



**PNK
PARK**

LAMBERT

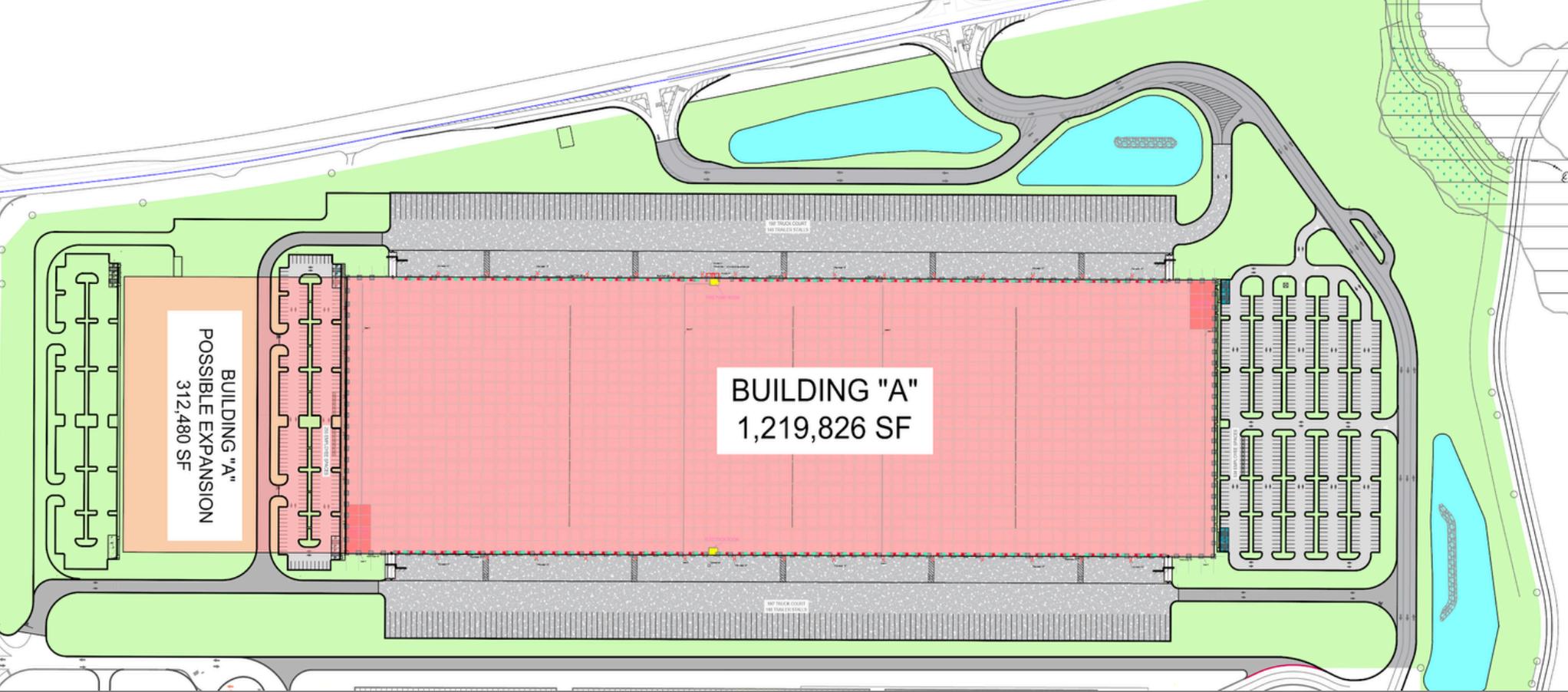
AVAILABLE
FOR LEASE

1,219,826 SF

PNK Lambert A

1305 Hwy 42 South, McDonough, GA 30252

PNKgroup



Site Plan

1305 Hwy, 42 South, McDonough, GA 30252

- 40 feet Clear Height
- 50'x 56' with 60' speed bay
- 620' deep × 1960' wide
- 190' truck court with concrete apron
- 4 Drive-in doors with concrete ramp
- 209 fully equipped docks with dock levelers
- 296 Trailer Parking
- 784 Car Parking

