

BUILD-TO-SUIT OPPORTUNITY

# SOCIAL CIRCLE DC

East Hightower Trail | Social Circle, Georgia 30025



**1,223,040 SF cross-dock distribution warehouse build-to-suit able to accommodate large-scale operations**

- 40' clear height
- 258 dock-high doors
- High-efficiency T5 lighting throughout the facility
- Ample parking with 614 car spaces and dedicated trailer parking for 532 trailers
- ESFR sprinkler system featuring K-25 heads
- Generous truck court with a spacious 185' deep court and 60' concrete apron
- Strategic location benefiting from convenient access to I-20 (exits 98 and 101) for efficient distribution across the region

 **TRANSWESTERN**<sup>®</sup>

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Industrial Warehouse for Lease – 1,223,040 SF

East Hightower Trail  
Social Circle, Georgia, 30025

## BUILDING SPECIFICATIONS

Parcels numbers:	SC230-011, SC230-012, SC230-013
Building Type:	Cross-dock distribution warehouse
Building Size:	1,223,040 SF
Available Space:	1,223,040 SF
Office:	Build-to-suit
Clear Height:	40'
Column Spacing:	52' x 50' bays
Dock(s):	258 dock high doors
Building Depth:	520'
Building Length:	1924'
Floor Slab:	7" reinforced concrete
Fire Sprinkler:	ESFR
Lighting System:	T5 high efficiency
Auto Parking:	614 spaces
Trailer Parking:	532 spaces
Truck Court(s):	185' deep, 60' concrete apron
Roof:	R25; 60 mil white TPO, 20-year warranty, 98 Skylights; LED warehouse lights; clerestory windows
Exterior Construction:	Tilt-up exterior concrete wall construction



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## AERIAL MAP



### STRATEGIC LOCATION

Truck Transit Time from Atlanta to Anywhere in U.S.

#### MAJOR PORT CITIES

Gainesville Station.....	50 MILES
Inland Port Greer.....	150 MILES
Savannah.....	218 MILES
Brunswick.....	275 MILES
Charleston.....	260 MILES
Jacksonville.....	340 MILES

#### MAJOR RAIL YARDS

CSX Hulsey.....	50 MILES
CSX Fairburn.....	65 MILES
Norfolk Southern Inman.....	55 MILES
Norfolk Southern Austell.....	64 MILES

#### MAJOR AIRPORTS

Hartsfield-Jackson International..	55 MILES
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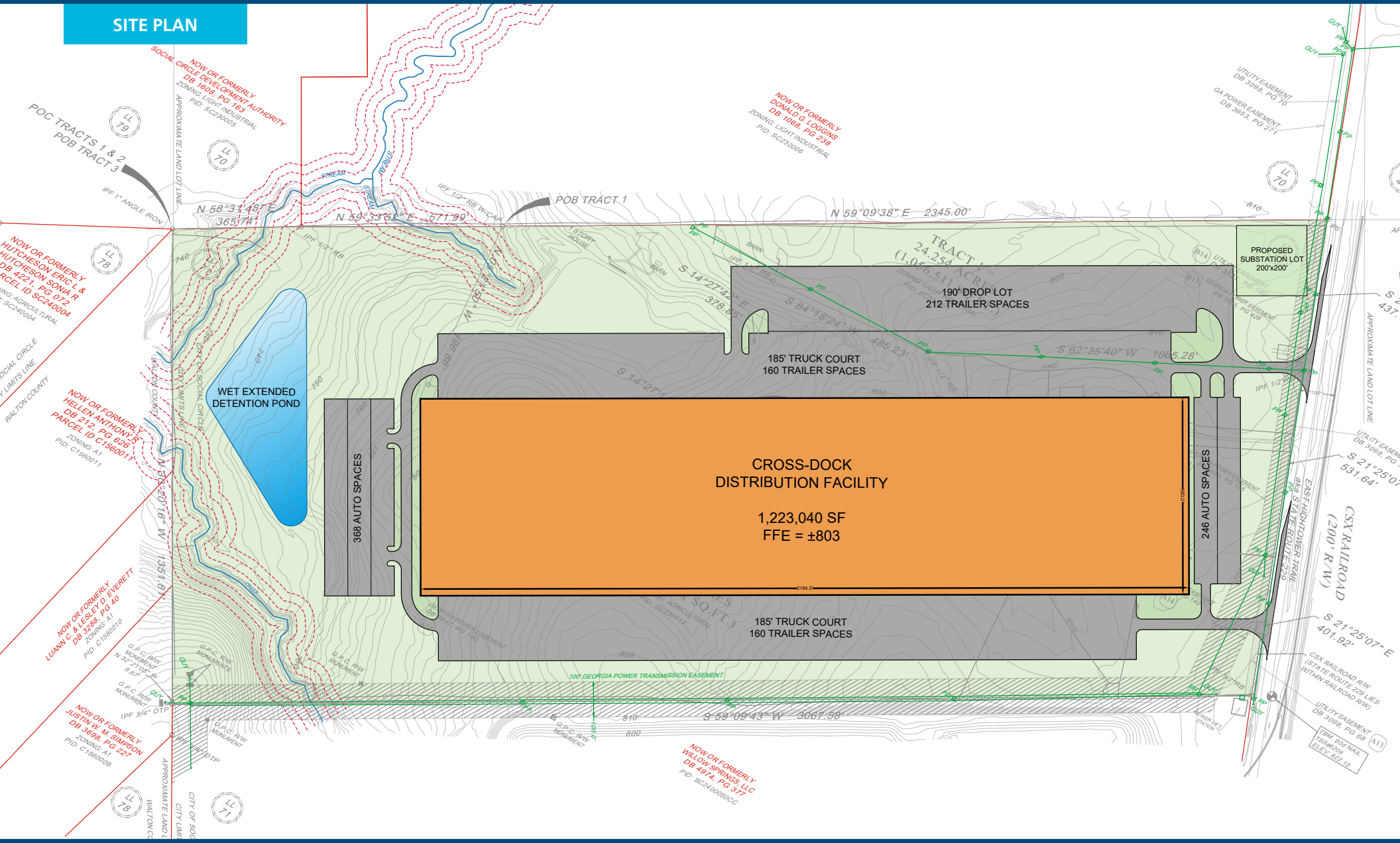


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## SITE PLAN



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