

624,450 SF Industrial Available

MIDWAY DISTRIBUTION CENTER

JEFFERSONVILLE, GA 31044



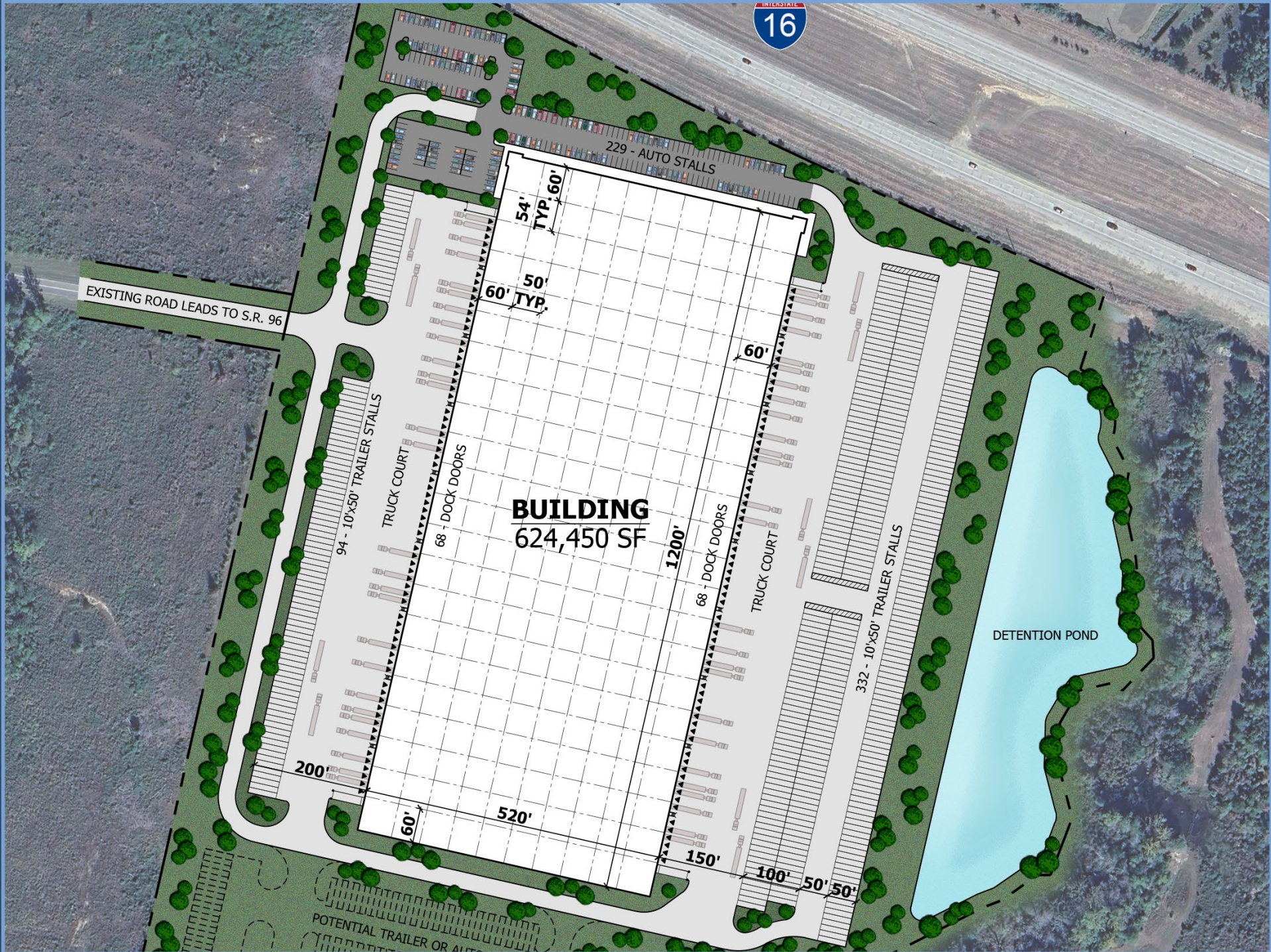
375 CONNIE DAVIS DRIVE, JEFFERSONVILLE, GA 31044

Midway Distribution Center is a proposed Class A industrial development totaling approximately 624,450 square feet, strategically situated along the I-16 corridor in Jeffersonville, Georgia. The location offers seamless access between Atlanta and the Port of Savannah, making it ideal for regional and port-oriented distribution. Proximity to major distribution users position the project to support large-scale warehousing, e-commerce fulfillment, and third-party logistics providers seeking flexible, next-generation space.

PROPERTY SPECS

AVAILABLE	+/- 624,450 SF
OFFICE SPACE	5,000 SF
EXTERIOR WALLS	Concrete tilt wall panels with clerestory windows, interior walls painted white
BUILDING DEPTH	520' deep
CEILING HEIGHT	40' clear one bay in from dock walls
COLUMN SPACING	54' wide x 50' deep with 60' speedway. Columns painted to 15' AFF
TRUCK COURTS	200 feet deep on both sides
TYPE OF FLOOR	8", 4,000 PSI concrete slab over 6" stone base with 10 mil vapor barrier with 2 coats of sealer/hardener
TYPE OF ROOF	Single ply 60 mil white TPO R-20 roof over 1/1/2" metal deck Deck shop primed white
LIGHTING	BTS
SPRINKLERS	ESFR system
TRAILER STORAGE	427 trailer spaces; additional parking available (196 future spaces)
AUTO PARKING	223 spaces
TRUCK DOORS	(141) 9' x 10' dock level doors (4) 12' x 14' drive-in doors 44 doors equipped with 7'x8' 40,000 lb. dock levelers
ELECTRICAL	4,000 Amp. 277/480 volts





