

EXPANDABLE TO +/- 1,010,200 SF | 6+ ACRES OF OUTSIDE STORAGE



BUILDING SIZE: 772,200 SF | AVAILABILITY: 772,200 SF

580 Raco Parkway

Pendergrass, GA

Available for Lease - Move-in Ready!



PROPERTY OVERVIEW

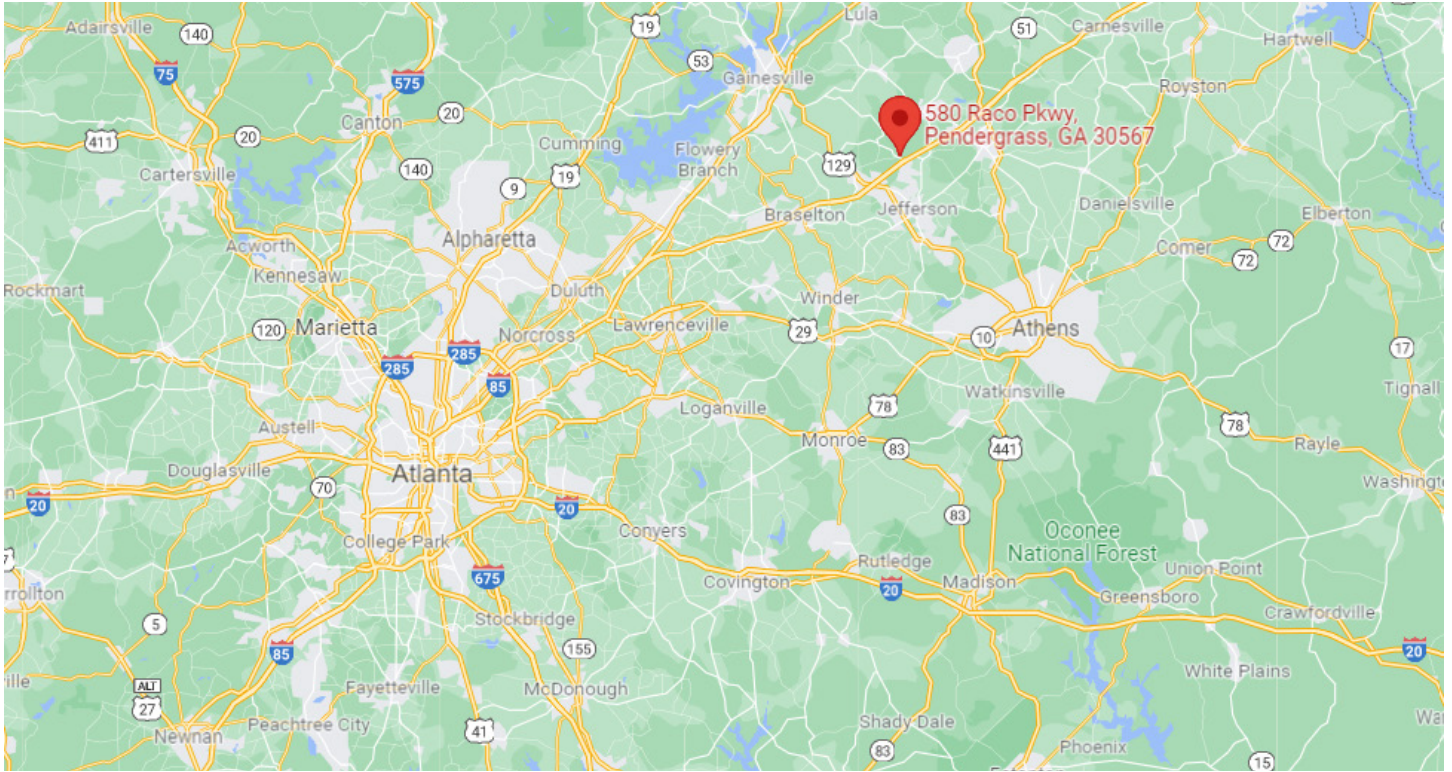
SINGLE TENANT BUILDING WITH EXPANSION CAPABILITY NEAR I-85 IN
NORTHEAST ATLANTA BULK DISTRIBUTION AREA



