

SILVER COMET INDUSTRIAL PARK



GOLDENROD
COMPANIES



SK COMMERCIAL
REALTY

OVERVIEW

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

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.

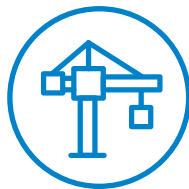
Other notable cities in the I-20 W / Douglasville Industrial Submarket are Douglasville, Powder Springs, Austell, Lithia Springs, Villa Rica, and parts of Temple and Carrollton.



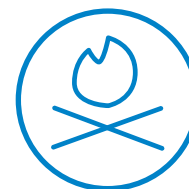
SITE PLAN



OFFICE SQUARE FOOTAGE
BUILD TO SUIT



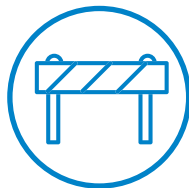
CONSTRUCTION
TILT-UP



FIRE PROTECTION
ESFR



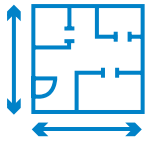
CONFIGURATION
REAR LOAD



CLEAR HEIGHT
32'



ELECTRICAL
TO SPEC



**TOTAL BUILDING
SQUARE FOOTAGE**

266,000 SF

DEMISABLE TO 133,000 SF



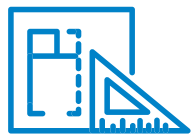
SITE AREA ACREAGE

±40.42 AC



OFFICE SQUARE FOOTAGE

BUILD TO SUIT



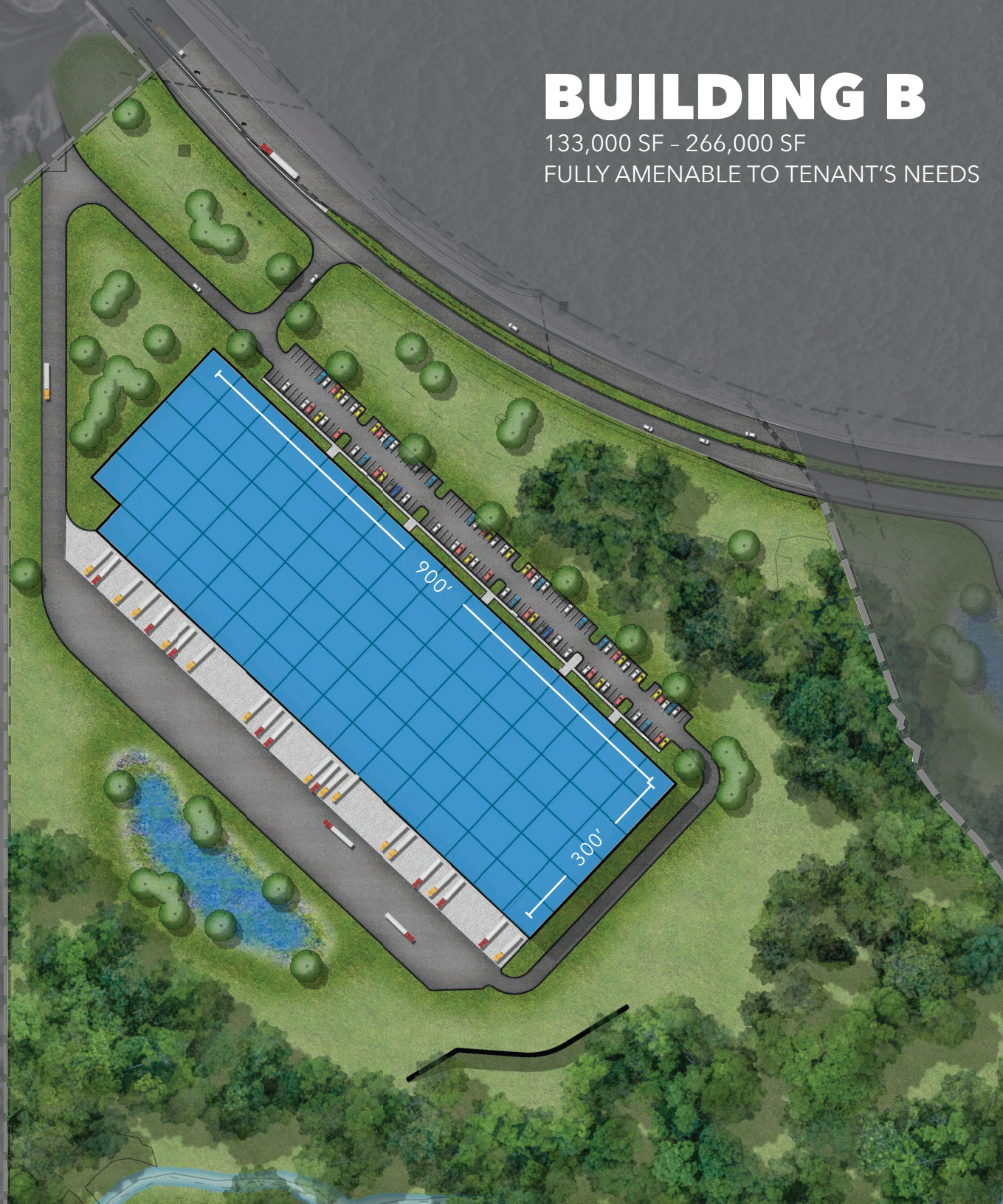
BUILDING DIMENSIONS

±300' X 900'

