUILDING SPECS

Building D

Total Building SF:	149,760 SF
Total Available SF:	149,760 SF
Office SF:	Build To Suit
Building Depth:	320'
Configuration:	Rear Load
Construction:	Tilt Wall
Clear Height:	32'
Fire Protection:	ESFR
Electrical:	400 AMP with Additional Capacity
Dock Doors:	26
Drive-In Doors:	2 // 14' x 16'



KEY DISTANCES

Norfolk Southern // Austell Yard	9 miles
I-20 // via Hwy 92	10 miles
I-20 // via Thornton Road	12 miles
I-285 // via I-20	19 miles
I-75 // via Hwy 92	20 miles
Hartsfield-Jackson International Airport	31 miles

TRUCK TRANSIT TIMES FROM GEORGIA

