

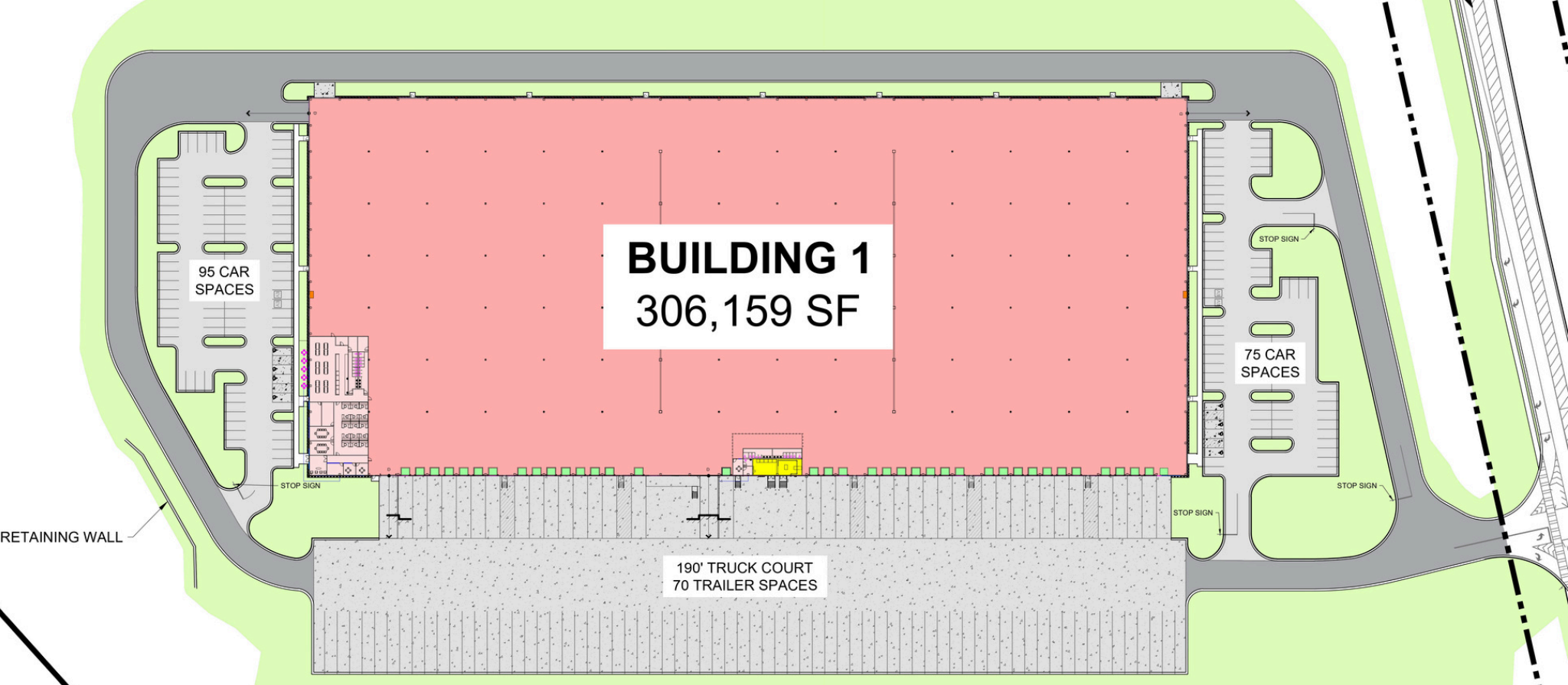


LEASED

306,159 SF

PNK Griffin 1

35 S McDonough Rd, Griffin, GA 30223



Site Plan

35 S McDonough Rd, Griffin, GA

- 40 feet Clear Height
- 50'x 56' with 60' speed bay
- 360' deep × 840' wide
- 190' concrete truck court
- 4 Drive-in doors with concrete ramp
- 39 fully equipped docks with dock levelers
- 70 Trailer Parking
- 170 Car Parking

PNK BUILDING STRUCTURE

Internal Siphonic Roof Drain System:

System eliminates contamination and icing of the Truck Court

ESFR K 25.2 sprinkler system

Ceiling clear height: 40ft
Total height 45ft

8-ton crane

The slab and truck court: Are done on a compacted stabilized base

Allows the installation of crane beam with a lifting capacity of up to 8 tons* and other technological load in any span both along and across the existing columns

Slab on grade: 8" 4,000 PSI, reinforced with steel prefab mesh, caulked and sealed joints, vapor barrier

