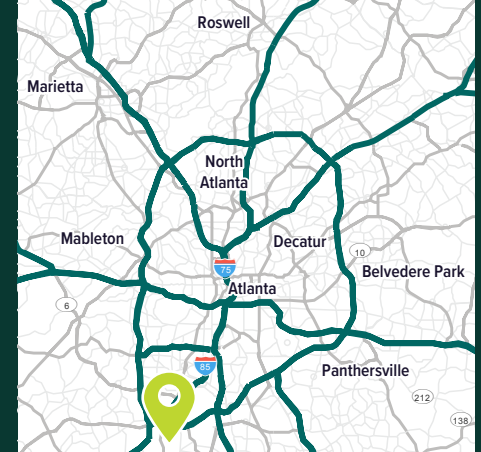




DELIVERY 2025

NOW PRE-LEASING

PHASE I: BUILDINGS 100 & 200





GREENWAY COMMERCE PARK

PROPERTY OVERVIEW

Located in the up-and-coming city of Tyrone, Georgia, this 600K+ SF master-planned park is set to be Tyrone's newly built Class A Business Park. With proximity to I-85 and frontage on Highway 74, the park has prime access to executive housing in both Peachtree City and Fayette County. With buildings 100 and 200 set to deliver in 2025, this park will combine aesthetics with a plentiful labor pool to meet today's need of medical and technical companies.

Conveniently located on Hwy 74, this location provides access to major cities such as Atlanta, Jackson, Nashville, Charleston and more in 5 hours or less. Located in an amenity-rich area, Greenway Commerce Park offers the luxury of a walking trail thru the park, as well as plentiful choices ranging from eats, retail and stay. (See Amenities Map)



