

PARKER ROAD DISTRIBUTION CENTER

1795 Parker Road SW | Conyers, Georgia 30094



NAI Brannen Goddard

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239,256 SF

Land for Sale | BTS for Sale | BTS for Lease
13 MILES TO I-285

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I-20 EAST SUBMARKET

Conyers, Georgia

| | |
|----------------------------|--|
| SQUARE FEET: | 239,256 (914' W x 260') |
| CONFIGURATION: | Rear load |
| LAND (ACRES): | 25.4 |
| OFFICE SQUARE FEET: | BTS |
| CLEAR HEIGHT: | 36' clear minimum |
| CONSTRUCTION TYPE: | Tilt wall |
| COLUMN SPACING: | ±54' wide x 40' deep with 60' loading bay |
| DOCK DOORS: | TBD |
| PIT LEVELERS: | TBD |
| DRIVE-IN DOORS: | 2 (12' x 14'), ramped |
| ROOF: | 45 mil TPO, 15-year warranty |
| SPRINKLER: | ESFR |
| AUTO PARKING: | 252 spaces (expandable to 367) |
| TRAILER PARKING: | 43 stalls (expandable to 86) |
| TRUCK COURT DEPTH: | 135' – 185' deep |
| FLOOR SLAB: | 6", 4,000 PSI |
| VENTILATION: | Code minimum air changes |
| POWER: | 2000 Amp, 3 Phase service |



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NOTABLE DISTANCES

INTERMODAL

| | |
|----------------------------------|------------|
| Fed Ex Hub Ellenwood | 19.9 miles |
| UPS Hub Forest Park | 26.7 miles |
| Norfolk Southern (Atlanta) | 31.8 miles |
| CSX Transportation (Hulsey) | 25.9 miles |
| CSX Transportation (Howell Yard) | 31.6 miles |

INTERSTATE

| | |
|----------------------------|------------|
| I-20 (Exit 82) | 1.6 miles |
| I-285 | 13 miles |
| I-75/I-85 Downtown Atlanta | 26.2 miles |

AIR

| | |
|--|------------|
| Hartsfield-Jackson Atlanta Int'l Airport | 22.6 miles |
|--|------------|

PORT CITIES

| | |
|------------------|-----------|
| Savannah, GA | 240 miles |
| Charleston, SC | 275 miles |
| Jacksonville, FL | 307 miles |
| Mobile, AL | 348 miles |
| New Orleans, LA | 491 miles |
| Miami, FL | 654 miles |

