

INDUSTRIAL PRE-LEASING



West Point Park

3003 Kia Parkway
West Point, GA 31833

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Property Information



Property Summary



PROPERTY DESCRIPTION

New 104,000 SF Class A Industrial Warehouse | 36' Clear Height | West Point, GA

Announcing a premier opportunity to pre-lease a new construction, 104,000 SF Class A industrial facility. This state-of-the-art building represents the first phase of a new, four-building campus, offering tenants unique, on-site growth potential within a master-planned park.

Engineered for modern logistics, distribution, and automotive supply chain operations, the facility is delivered as a heated, minimally lit, clean, open shell condition [see following page].

OFFERING SUMMARY

APN	0944000001A
Lease Rate	Negotiable
Available SF:	50,000 -104,000 SF
Lot Size:	31 Acres

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Property Description



INTERIOR DESCRIPTION

The interior is delivered in a clean, open shell condition, providing maximum flexibility for a tenant to design a custom layout that perfectly matches their operational workflow.

The floor is a 6-inch reinforced concrete slab and is engineered to high flatness and levelness standards (FF35/FL25).

PARKING DESCRIPTION

Standard spaces: 130. ADA - accessible spaces: 4

LOADING DESCRIPTION

High-Throughput Loading & Access

The facility is engineered for maximum operational efficiency, featuring 2 (12' x 14") doors with ramps and 26 (9'x10') dock-high doors, each fully equipped with mechanical levelers, weather shelters, and protective dock bumpers. For added flexibility, the building can be upgraded to have drive-in doors (up to 12' x 12'6"). The spacious truck court ensures easy maneuverability, and the building design also incorporates knock-out panels for future dock expansion.

POWER DESCRIPTION

400A, 480/277V, 3-Phase. 800KVA transformer

COLUMN SPACING

50 ft x 52 ft

SPRINKLER SYSTEM

ESFR (Early Suppression, Fast Response) wet - pipe sprinkler system.

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1 STORY BUILDING
104,000 SF.
200' X 520'

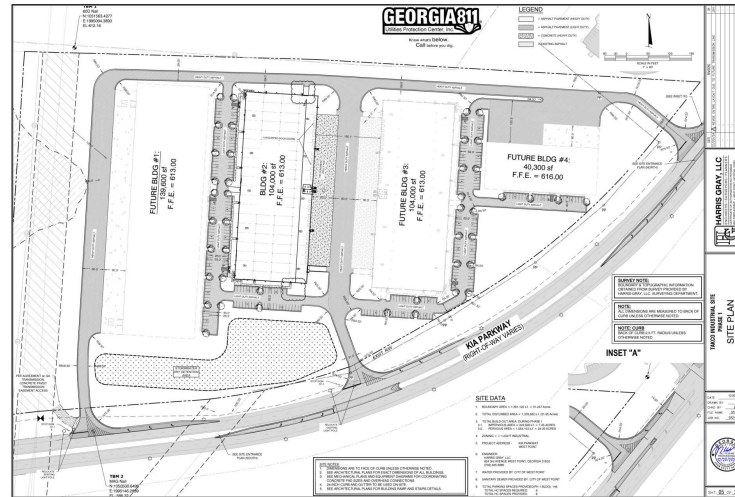
HATCHED AREA IS
NOT INCLUDED IN
THE SCOPE OF WORK

KIA PARKWAY
(RIGHT-OF-WAY VARIES)

OVERALL SITE PLAN



Site Access



SITE ACCESS

West Point Park has been meticulously designed to provide safe and efficient access for semi-trailer truck traffic that meets the highest standards for modern logistics and manufacturing operations.