Advanced
Manufacturing



Aerospace
& Aviation



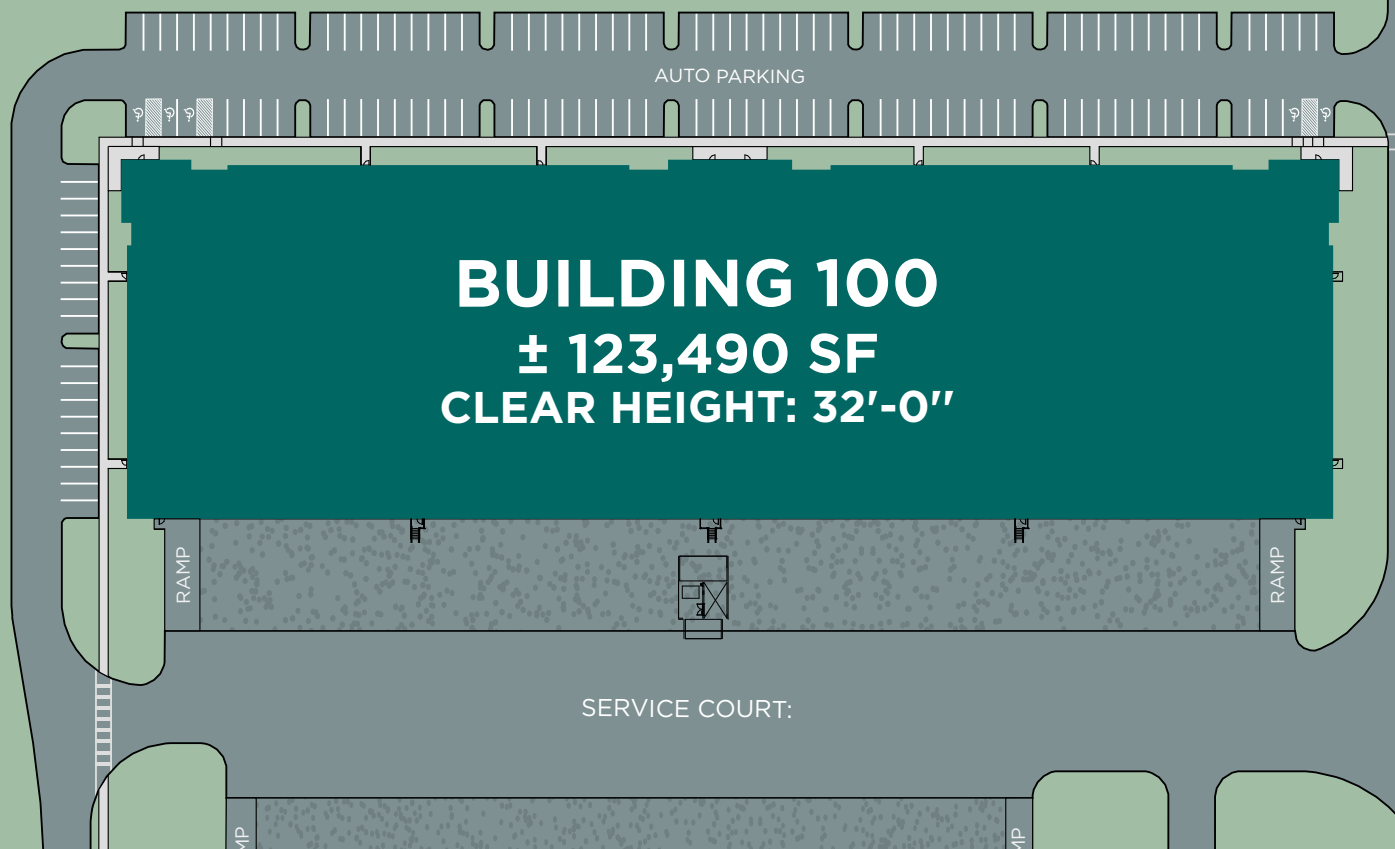
Film &
Creative Media




Technology









JENKINS ROAD



BUILDING 100

| | | |
|---|-----------------------------|---------------------|
|  | Total Building Size: | 123,490 (DIVISIBLE) |
|  | Building Dimensions: | 190' X 648' |
|  | Office Space: | BTS |
|  | Clear Height: | 32' |
|  | Dock High Doors: | 38 (9' X 10') |
|  | Drive In Doors: | 2 (12' X 14') |

| | | |
|---|-------------------------|-------------|
|  | Auto Parking: | 149 |
|  | Service Court: | 150' DEEP |
|  | Column Spacing: | 54' X 43'4" |
|  | Speed Bay Depth: | 60' |
|  | Configuration: | REAR LOAD |
|  | Sprinkler: | ESFR |

BUILDING 200

± 164,862 SF
CLEAR HEIGHT: 32'-0"

AUTO PARKING







RAMP

RAMP

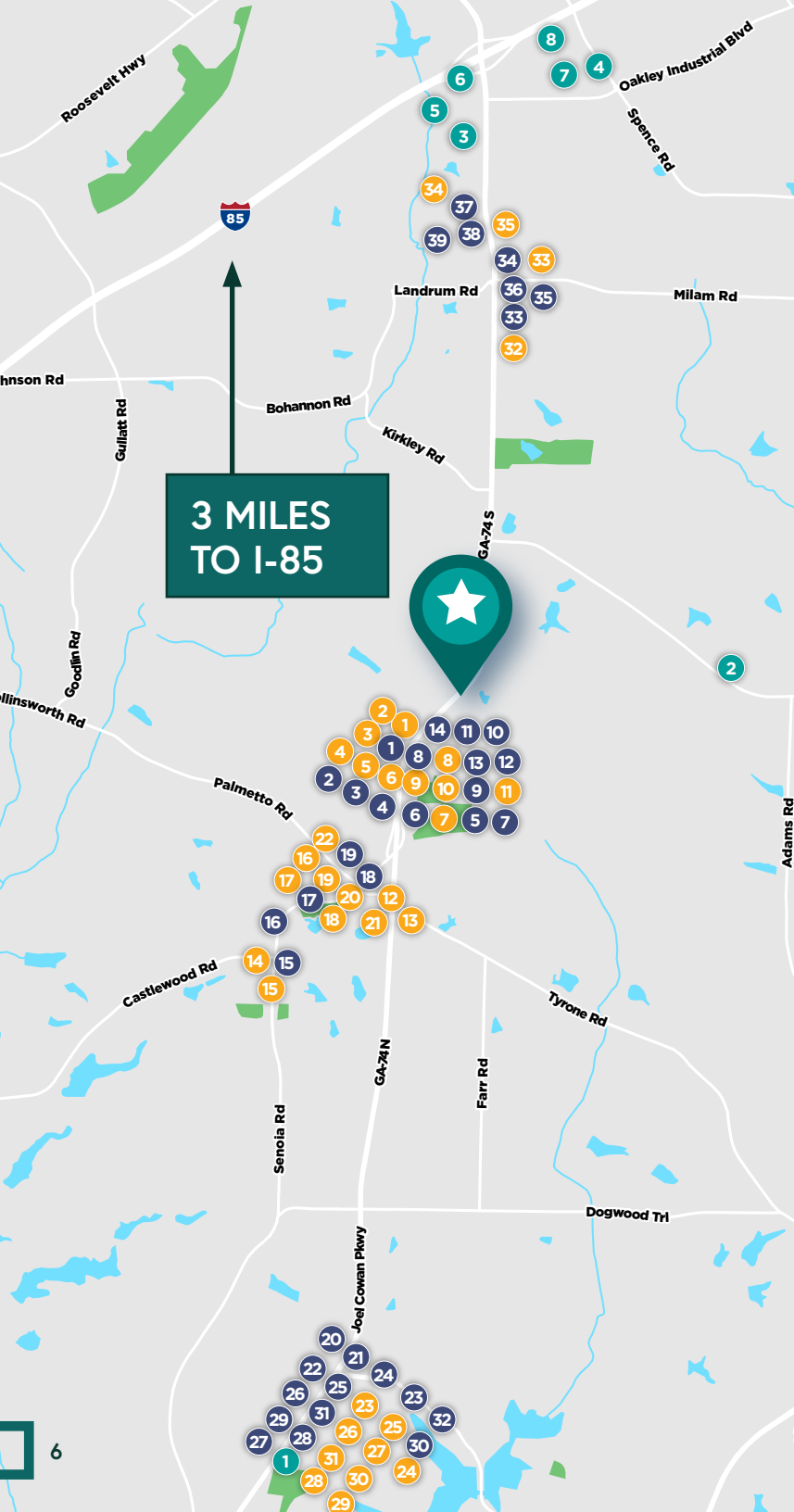
ON-SITE STORAGE:

BUILDING 200

| | | |
|---|-----------------------------|---------------------|
|  | Total Building Size: | 164,862 (DIVISIBLE) |
|  | Building Dimensions: | 220' X 756' |
|  | Office Space: | BTS |
|  | Clear Height: | 32' |
|  | Dock High Doors: | 44 (9' X 10') |
|  | Drive In Doors: | 2 (12' X 14') |

| | | |
|---|-------------------------|-----------|
|  | Auto Parking: | 122 |
|  | On-Site Storage: | 49 SLOTS |
|  | Column Spacing: | 54'X40' |
|  | Speed Bay Depth: | 60' |
|  | Configuration: | REAR LOAD |
|  | Sprinkler: | ESFR |

EVERYTHING AT YOUR FINGERTIPS



3 MILES TO I-85

- | | | |
|--------------------------------|-------------------------------|-------------------------|
| 1. Nikko Japanese Steakhouse | 13. Chapultepec Mexican Grill | 25. Starbucks |
| 2. American Deli | 14. Modern Thai | 26. Panera Bread |
| 3. Mindbender Pizza and VR Bar | 15. Circa Coffee | 27. Planet Smoothie |
| 4. Ohio Hog Company | 16. She Craft | 28. Jet's Pizza |
| 5. Papa Johns | 17. Partners II Pizza | 29. Stix & Sushi |
| 6. Waffle House | 18. Kako Café | 30. The BeiRut |
| 7. Hot Tuna Seafood & Bar | 19. Mimmo's Gourmet Pizza | 31. Borgo Italia |
| 8. Burrito Brothers | 20. Chick-fil-A | 32. Mt. Fuji Steakhouse |
| 9. Zesto Drive-In | 21. Outback Steakhouse | 33. Subway |
| 10. S2 Bistro | 22. Wendy's | 34. Pizza Hut |
| 11. All Rights Reserved | 23. Chicken Salad Chick | 35. The Golden Bite |
| 12. Southern Soultrition | 24. Palmer's | 36. Dragon House |
| | | 37. Chipotle |
| | | 38. Firehouse Subs |



FOOD

- | | | |
|-----------------------------|--------------------------------|--------------------------|
| 1. Advance Auto Parts | 13. O'Reilly Auto Parts | 23. Kroger |
| 2. CVS | 14. Complete Hardware | 24. The UPS Store |
| 3. Workout Anytime | 15. Red Door Consignment Co | 25. Trek Store |
| 4. Majestic Nails & Spa | 16. Tyrone Barber & Style Shop | 26. Target |
| 5. Publix Super Market | 17. Dollar General | 27. Sally Beauty |
| 6. Maya Hair Boutique | 18. Spezzano's Village Market | 28. Kirkland's |
| 7. Goodwill | 19. Magnolia Oaks Flowers | 29. Ross |
| 8. Dogwood Gallery & Framer | 20. The Yellow Daisy Antiques | 30. Petco |
| 9. SkinOnTin | 21. Anthony's Barbershop | 31. Bed Bath & Beyond |
| 10. Savvy Elite Hair Salon | 22. West Fayette Barbell | 32. The Gym 24/7 Fitness |
| 11. The Legacy Theatre | | 33. Family Dollar |
| 12. Dollar Tree | | 34. Verizon |
| | | 35. AT&T Store |



SHOPPING

1. Holiday Inn & Suites
2. Pleasanton Courtyard B&B
3. Holiday Inn Express & Suites
4. Wingate by Wyndham
5. Best Western
6. Comfort Inn & Suites
7. Hampton Inn
8. Fairfield Inn & Suites



HOTEL

DRIVE TIMES

I-85: Southbound via Collinsworth Rd: **4.6 MILES**

I-85: Northbound via Hwy 74: **3 MILES**

HWY 285: **11 MILES**

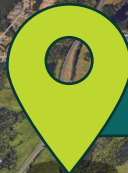
ATL Int. Airport: **14 MILES**

Peachtree City: **8 MILES**

CSX Fairburn Intermodal: **5.2 MILES**

DOWNTOWN
ATLANTA

HARTSFIELD-JACKSON
ATLANTA INTERNATIONAL
AIRPORT



 **GREENWAY**
COMMERCE PARK

JENKINS ROAD

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