PROPERTY SPECIFICATIONS

- » 772,200 SF Available, move-in ready
- » (Expandable to 1,010,200 SF)
- » Office SF: +/- 12,000
- » Clear Height: 32'
- » Column Spacing: 50' x 50'
- » Sprinkler System: ESFR
- » HVLS fans in speed bays
- » T-5 lighting
- » Power: 4,000 Amps
- » Dock High Doors: 120 fully equipped dock doors (seals, pit levelers, dock lights, go-no go lighting, and dock locks)
- » Full Concrete Truck Court and Trailer Storage
- » 2 oversized drive-in doors with ramps
- » Floor Thickness: 6"
- » Car Parking: +/- 200
- » Trailer Parking: +/- 440
- » Building Dimensions: 1440' x 550'
- » 2021 installed forklift charging station
- » Fully secured with fencing and guard shack
- » Parcel Size: 86 Acres
- » 6+ acres of outside storage

BEST-IN-CLASS ACCESS AND LOCATION



LOCATION ADVANTAGES



DISTANCES

I-85	1.1 miles
Jackson County Airport	4.9 miles
Hartsfield-Jackson Atlanta International Airport	70 miles

EXPANSION CAPABILITY NEAR I-85

POTENTIAL USES OF EXCESS LAND:

- » Expandable to +/- 1MM SF
- » Expand building by +/- 238K SF (433' x 550')
- » Expand car parking by +/- 600 spaces
- » Expand trailer parking by +/- 100 spaces