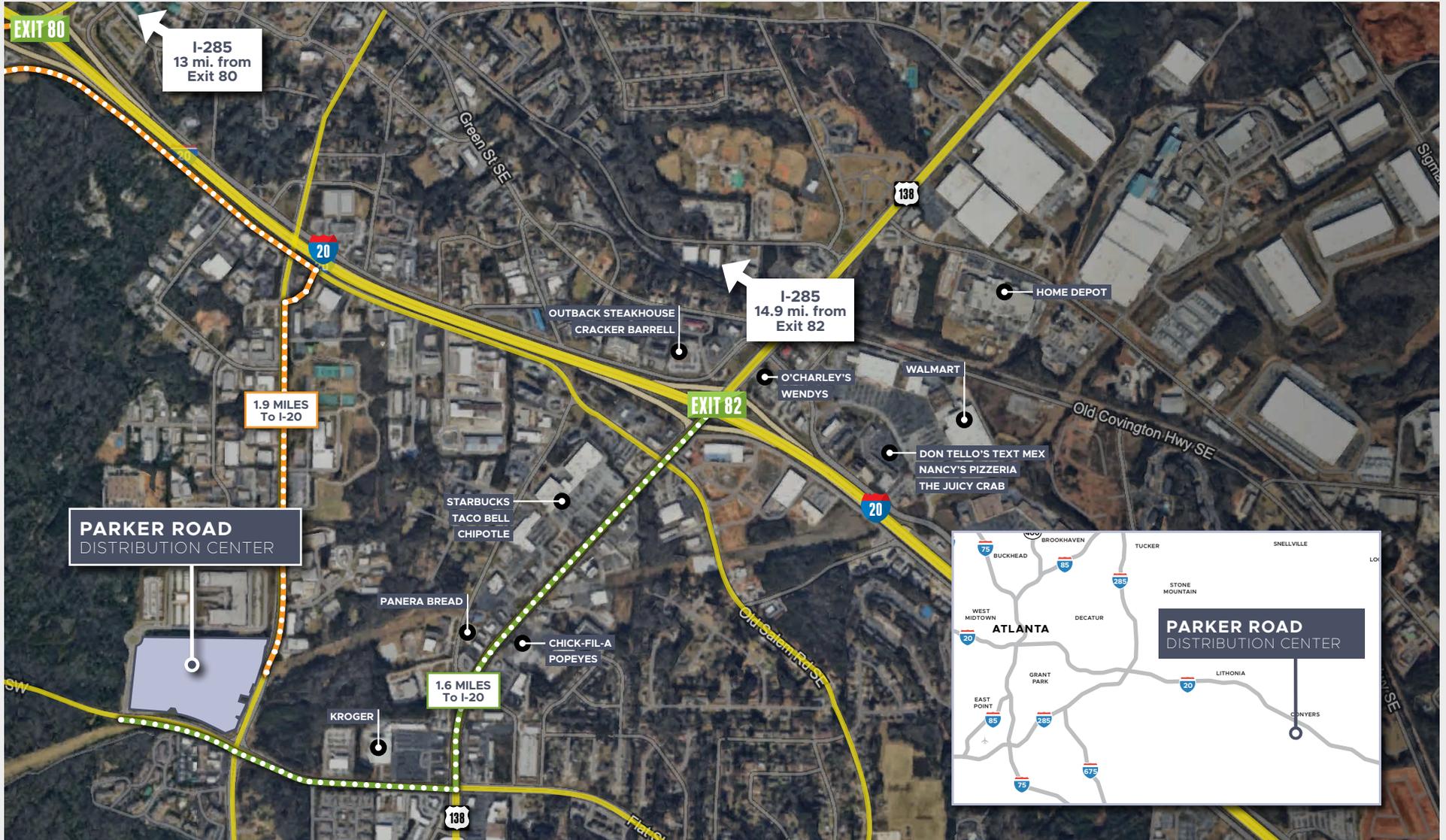


LOCATION

Parker Road Distribution Center is an ideal infill opportunity for distribution/warehouse company operations in a distribution hub. The site greatly benefits from its strong access to not only Hartsfield-Jackson Atlanta International Airport, but also Interstate 20, which gives area tenants entry to Atlanta's dense population nodes as well as the fast-growing east coast ports of Savannah and Charleston. Supported by the economy of Rockdale County, Parker Road Distribution Center benefits from reaching into the area's deep and talented labor pool.

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Proximity to Atlanta Compared to Other Atlanta Submarkets



| LOCATION | NEARBY INTERSTATE | DISTANCE TO I-285 |
|------------------------|-------------------|-------------------|
| Parker Road (Conyers) | I-20 E | 13 mi |
| McDonough | I-75 S | 21 mi |
| Buford | I-985 | 24 mi |
| Newnan | I-85 S | 26 mi |
| Villa Rica | I-20 W | 26 mi |
| Locust Grove | I-75 S | 27.5 mi |
| Cartersville | I-75 N | 31 mi |
| Rivian (Social Circle) | I-20 E | 33.5 mi |
| Braselton | I-85 N | 34.5 mi |
| Cass White | I-75 N | 38 mi |
| Lagrange | I-85 S | 55 mi |



Information is deemed from reliable sources. No warranty is made as to its accuracy.

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