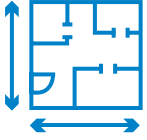
BUILDING B

133,000 SF - 266,000 SF

FULLY AMENABLE TO TENANT'S NEEDS



SPECIFICATIONS



**TOTAL BUILDING
SQUARE FOOTAGE**

78,400 SF

DEMISABLE TO 31,200 SF



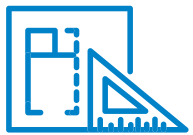
SITE AREA ACREAGE

±15.64 AC



OFFICE SQUARE FOOTAGE

BUILD TO SUIT



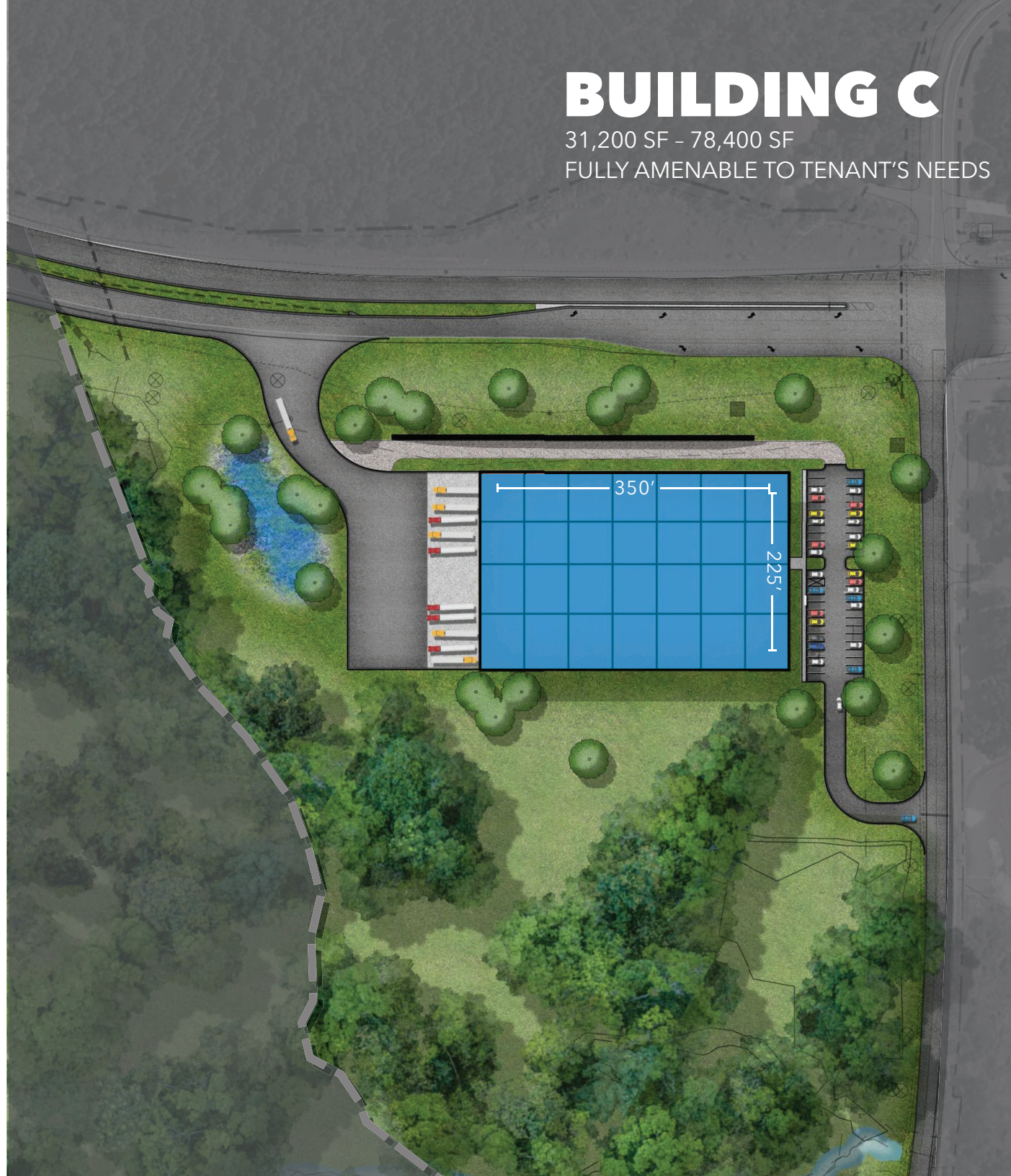
BUILDING DIMENSIONS

±225' X 350'

BUILDING C

31,200 SF - 78,400 SF

FULLY AMENABLE TO TENANT'S NEEDS



SPECIFICATIONS

PHOTOS

Building A, completed in Q3 2024, now serves as the southeastern **headquarters for an international distribution company**. Goldenrod Companies and SK Commercial Realty co-developed the **367,360-square-foot facility**. Photos are examples - **Buildings B and C are fully amenable to tenant's needs**.



DISTANCES

NORFOLK SOUTHERN / AUSTELL YARD

9 MI

I-20 VIA HWY 92

10 MI

PAULDING NW ATLANTA AIRPORT [KPUJ]

