

BUILD-TO-SUIT



Pad-Ready // Now Pre-Leasing // 150,000 - 300,000 SF // Manufacturing / Distribution

UNION GROVE + BELWOOD ROAD

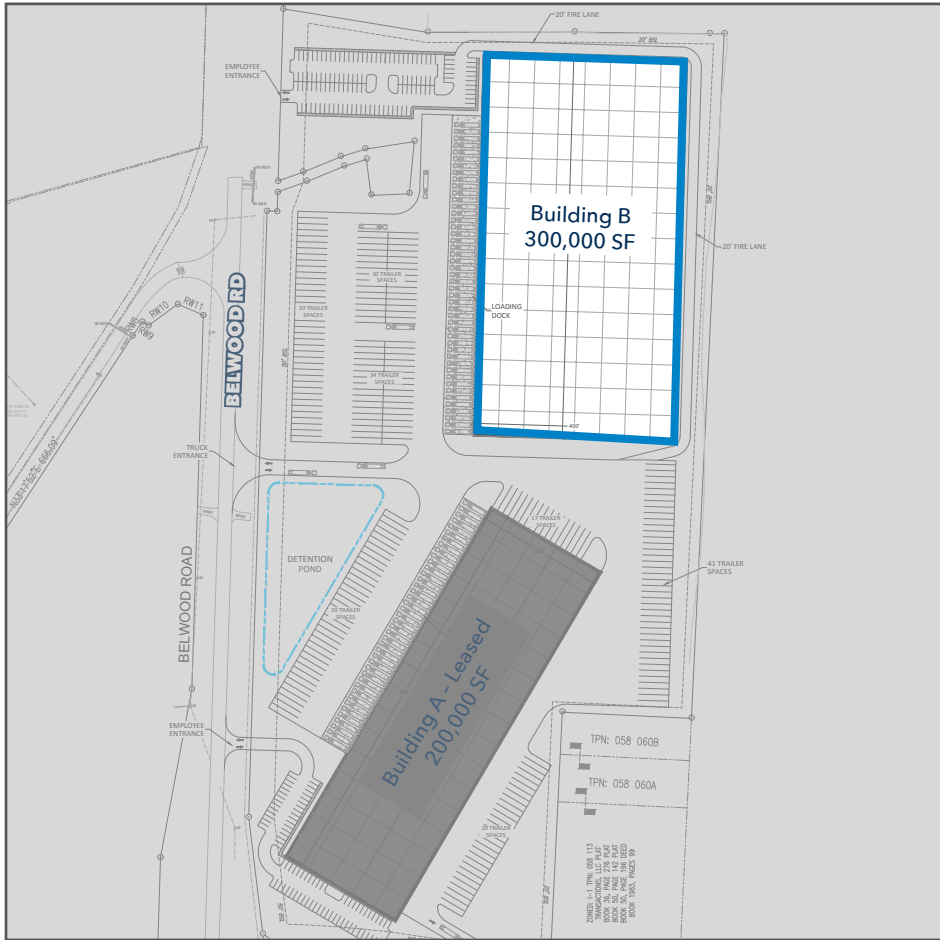
Calhoun, GA 30701



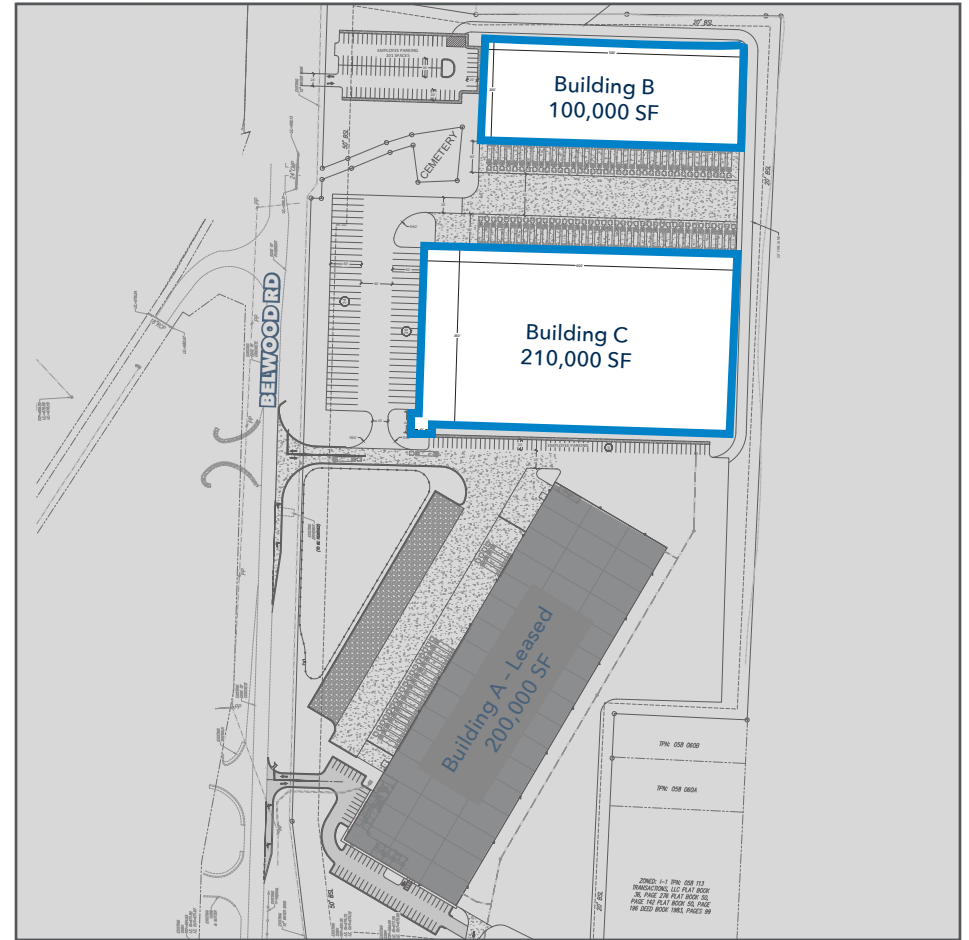
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SITE PLAN