Bottom: Prefabricated 3-layered precast concrete insulated panels, R-value 16, painted: int - white, ext - according to customer's request

60 mil TPO Extreme R-25 insulation

30-YEAR WARRANTY ON ALL PROJECTS STARTING FROM 2025

40,000lbs lifting capacity installed in prefab precast dock pit

*Cranes and crane beams are not part of the standard configuration

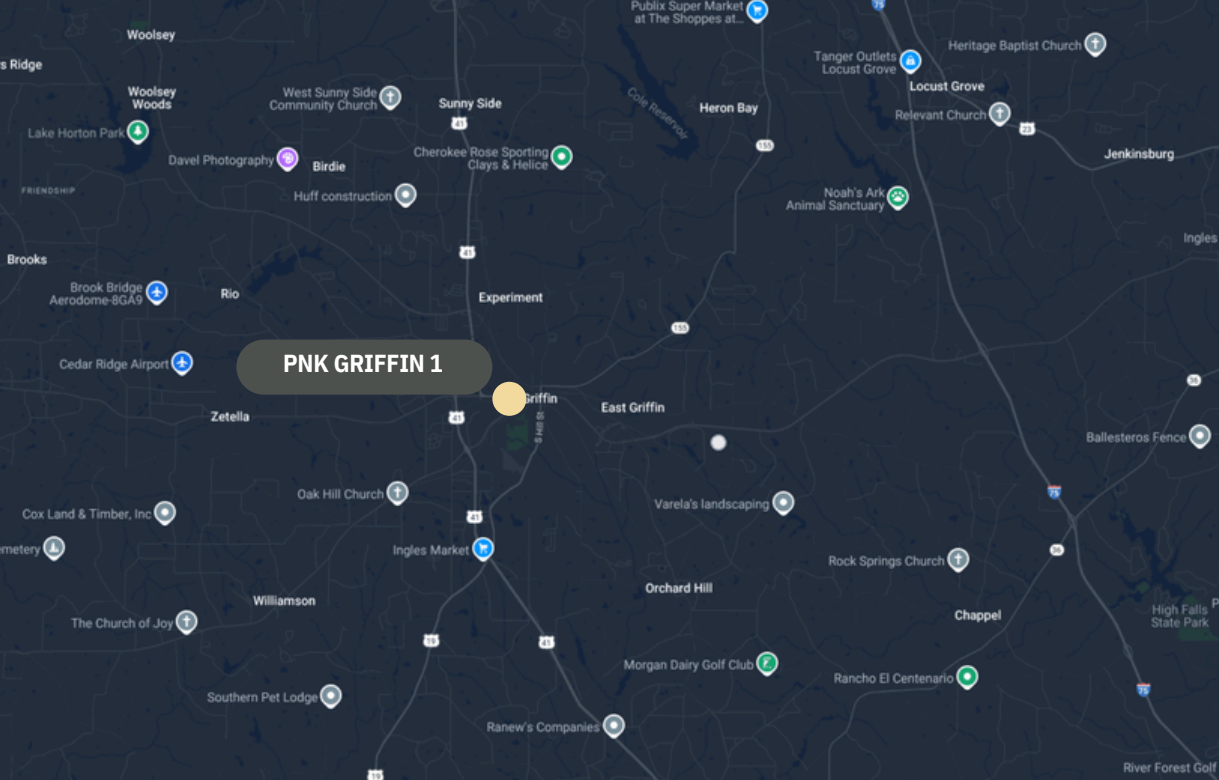
**3-LAYERED ROBUST
REINFORCED CONCRETE
STRUCTURAL FRAME**

**8" REINFORCED
CONCRETE SLAB**

**COMPLETE SET OF
DOCK EQUIPMENT**

PNK WARRANTY

- 5 YEARS FOR THE REINFORCED CONCRETE BUILDING FRAME
- 30 YEARS FOR THE ROOFING MEMBRANE ON ALL PROJECTS STARTING FROM 2025



PNK GRIFFIN 1

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REGIONAL PROXIMITY

City	Miles	Minutes
Atlanta	40	45
Macon	63	65
Peachtree City	24	30
Fayetteville	32	38
Stockbridge	27	33

LABOR DEMOGRAPHICS

45 Mile
Population: 3,200,000
Workforce (18+): 2,000,000

45 Minute
Population: 2,100,000
Workforce (18+): 1,312,500

Griffin is located within 1 day's drive of:

34%

of the U.S. population

30%

of U.S. manufacturers

36%

of U.S. domestic trade & service industries

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