



505 Pegasus Parkway

LaGrange, GA 30240

537,855 SF AVAILABLE | EXPANDABLE TO 706,735 SF

SCOTT PLOMGREN

404-372-2151

splomgren@broadpoint-partners.com

PRICE WEAVER

404-210-4981

pweaver@broadpoint-partners.com

MATT WIRTH

678-488-2471

mwirth@broadpoint-partners.com

HOOPER WILKINSON

850-694-4667

hwilkinson@broadpoint-partners.com



Shipping Office

Main Office

EXPANSION
168,880 SF

537,855 SF
537,855 SF (DRIPLINE)
45.3 AC

SHIPPING

RECEIVING

192 TRAILER SPACES @ 12' O.C.

154 TRAILER SPACES @ 12' O.C.

PELAGUS PARKWAY

DETENTION



213

Trailer Spaces

| | | | | | |
|--------------------|------------------------------------|-----------------|--------------------------|------------|------------------------------------|
| Total Building SF | 537,855 SF (exp. to 706,735 SF) | Loading | 86 Dock Doors | Power | 2,500A 3-Phase 480V |
| Total Office SF | 9,428 SF | Clear Height | 40' | Sprinklers | ESFR, K-25 heads |
| Shipping Office SF | Included | Column Spacing | 60' | Fans | 11 Rite-Hite, 24' HVLS |
| Truckers Lounge SF | Included | Auto Parking | 150 Spaces (exp. to 209) | Security | Fully fenced with HVAC guard shack |
| Acreage | 45.3 AC | Trailer Parking | 213 Spaces (expandable) | Lighting | LED system |