- Generous Turning Radius: The site entrances feature large curb return radius of up to , specifically engineered to accommodate the turning path of full-size semi-truck traffic without curb jumping or encroachment into opposing lanes.
- Efficient On-Site Flow: The site features on Kia Parkway and a layout that provides excellent separation between truck and passenger vehicle traffic, ensuring safe and unobstructed movement throughout the property. Permit has been approved to remove median and repave to allow full access for access points B & C.
- Flow-Through Facility: Building comes standard with 26 dock door with dock levelers on the east side of the building. The west side has one drive-in entry with the option of adding eight more drive-ins. The north and south each have a single dock door (12' x 12' 6"), providing access from all sides of the building.

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Stormwater Management



STORMWATER MANAGEMENT SYSTEM

- West Point Park features a modern, fully-engineered stormwater management system designed to ensure long-term site stability and environmental compliance. The system has been designed to handle runoff from all impervious surfaces, including rooftops, truck courts, and parking areas.

- On-Site Detention: A large dry detention basin is strategically located on the property to collect and temporarily store stormwater runoff. This basin is designed to control the rate of discharge from the site, mitigating any potential downstream impacts and ensuring compliance with municipal requirements.

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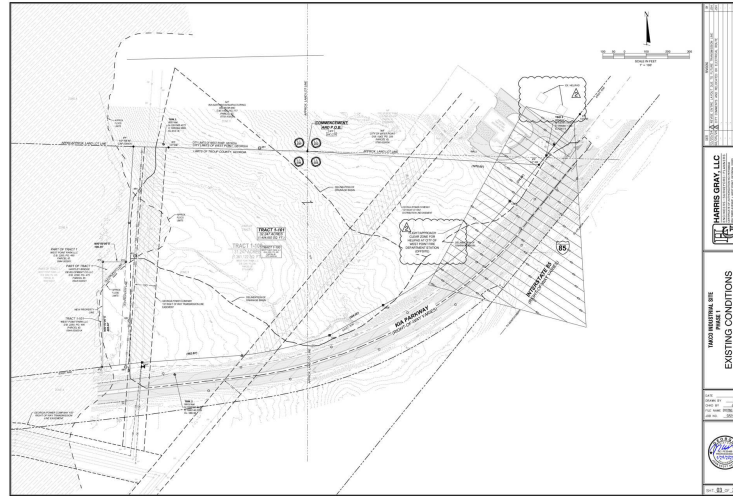
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Construction Summary



- Engineered for Institutional-Grade Performance: The development's site work is executed in strict accordance with the project's Geotechnical Engineering Report. Per the construction plans, all fill material under building slabs and pavements is compacted to a minimum of 98% of the Standard Proctor for maximum dry density. This high standard of compaction provides a durable, stable foundation engineered to support heavy industrial loads and mitigate settlement risk

- The "Existing Conditions" plan identifies a portion of the property, primarily along the western boundary, as being within FEMA Flood Zone A. The development's design directly addresses the floodplain through site engineering. The approved Grading Plan establishes finished floor elevations for all buildings at a minimum of 613.00 feet. This is accomplished through a balanced cut-and-fill operation that physically elevates the entire building pad, placing all structures, pavements, and critical infrastructure 28 feet above the pad of the 100-year floodplain (585 ft above sea level) and within FEMA Flood Zone X, which is defined by FEMA as an area of minimal flood hazard. This engineered solution ensures that all operations are protected from flood risk and eliminates the need for mandatory flood insurance for the buildings.

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Location Information



Regional Map



LOCATION OVERVIEW

Minutes from exit 2 off I-85, strategically located next to the Kia Georgia plant in the Automotive and Logistics Corridor, making it an ideal site for just-in-time logistics capabilities.

Positioned to efficiently service the growing network of manufacturing and assembly plants through Georgia and Alabama.