14 MI

I-285 VIA I-20

19 MI

I-75 VIA HWY 360

19.5 MI

I-75 VIA HWY 92

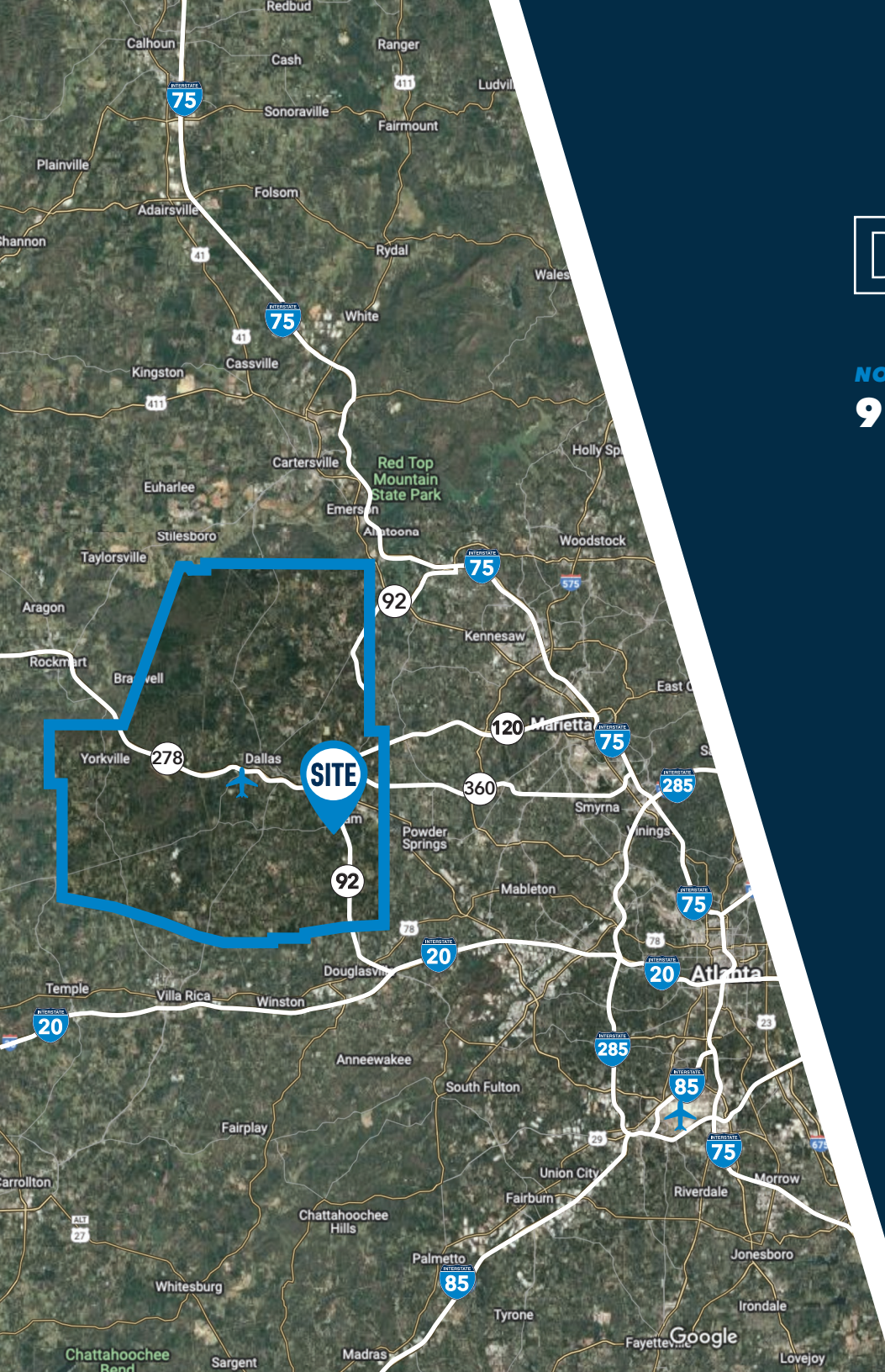
20 MI

I-75 VIA HWY 120

21 MI

HARTSFIELD-JACKSON INT'L AIRPORT

31 MI



HIGHLIGHTS

#2 FASTEST GROWING
COUNTY IN GEORGIA

13TH LARGEST COUNTY
OF 159 THROUGHOUT GEORGIA

#2 HIGHEST-RANKING
SCHOOL DISTRICT EMPLOYER IN GEORGIA

17 UNIVERSITIES
& CAMPUSES IN PAULDING COUNTY

#9 HEALTHIEST
COUNTY IN GEORGIA

75%