Access & Distances

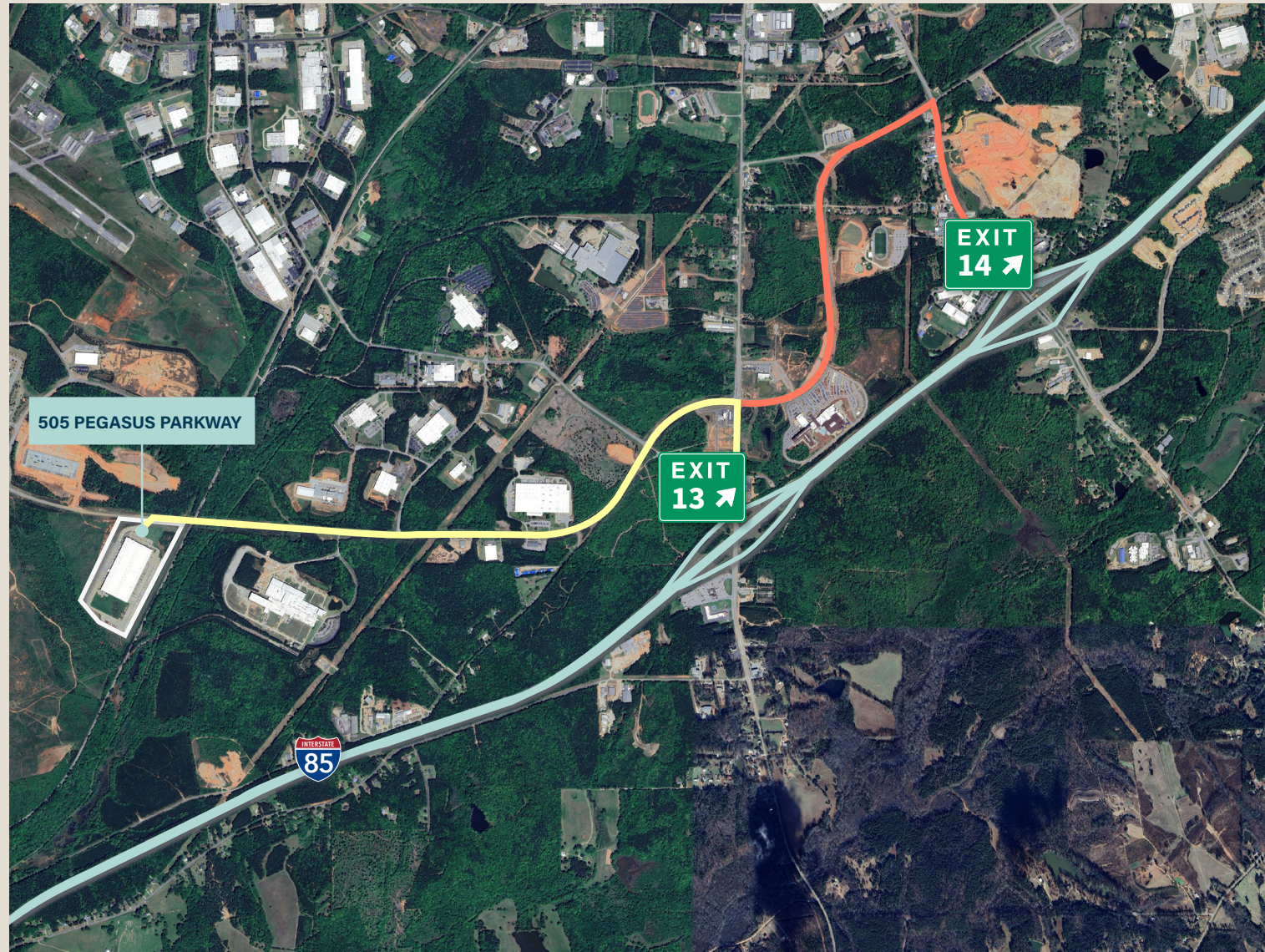
505 PEGASUS PKWY, LAGRANGE, GA 30240

ACCESS & CITIES

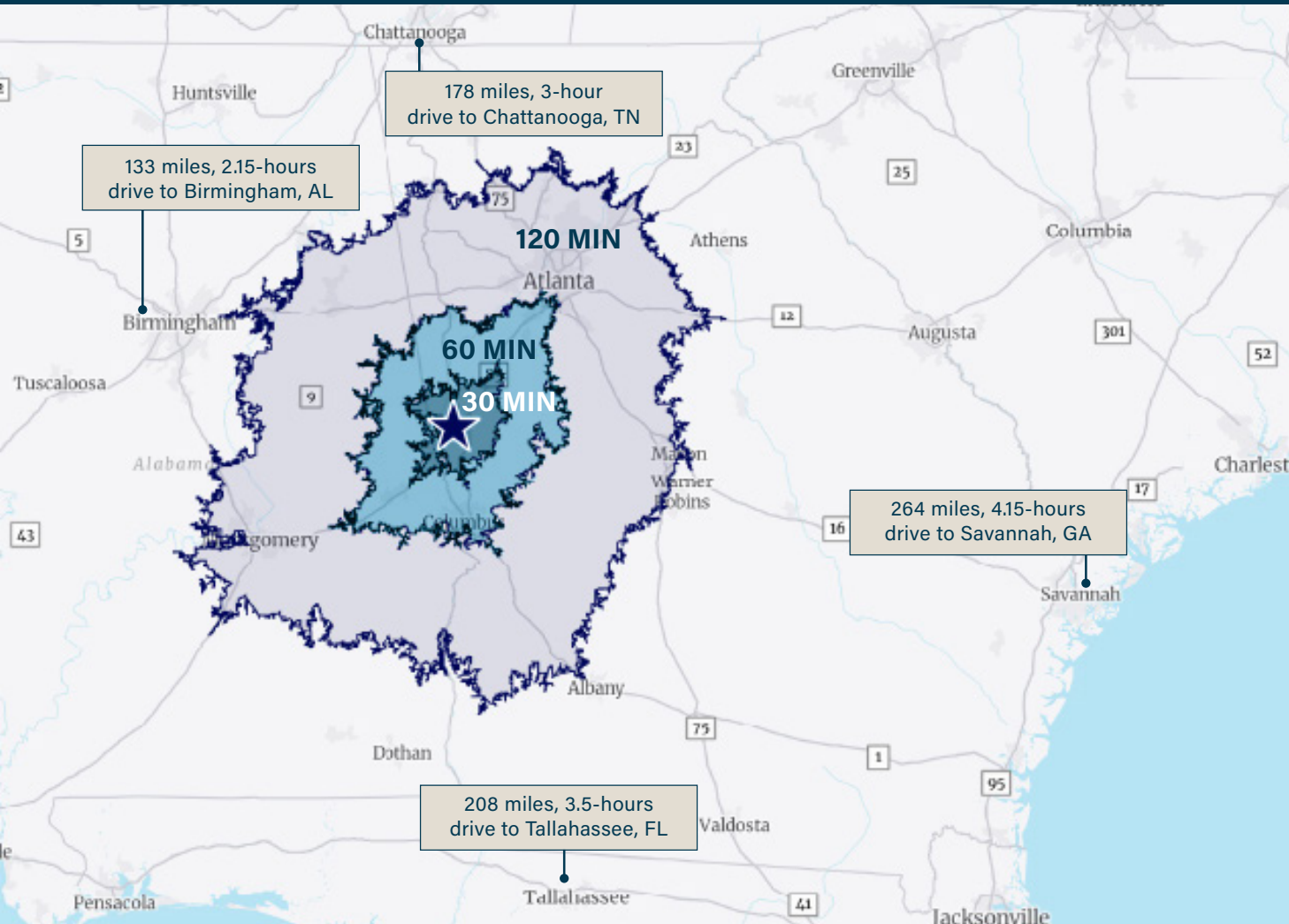
| | |
|------------------|-----------|
| I-85 via Exit 13 | 2.5 Miles |
| I-85 via Exit 14 | 3.8 Miles |
| LaGrange, GA | 5.3 Miles |
| Columbus, GA | 42 Miles |
| Atlanta, GA | 71 Miles |
| Montgomery, AL | 95 Miles |

KEY DISTANCES

| | |
|--------------------|------------|
| CSX LaGrange | 5.3 Miles |
| Kia Assembly Plant | 10.7 Miles |
| CSX Palmetto | 53.7 Miles |
| Atlanta Airport | 60.2 Miles |



Location Overview



Located near Interstate 85, the facility provides easy access to major transportation routes, ensuring efficient distribution to key regional markets, including Atlanta, which is just over an hour away. Its proximity to big-name manufacturing plants and other industrial hubs in the region makes it ideal for businesses involved in logistics, manufacturing, and supply chain operations. Additionally, LaGrange is home to a growing workforce and offers a lower cost of living compared to nearby metropolitan areas. The site itself is well-positioned within a businessfriendly environment, enhancing operational efficiency for companies looking to expand their regional presence.



1.17M

Population within a 60-minute drive time



537,847

Workforce within a 60-minute drive time



35,843

Businesses within a 60-minute drive time



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537,855 SF Available

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