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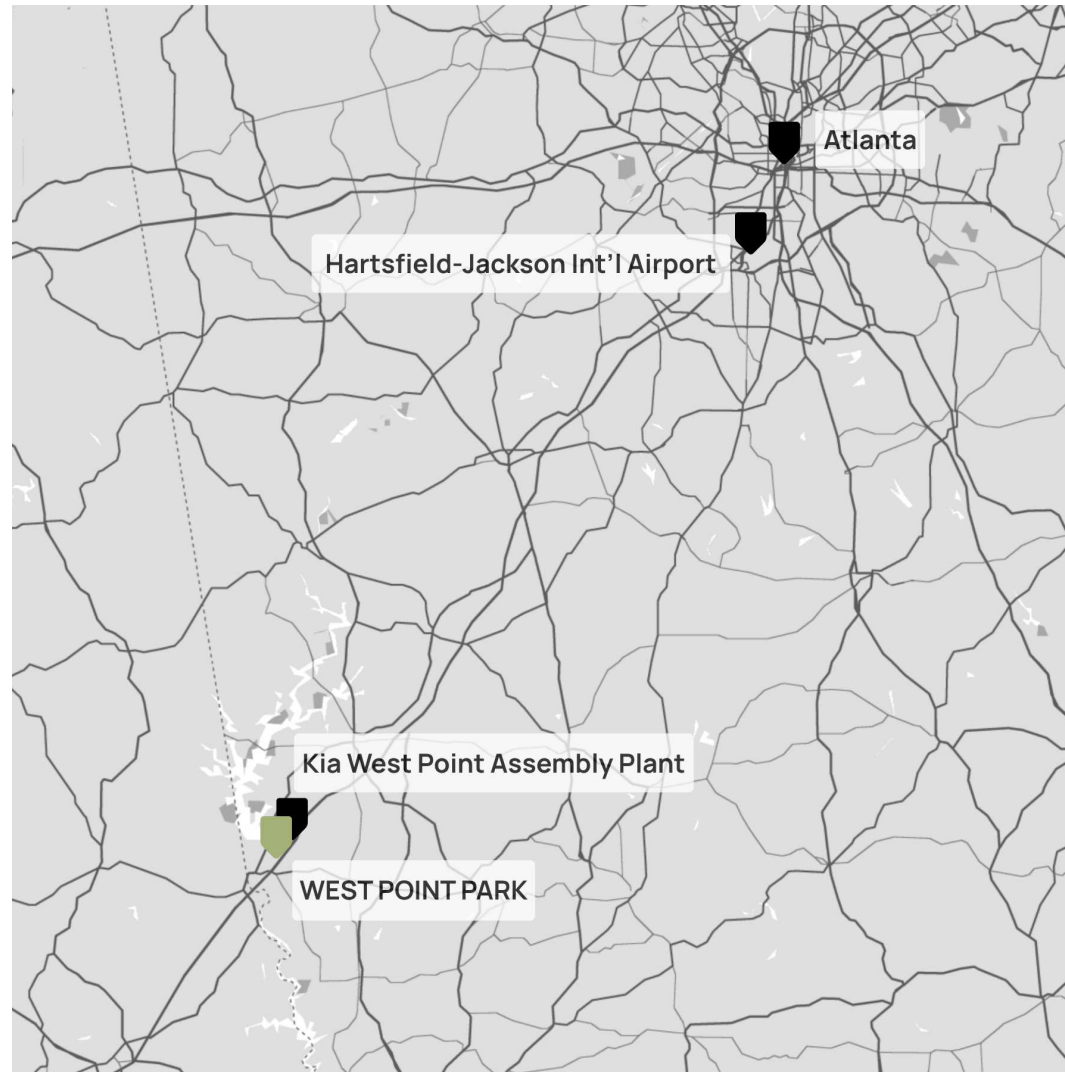
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Regional Location



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Regional Location & Site Context