Concept 1 // Building B



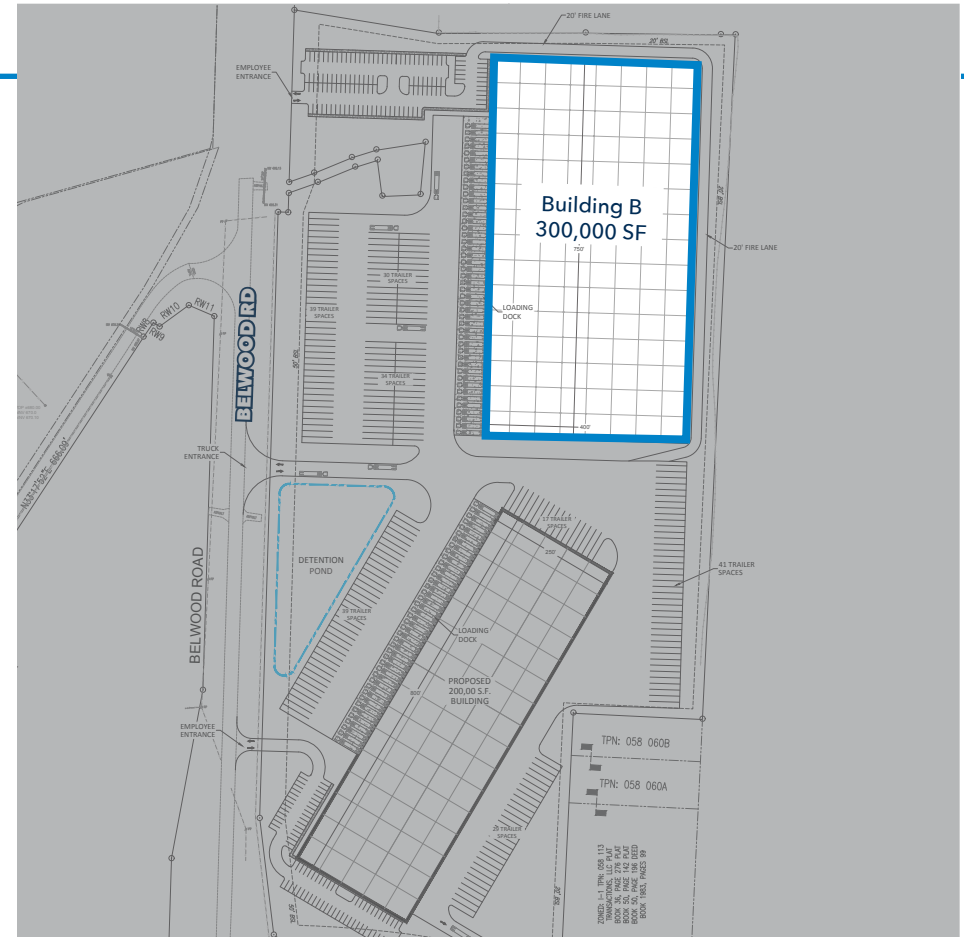
Concept 2 // Buildings B & C



AVAILABLE BUILDING SPECS

Concept 1 // Building B

Total Building SF:	300,000 SF
Total Available SF:	300,000 SF <i>(Divisible by 150,000 SF)</i>
Office SF:	Build To Suit
Building Dimensions:	400' x 750'
Configuration:	Front Load
Construction:	Tilt Wall
Clear Height:	32'
Fire Protection:	ESFR
Electrical:	300 AMP <i>with Additional Capacity</i>
Dock Doors:	<i>up to 44</i>
Drive-In Doors:	2
Auto Parking:	100 Auto Spaces
Trailer Parking:	103 Trailer Parks



AVAILABLE BUILDING SPECS

Concept 2 // Buildings B & C

	BUILDING B	BUILDING C
Total Building SF:	100,000 SF	210,000 SF
Total Available SF:	100,000 SF	210,000 SF
Office SF:	Build To Suit	Build To Suit
Building Dimensions:	500' x 200'	600' x 350'
Configuration:	Front Load	Front Load
Construction:	Tilt Wall	Tilt Wall
Clear Height:	32'	32'
Fire Protection:	ESFR	ESFR
Electrical:	300 AMP <i>with Additional Capacity</i>	300 AMP <i>with Additional Capacity</i>
Dock Doors:	<i>up to 38</i>	<i>up to 40</i>
Drive-In Doors:	2	2
Auto Parking:	101 Auto Spaces	60 Auto Spaces
Trailer Parking:	60 Trailer Parks	0 Trailer Parks



KEY DISTANCES

I-75 // via Union Grove Rd	0.2 mi
I-285 // via I-75	52 mi
Appalachian Regional Port // via GA-225	36.6 mi
Port of Savannah // via I-75 & I-16	315 mi

TRUCK TRANSIT TIMES FROM GEORGIA