POPULATION GROWTH RATE SINCE 2000

LOGISTICS

8 HIGHWAYS
MAJOR & MINOR THROUGHOUT COUNTY

4,600+ MILES
ACTIVE RAIL LINES IN GEORGIA

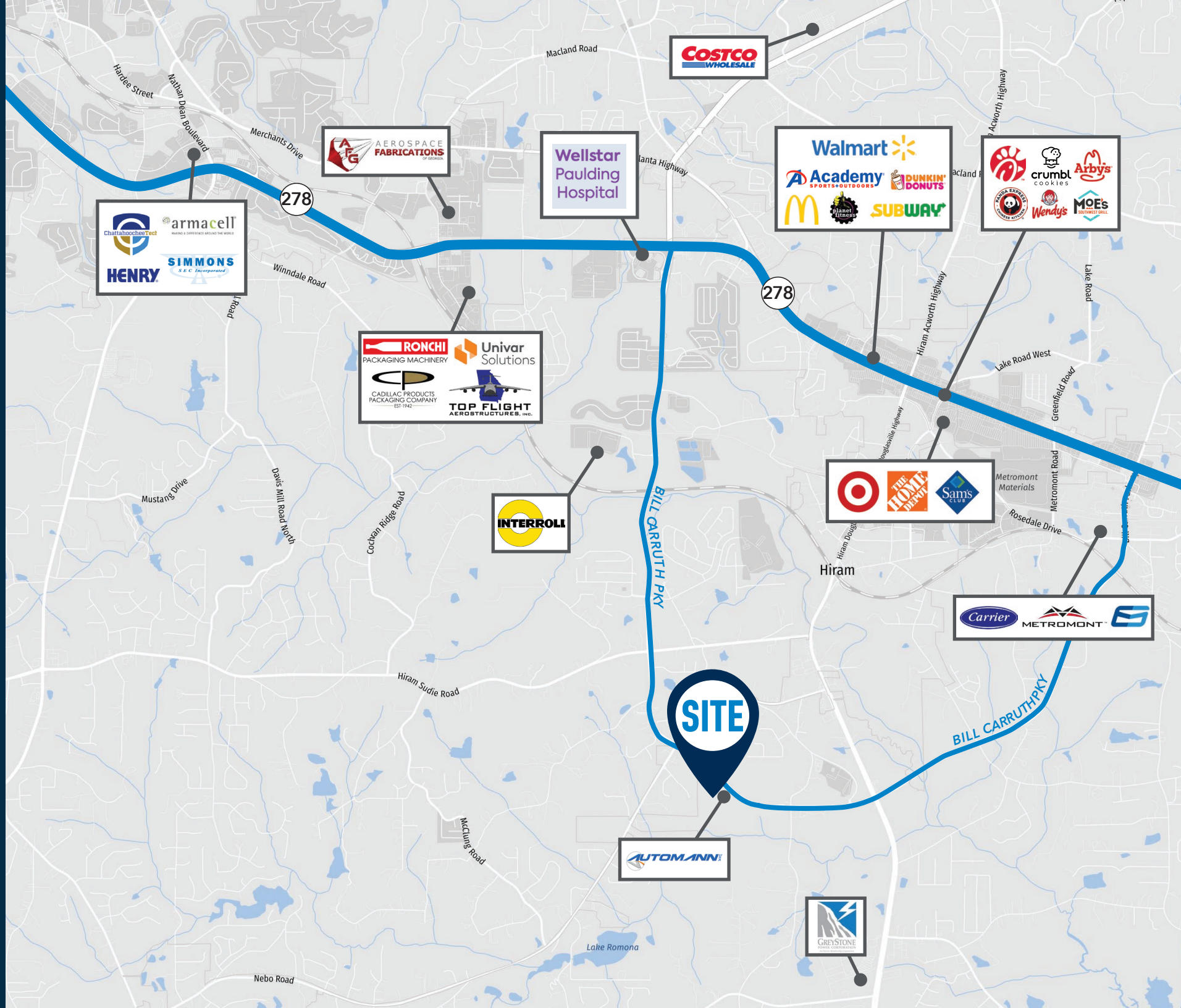
196 M TONS YEARLY
FREIGHT TRANSPORTED ACROSS GEORGIA

CLASS I RAILROAD
TWO IN STATE | ONE IN PAULDING COUNTY

AWARD-WINNING
LOCAL AIRPORT - KPUJ

CERTIFIED
GEORGIA WORK READY COMMUNITY

AREA AMENITIES



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