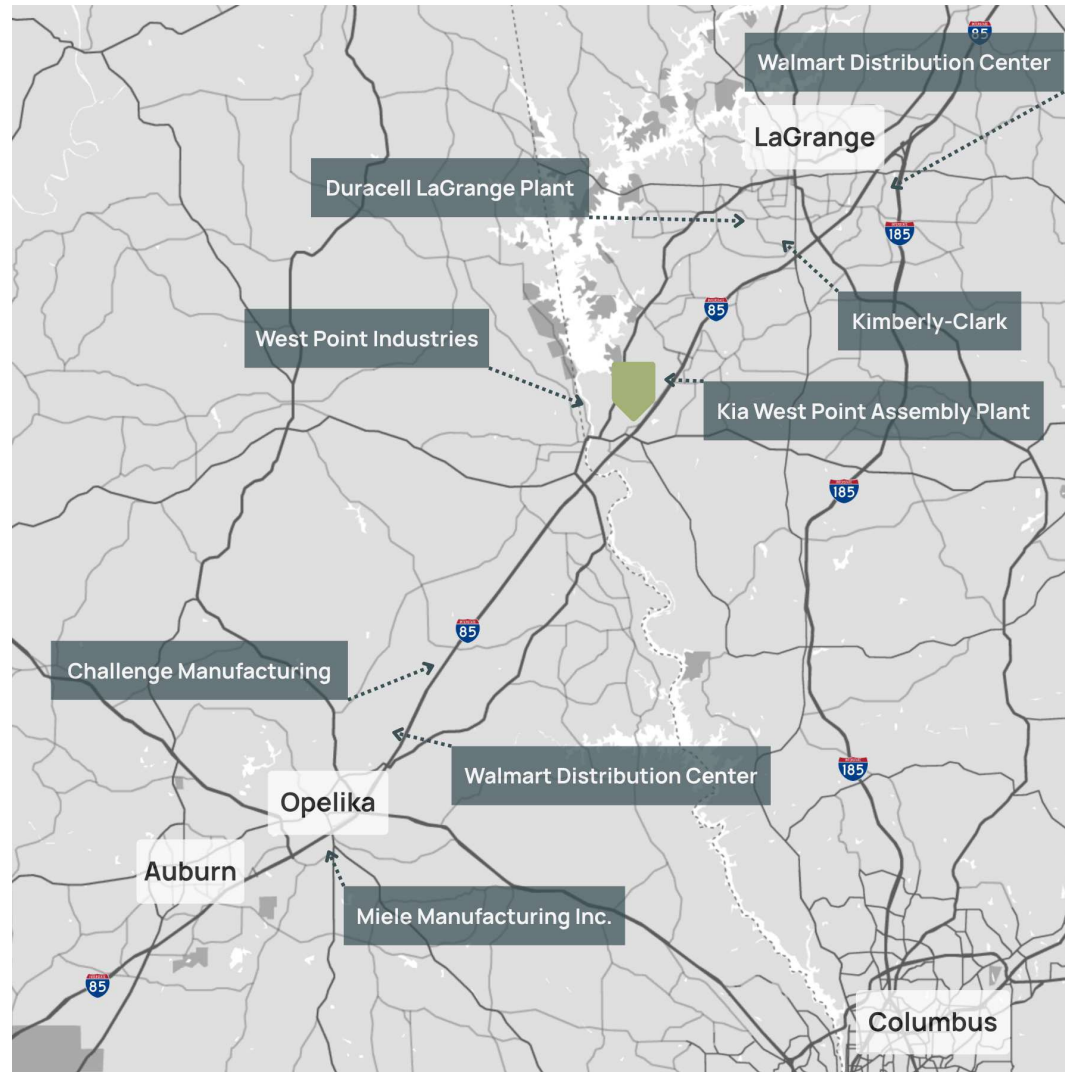
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I-85 Industrial Corridor - Key Tenants



