

EAST ATLANTA LOGISTICS CENTER



IPCapital
PARTNERS, LLC
Building Valuable Partnerships



200,880 SF FOR LEASE

14053 Industrial Park Blvd NE
Covington, GA 30014

Demographics

(within 45 mins)



1,989,365
2025 Total Population



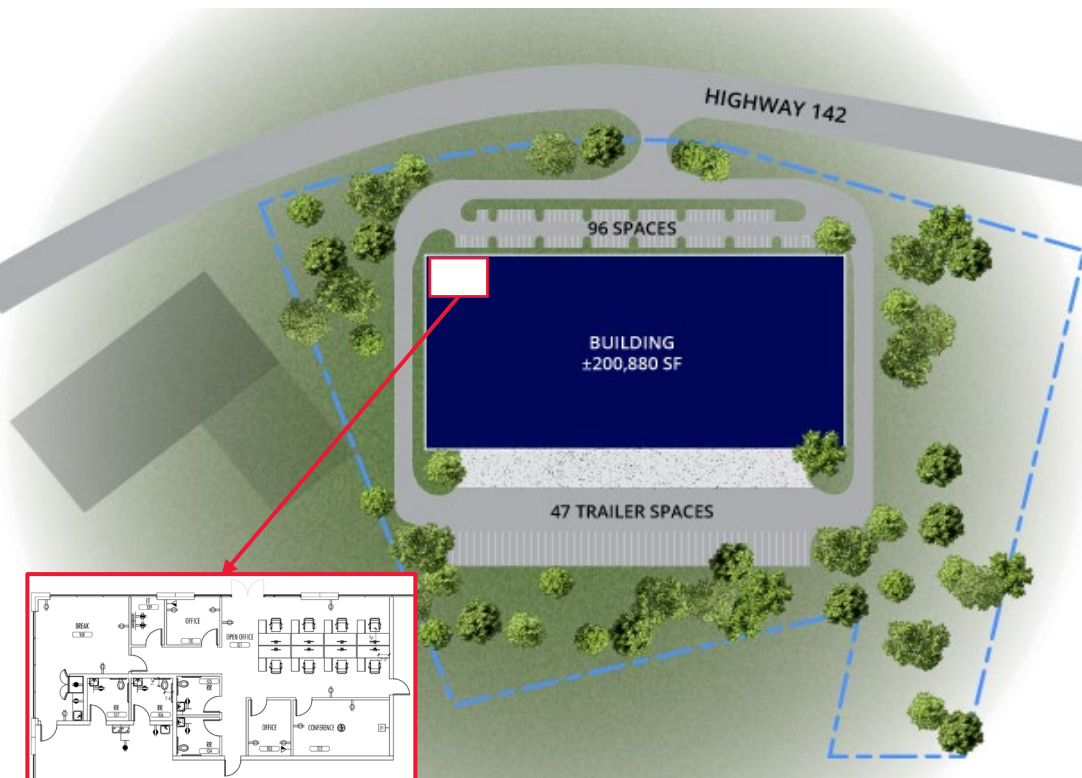
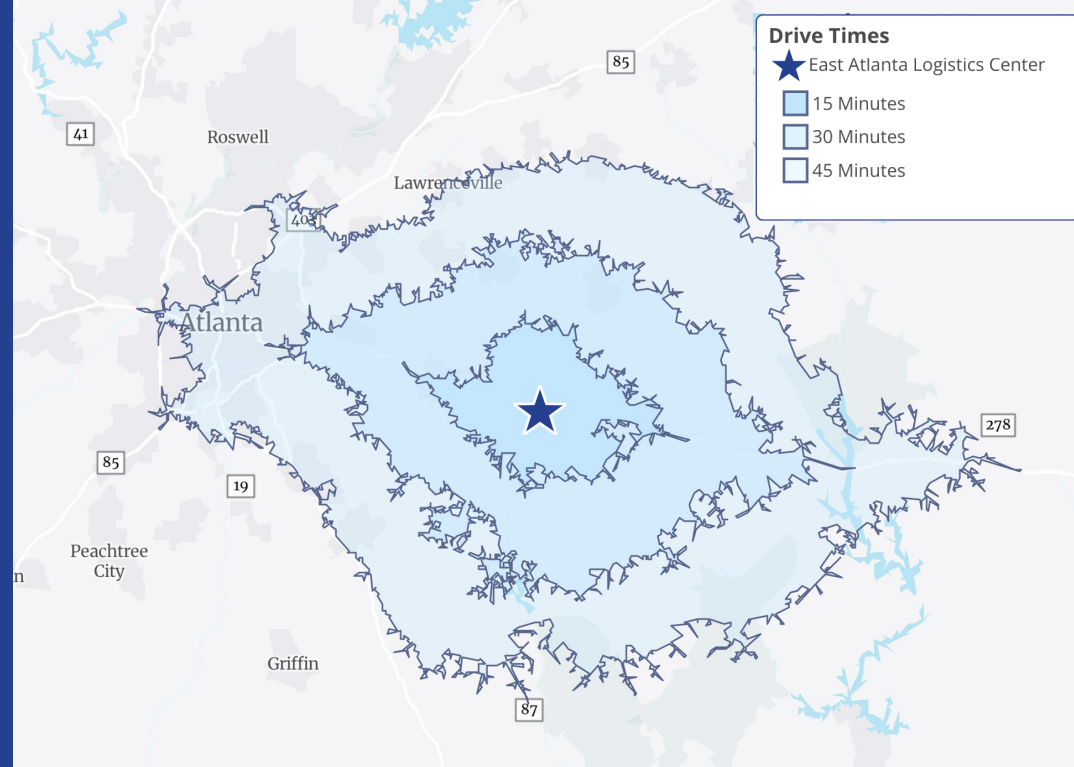
1,044,570
2025 Population
in Labor Force



\$18.74
Median Warehouse
Workers Hourly Wage



332,098
2025 Total Jobs in
Transportation/Warehousing



Total	200,880 SF
Divisibility	± 100,000 SF
Office SF	± 2,000
Building Depth	310'
Column Spacing	54' x 50' with 60' speed bays
Clear Height	32' minimum
Lighting	LED light fixtures in warehouse
Dock Doors	38 (9'x 10') Dock Doors; (4) 40,000 lb. mechanical pit levelers
Drive-In Doors	2 (12'w x 14'h) ramped doors
Auto Parking	96
Trailer Parking	47
Slab	7", 4,000 PSI
Sprinkler System	ESFR
Electrical	2,000 AMP
HVLS Fans	6



STRATEGIC ACCESS IN A TOP SOUTHEAST LOGISTICS HUB

Located in one of Metro Atlanta's most sought-after logistics markets in the Southeast, offering unmatched connectivity via I-20.



PRIME POSITION IN ATLANTA'S I-20 EAST INDUSTRIAL CORRIDOR

Situated in one of Atlanta's most active submarkets, with immediate access to labor, rooftops, and regional distribution lanes.

Key Distances



GA Highway 142 1.2 Miles

Interstate 20 0.6 Miles

Interstate 285 27.6 miles

Interstate 85 37.6 Miles



Northeast Georgia Inland Port 62.6 Miles

Port of Savannah 227 Miles



Covington Municipal Airport 2.9 Miles

Hartsfield-Jackson Int'l 45.5 Miles



2,000 SF Spec Office





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