PNK BUILDING STRUCTURE

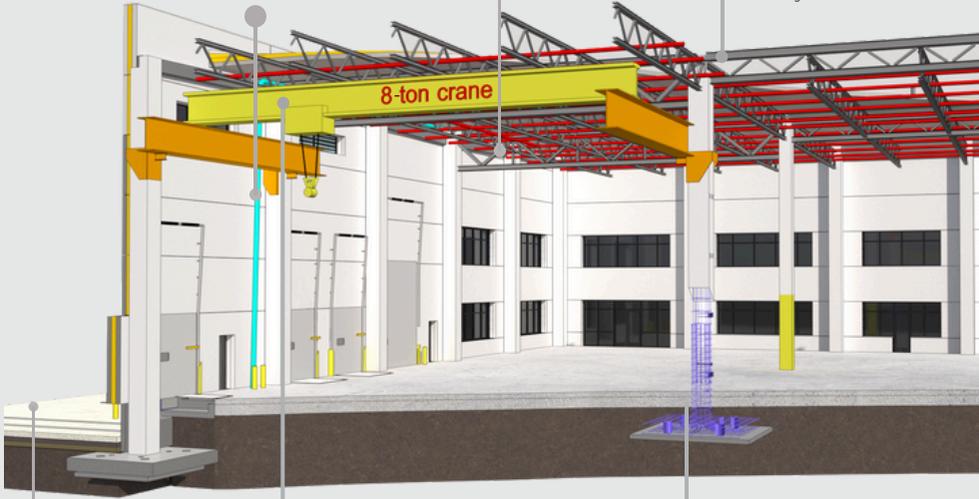
Internal Siphonic Roof Drain System:

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 R-25 insulation

20-YEAR WARRANTY

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



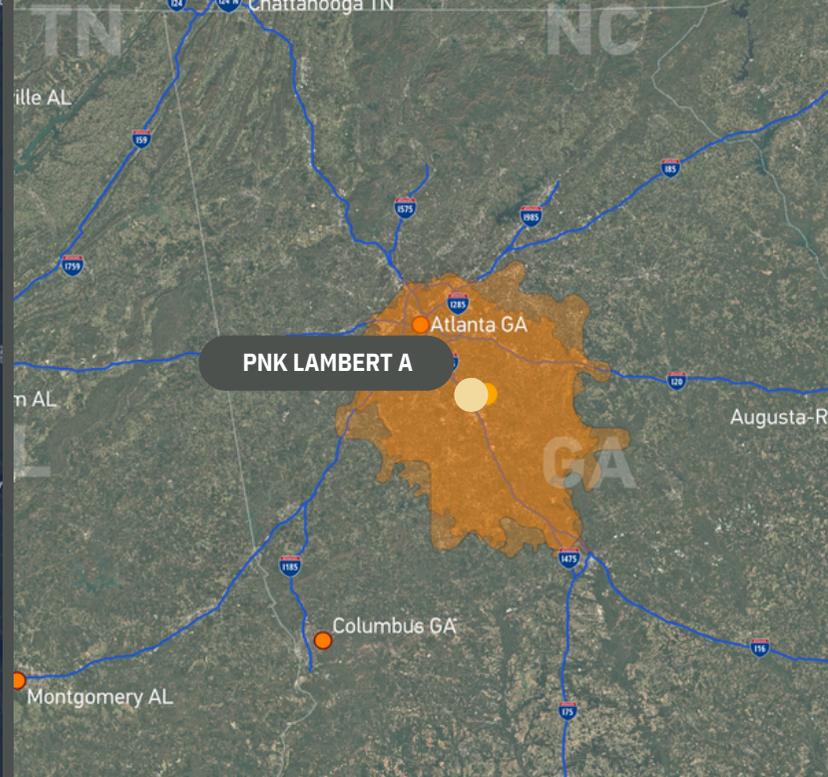
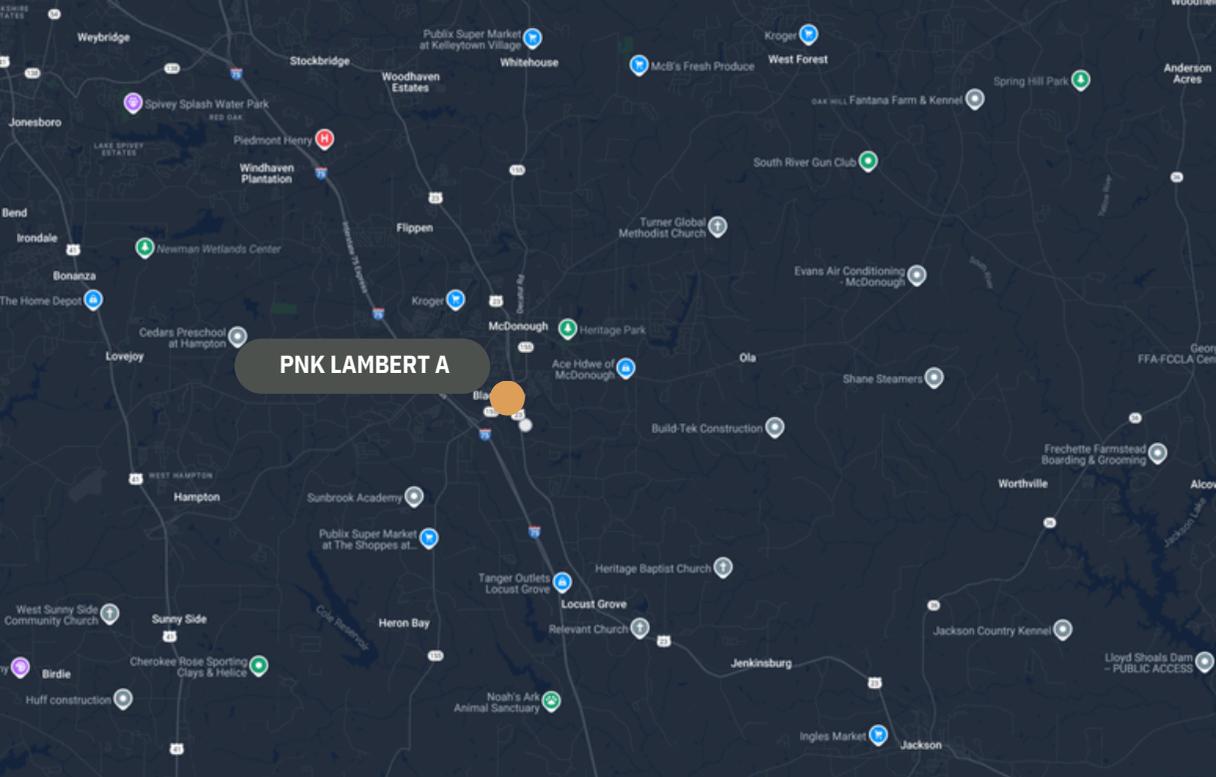
8" REINFORCED CONCRETE SLAB



COMPLETE SET OF DOCK EQUIPMENT

PNK WARRANTY

- 5 YEARS FOR THE REINFORCED CONCRETE BUILDING FRAME
- 20 YEARS FOR THE ROOFING MEMBRANE



REGIONAL PROXIMITY

City	Miles	Minutes
Monroe	20	20
Athens	30	30
Conyers	35	35
Covington	40	40
Atlanta	45	50

LABOR DEMOGRAPHICS

45 Mile	
Population:	3,100,000
Workforce (18+):	1,937,500
45 Minute	
Population:	2,050,000
Workforce (18+):	1,281,250

PNK Lambert A is located within 1 day's drive of:



33%
of the U.S. population

35%
of U.S. domestic trade & service industries

29%
of U.S. manufacturers

1305 Hwy 42 South,
McDonough, GA 30252

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