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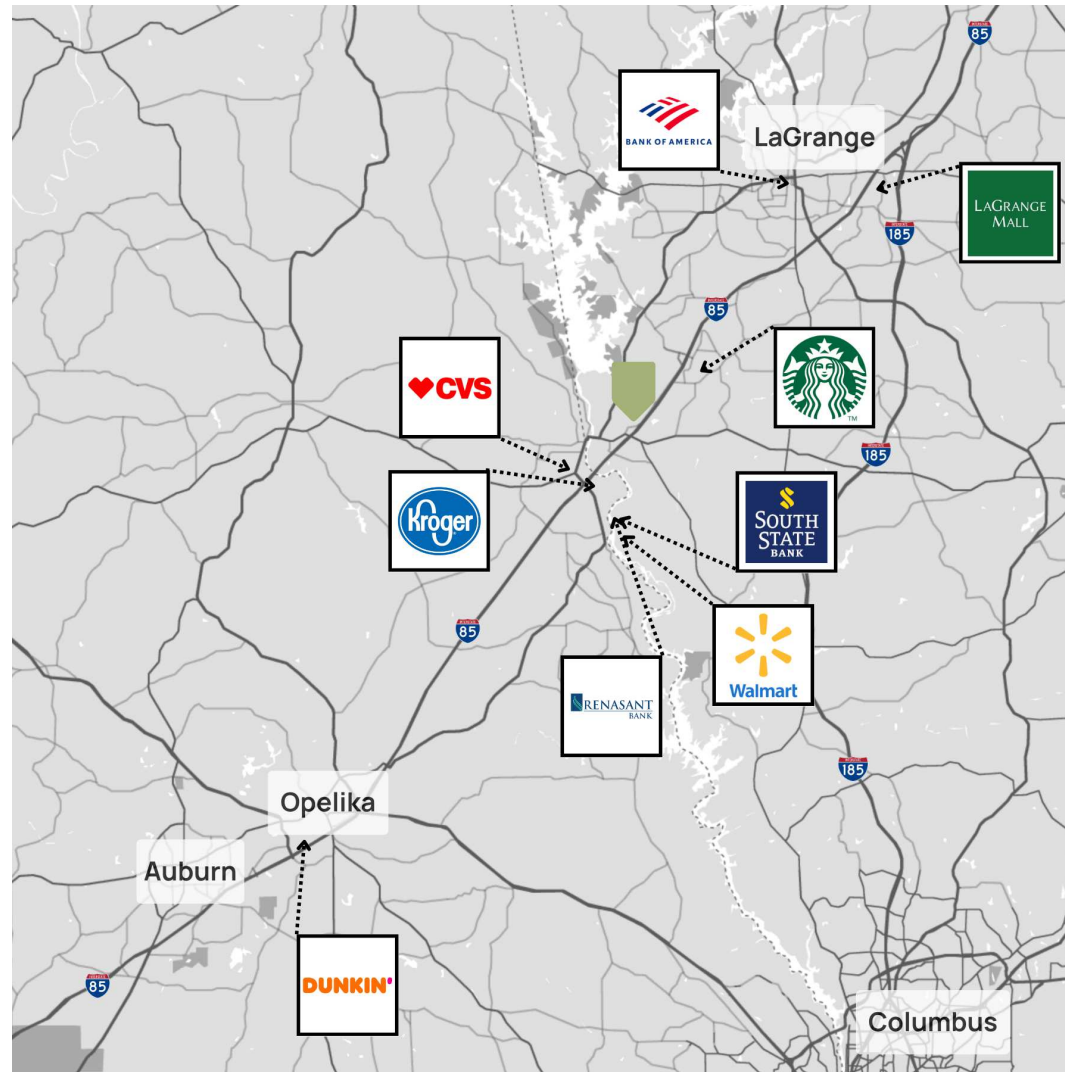
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Location Map



