



+/- 89,000 SF Class A Industrial Building Available

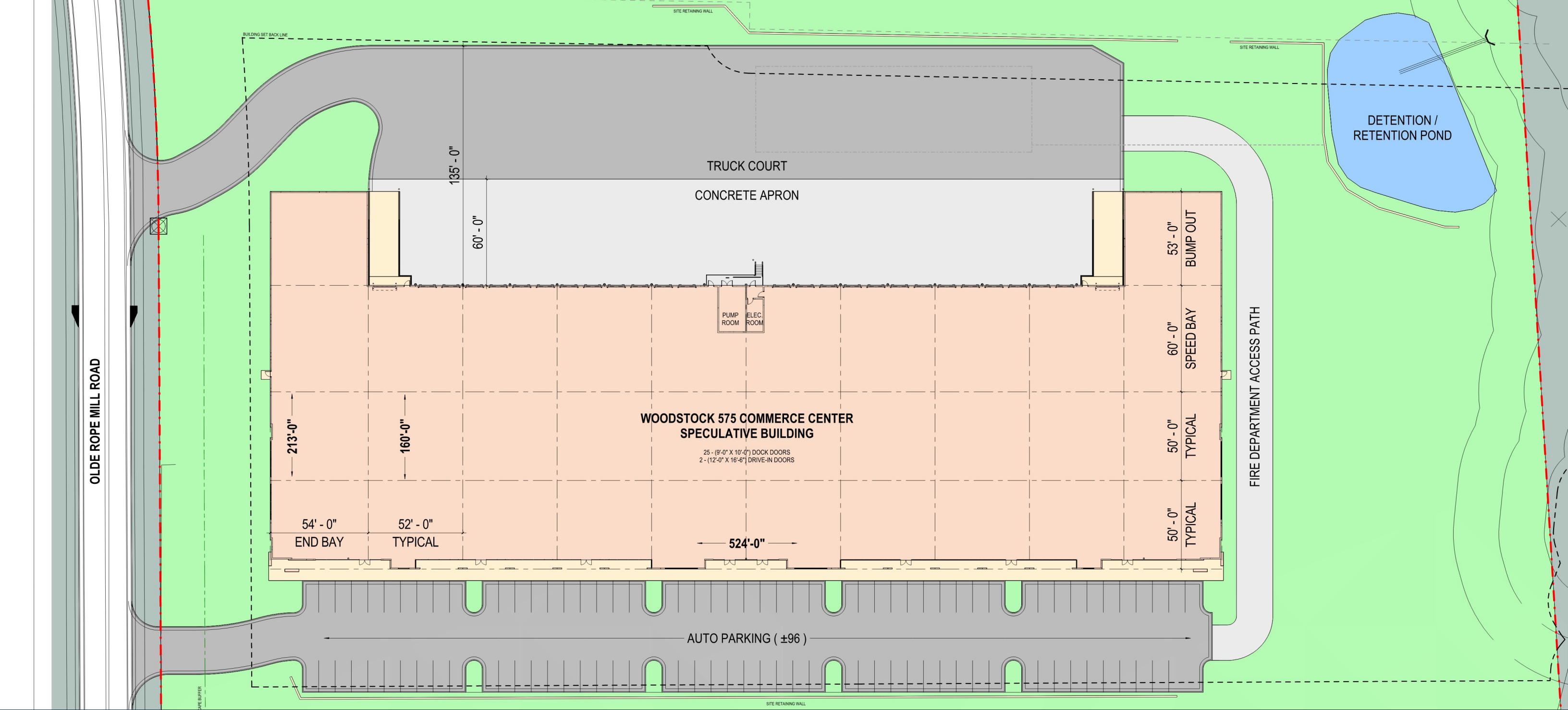
Q4 2027 DELIVERY | 16,640-89,000 SF AVAILABLE