EXPANSION CAPABILITY NEAR I-85

EXPAND TRAILER PARKING BY +/- 100 SPACES

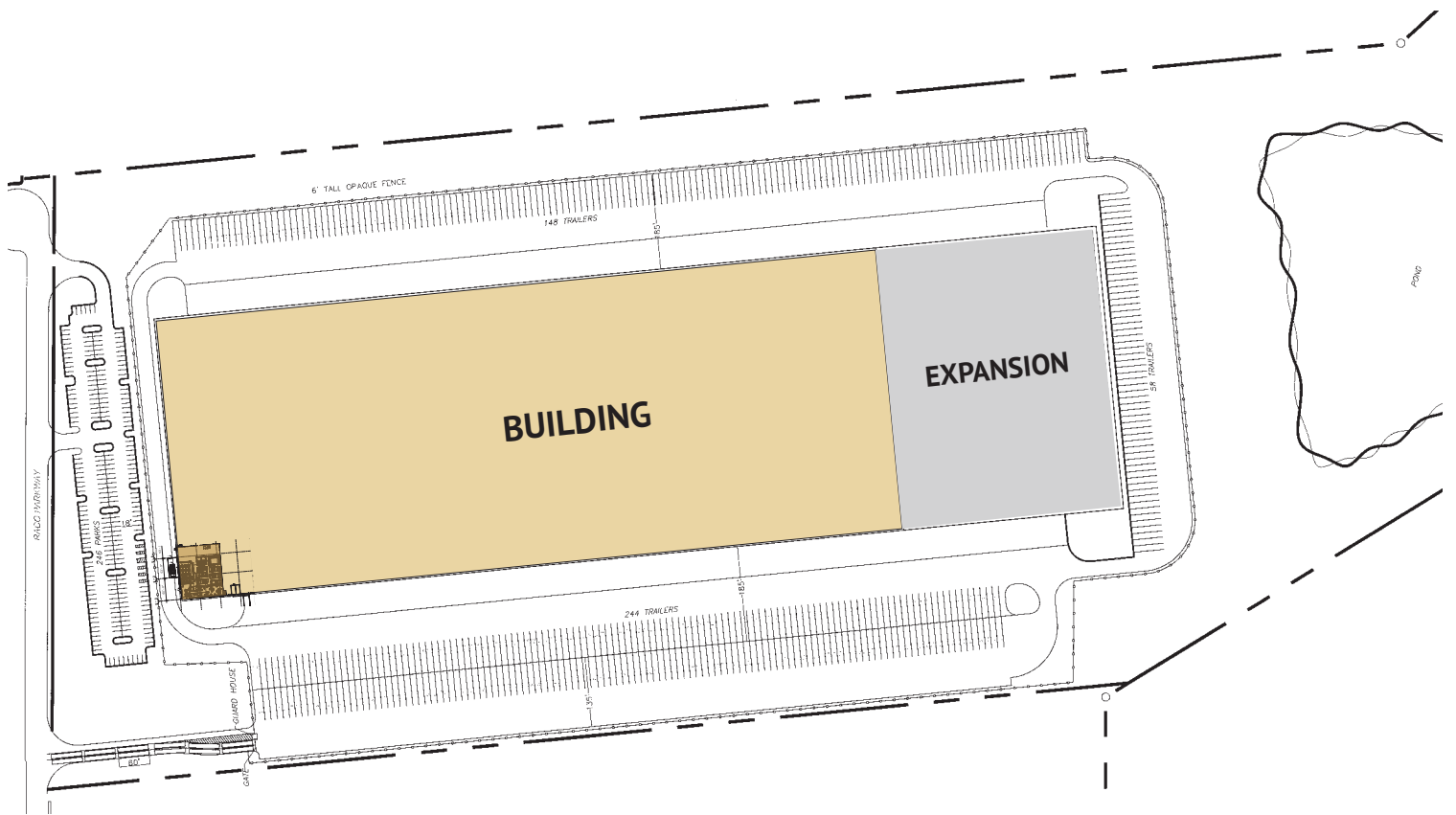


EXPANSION CAPABILITY NEAR I-85

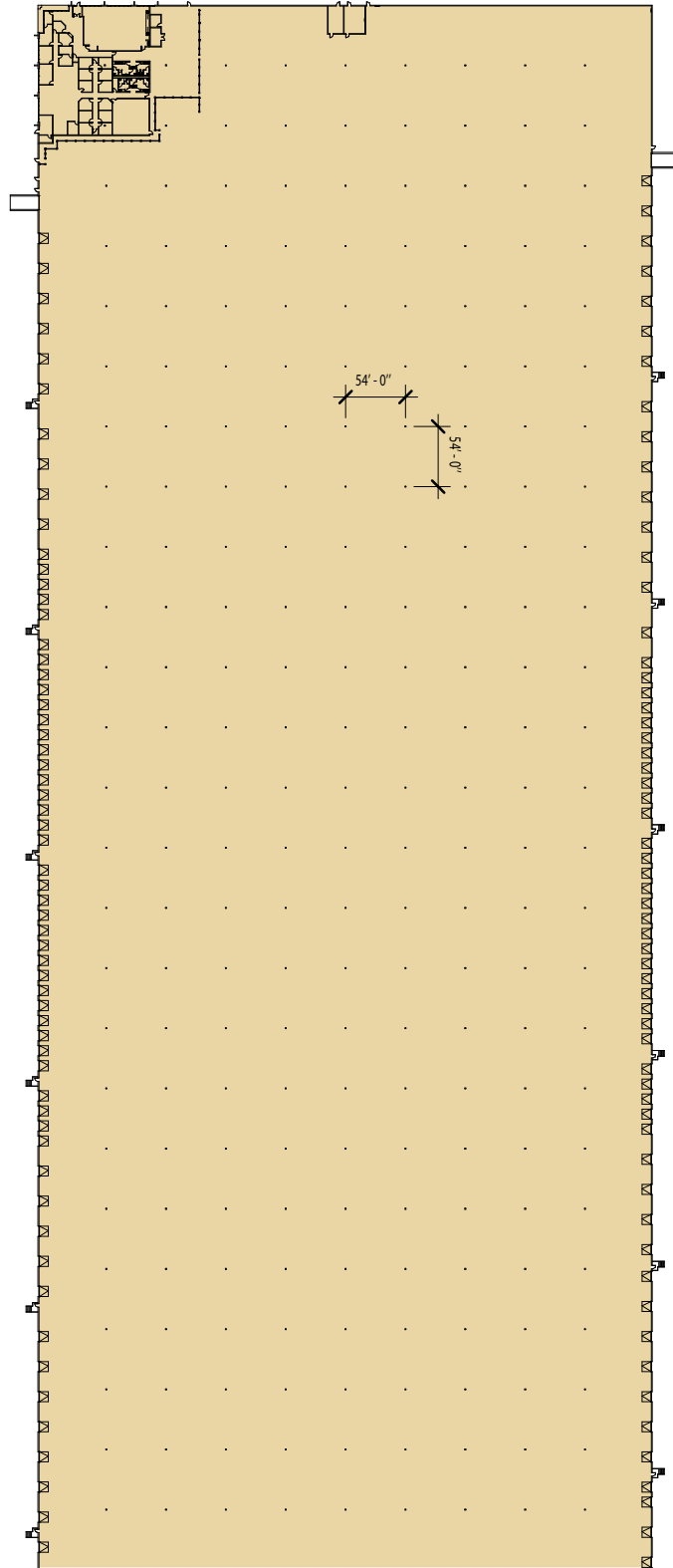