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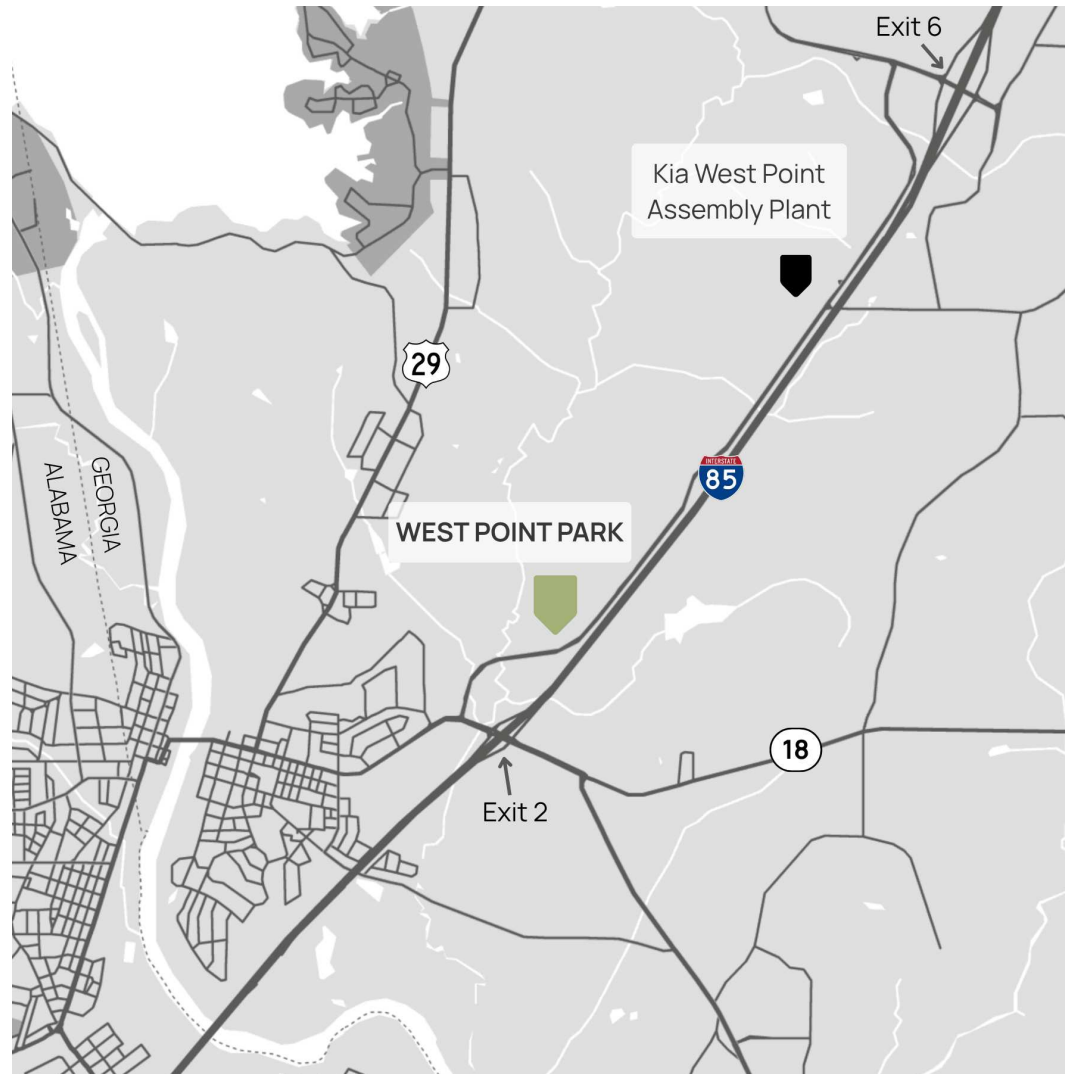
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