.4 Miles to I-575

2 Miles to Downtown Woodstock

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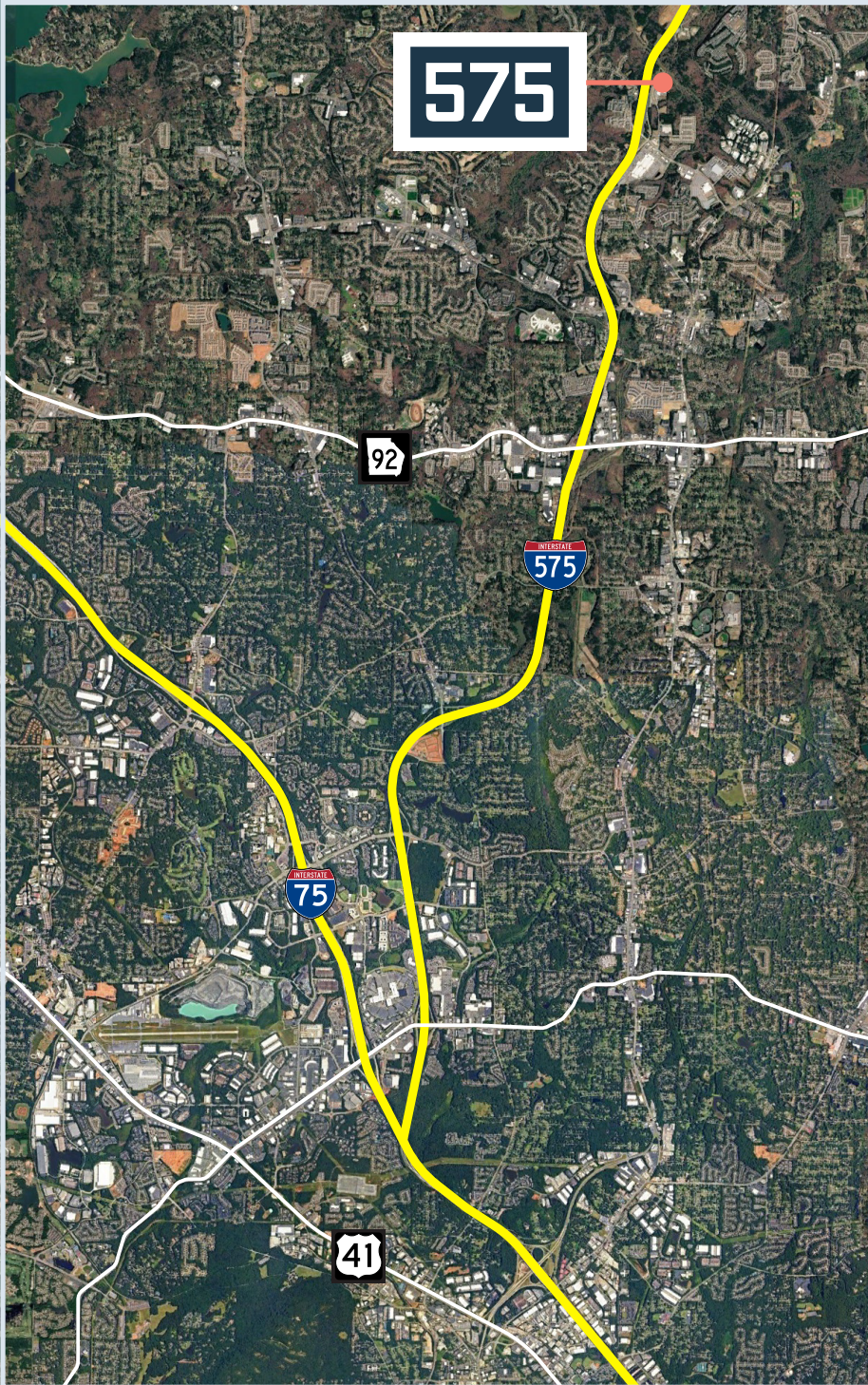
BUILDING SPECS

SIZE:	89,000 SF / Divisible up to 16,640 SF
LOCATION:	Direct access to I-575, 9 miles to I-75
CONFIGURATION:	Rear load
CONSTRUCTION:	Pre-Cast, Concrete Tilt Wall

BUILDING DIMENSIONS:	160' deep 28' clear 52' W x 50' D 60' Speed Bays
DOCK-HIGH & DRIVE IN DOORS:	2 DI doors 25 DH doors

WAREHOUSE LIGHTING:	30 FC at 36" AFF
SPRINKLER:	ESFR
FLOOR:	6" Slab on grade with 4,000 PSI

ROOF:	TPO Single Ply Mechanically Fastened, 45 Mil
OFFICE:	BTS / Spec Suite
POWER:	2,000 AMP Electrical Service
AUTO PARKING:	96 Auto Parking Spaces



MARKET STRENGTHS

An Affluent Consumer Base

\$152K Median Household Income
\$614K Average Home Value
63K Households Within 15 Minutes

Exceptional Access to Talent

505K Employees Within 30 Minutes
2.5M Employees Within 60 Minutes
71% Bachelor's Degree Attainment

Regional Reach

922K Residents Within 30 Minutes
4.7M Residents Within 60 Minutes
Consistently Low Unemployment (3.2%-4.0%)

LOCATED ON I-575 IN AN ESTABLISHED INDUSTRIAL NODE



ATL Airport

40 Miles / 45 Minutes



Downtown ATL

30 Mile / 30 Minutes



I-285

20 Miles / 22 Minutes



I-75

9 Miles / 15 Minutes



I-20

30 Miles / 35 Minutes

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