LOCATION

DISTRIBUTION

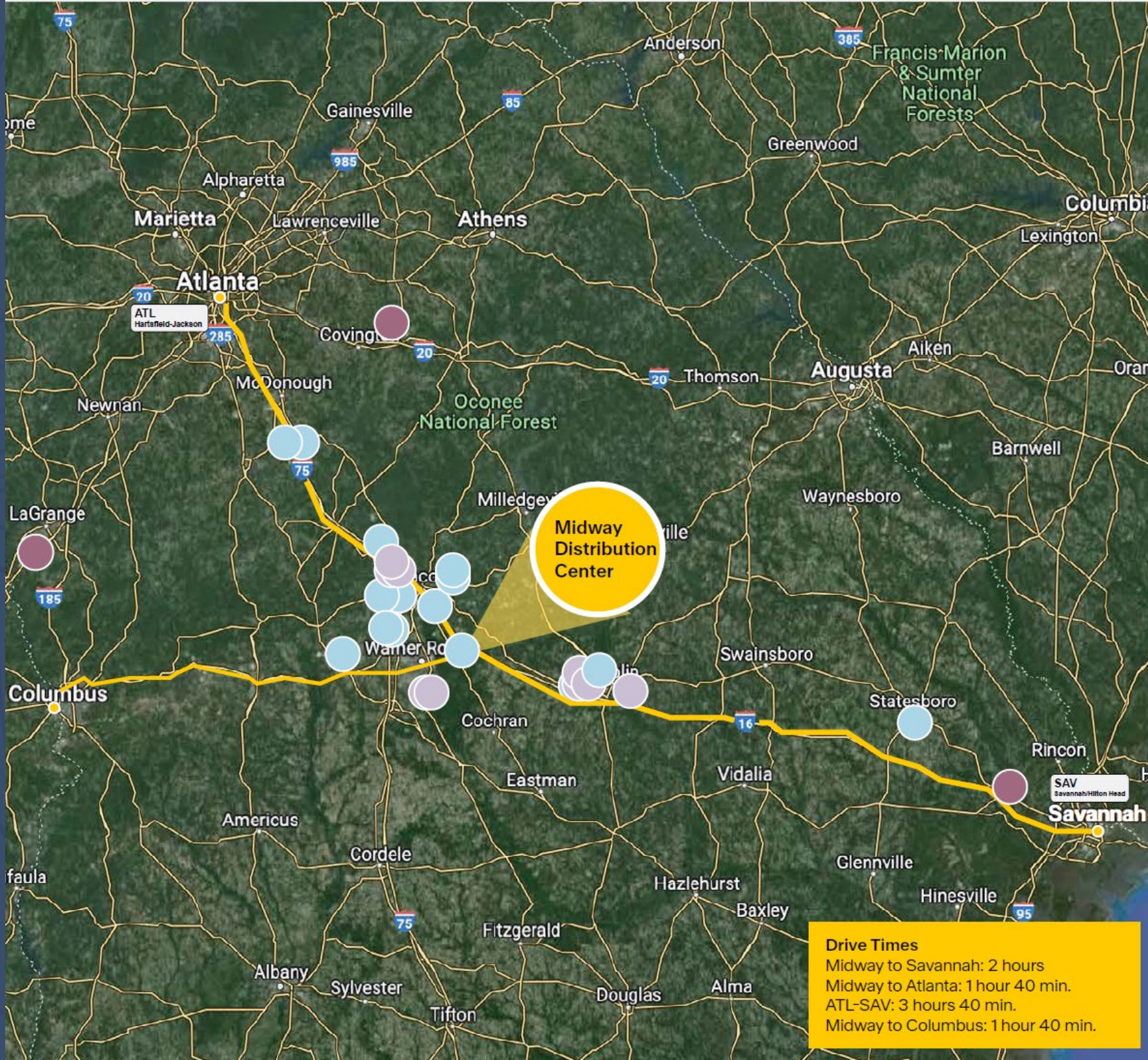
Academy Sports Dist.
Best Buy Dist.
Perry Ellis Intl. Dist.
Walmart Dist. Ctr.
TractorSupplyCo Dist.
Amazon Fulfillment Ctr.
Tyson Foods
FedEx Ship Ctr.
Saddle Creek Logistics
Five Below Dist. Ctr.
MasterBrand Cabinets

AUTO

Hyundai Motor Group
Metaplant America
Kia West Point
Rivian

MANUFACTURING

WestRock
Armstrong World Ind.
GraphicPackaging Intl.
Adfors Saint-Gobain
YKK AP America
Kumho Tire GA
Frito-Lay Inc. GA
Perdue Farms
Hwashin Mfg. Plant



Drive Times
Midway to Savannah: 2 hours
Midway to Atlanta: 1 hour 40 min.
ATL-SAV: 3 hours 40 min.
Midway to Columbus: 1 hour 40 min.

INTERSTATE ACCESS



TO ATLANTA

ACADEMY SPORTS
DIST. CENTER

MIDWAY
DISTRIBUTION
CENTER

TO SAVANNAH



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