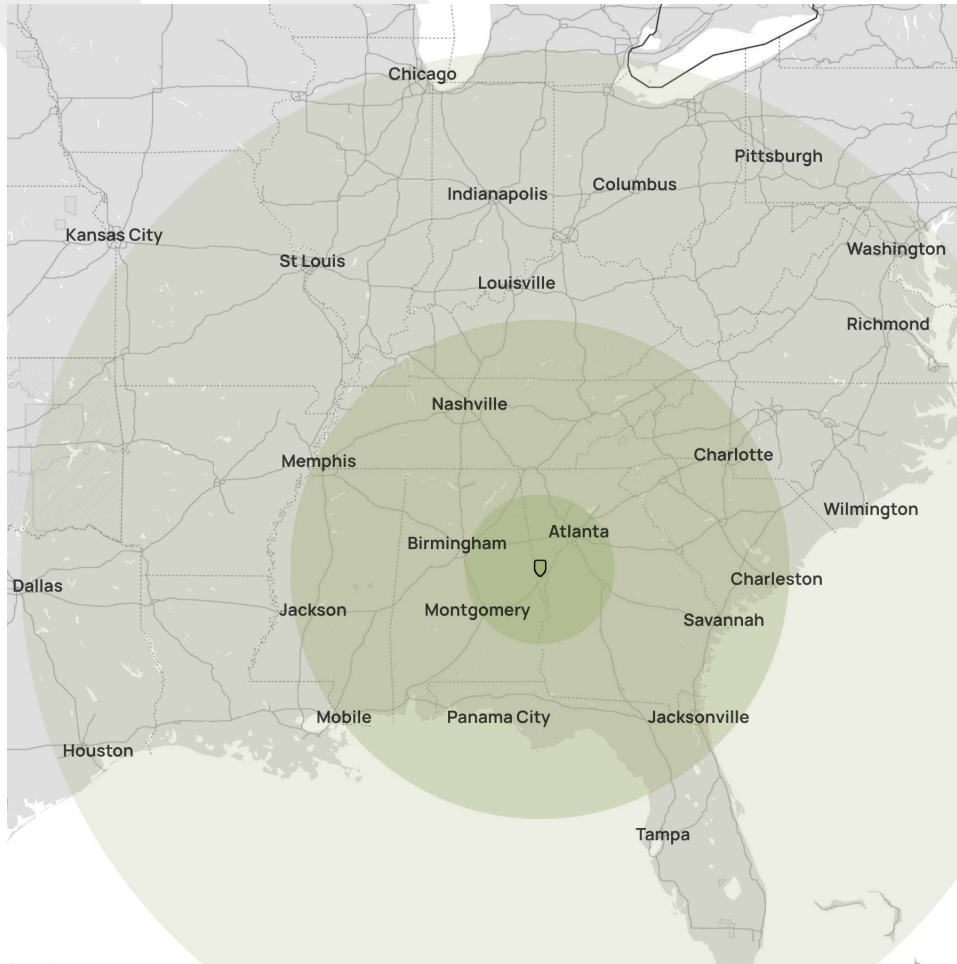
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Travel Radius