EXPAND CAR PARKING BY +/- 600 SPACES



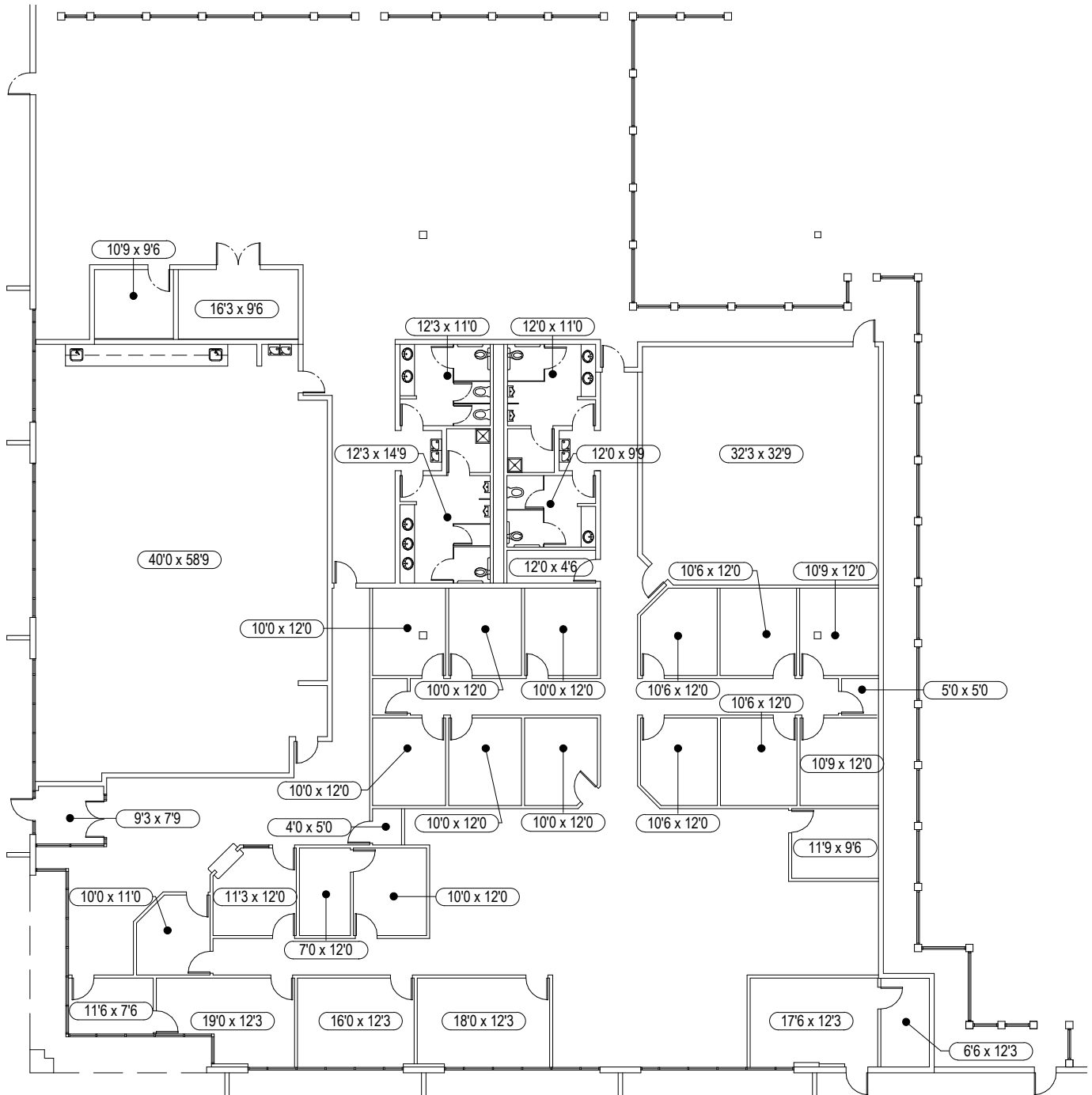
SITE PLAN



SPACE PLAN



+/- 12,000 SF OFFICE



580 RACO PARKWAY



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