City	Distance (miles)
Atlanta	81
Montgomery	81
Birmingham	124
Panama City	214
Mobile	248
Savannah	274
Nashville	310
Jacksonville	311
Charleston	373
Tampa	437
Wilmington	494
Houston	713
Dallas	729
Chicago	765

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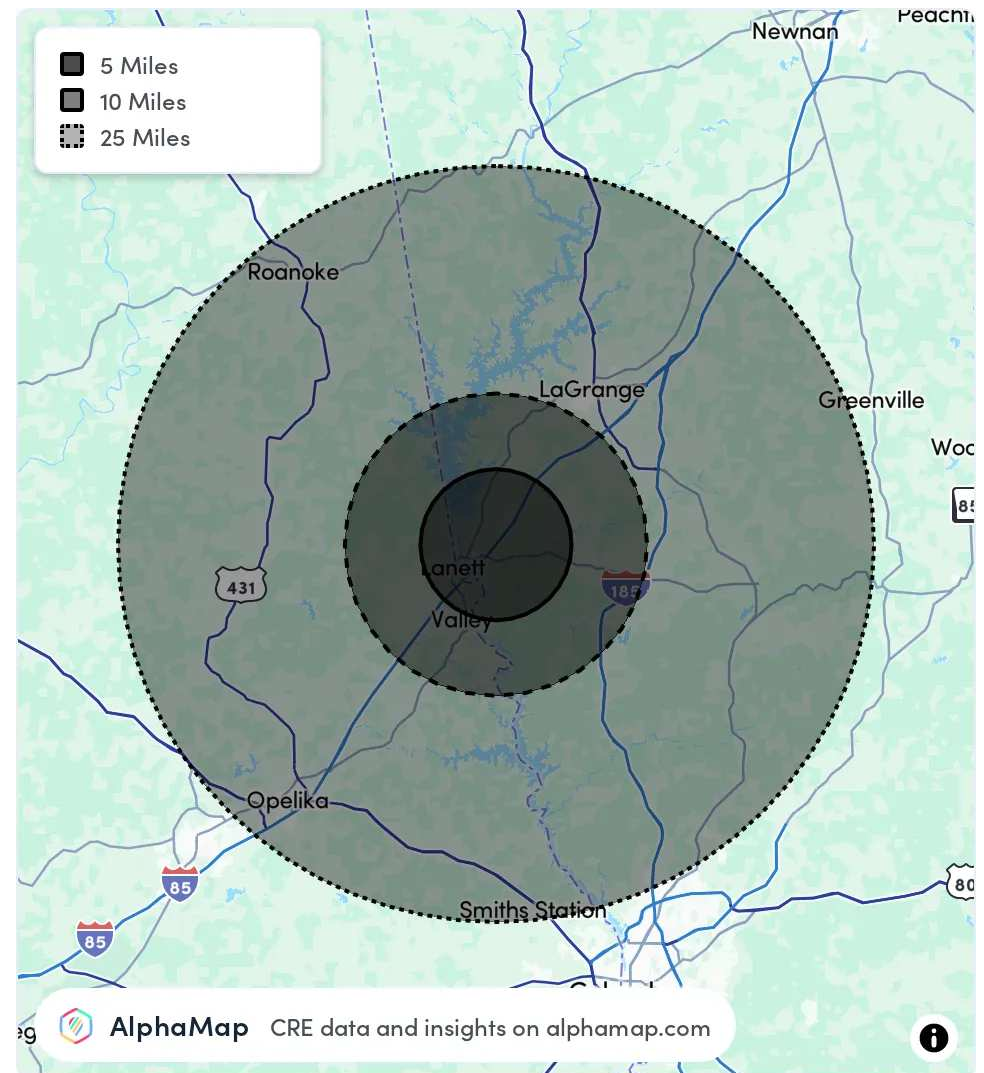
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Area Analytics

POPULATION	5 MILES	10 MILES	25 MILES
Total Population	16,473	42,731	300,115
Average Age	41	42	39
Average Age (Male)	39	40	38
Average Age (Female)	43	43	40

HOUSEHOLD & INCOME	5 MILES	10 MILES	25 MILES
Total Households	6,467	16,809	117,718
Persons per HH	2.5	2.5	2.5
Average HH Income	\$74,391	\$82,702	\$87,858
Average House Value	\$197,045	\$226,583	\$281,840
Per Capita Income	\$29,756	\$33,080	\$35,143

Map and demographics data derived from AlphaMap



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Developer Summary



PROFILE

Takco Construction is an established industrial construction company with over 14 years of specialized experience in the sector. Founded in 2010, the company has built a strong reputation delivering high-quality manufacturing facilities and industrial projects across 14 states through multiple office locations.

The developer operates with multi-state licensing capabilities and has positioned itself as a reliable partner for industrial construction projects, emphasizing reputation management and professional standards across all project teams.

MAJOR PROJECT HIGHLIGHTS

- Hyundai Motor Group: \$5.54B Metaplant America facility located in Ellabell, GA. This facility, situated on 2,200 acres produces electric vehicles and supports on-site battery cell production
- Kia Georgia Inc.- \$3B facility located in West Point, GA produces 350,000 vehicles per year and supports the production of the Telluride, Sorento, K5, and EV9 models.
- SK Battery America: \$2.6B plant located in Commerce, GA, manufactures lithium-ion batteries for electric vehicles for global auto manufacturers, such as Ford and VW.

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