



COMPLETED!
563,193 SF
Class A
Distribution
Center



ROOSEVELT LOGISTICS CENTER

7995 Bowen Road, Palmetto, GA 30268

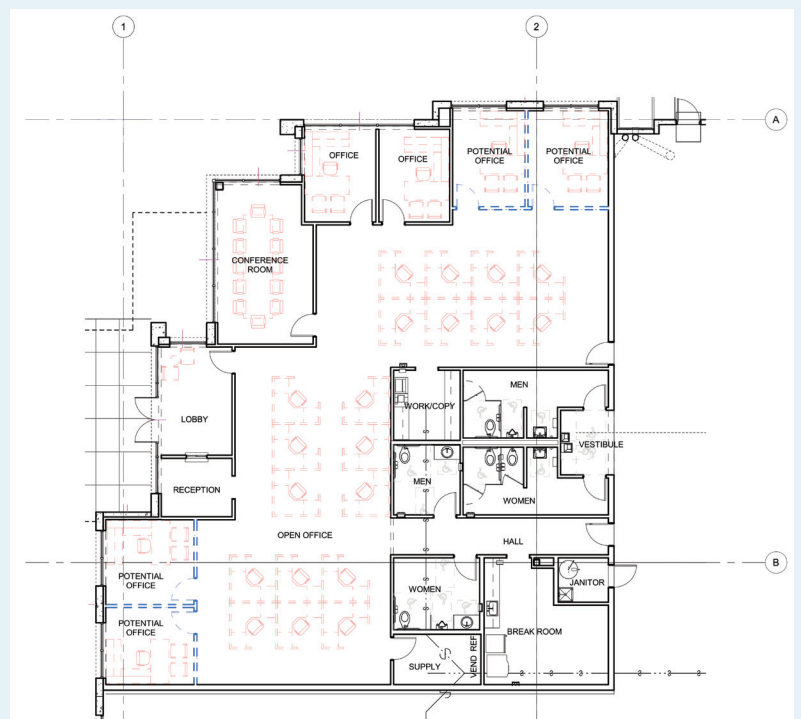
563,193 SF Available



Roosevelt Logistics Center is a 563,193 square foot Class A distribution center strategically located on Roosevelt Highway with proximity to I-85 at multiple interchanges, unparalleled access to CSX-Fairburn Intermodal Terminal, convenient amenities, and proximity to an excellent labor force.



4,565 SF SPEC OFFICE PLAN



563,193 available square feet

Q1 2024 DELIVERY! CLASS A DISTRIBUTION CENTER IN PALMETTO, GA

EASY ACCESS TO ROOSEVELT HWY / HWY 29

5 MILES TO I-85 (to exits 56 & 61)

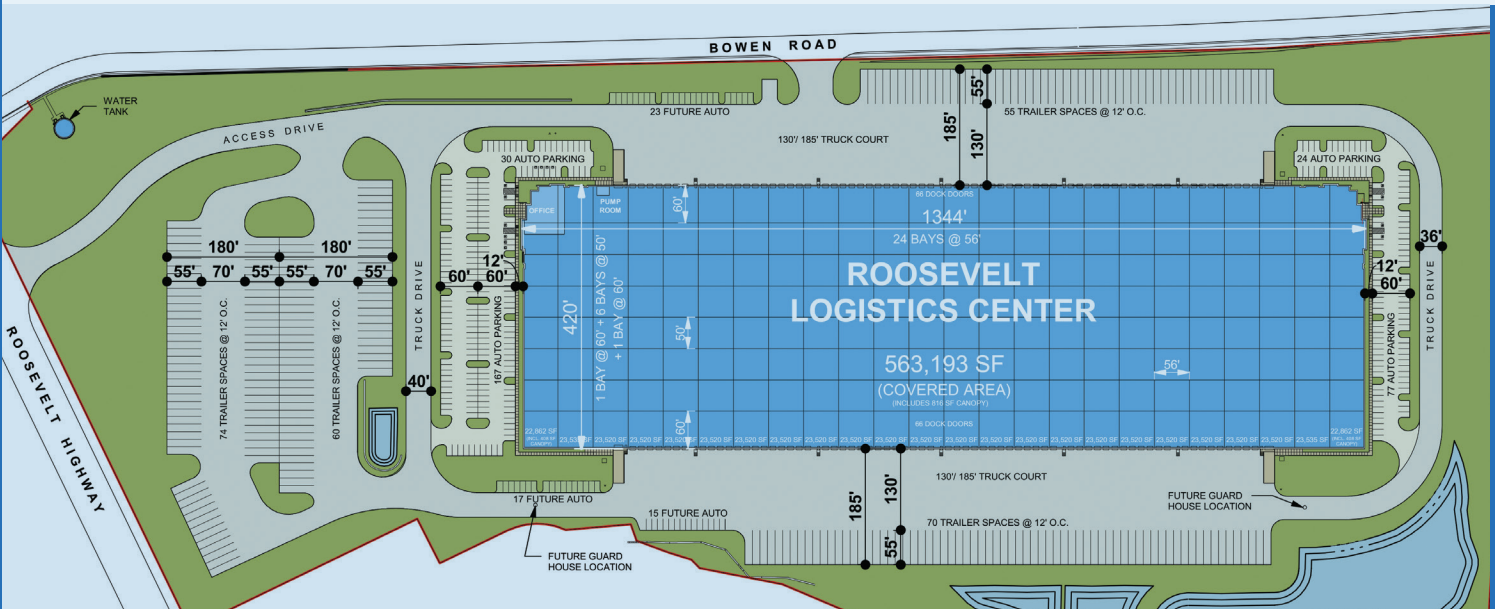
HIGHLY MOTIVATED LABOR FORCE

CLOSE PROXIMITY TO CSX FAIRBURN RAIL

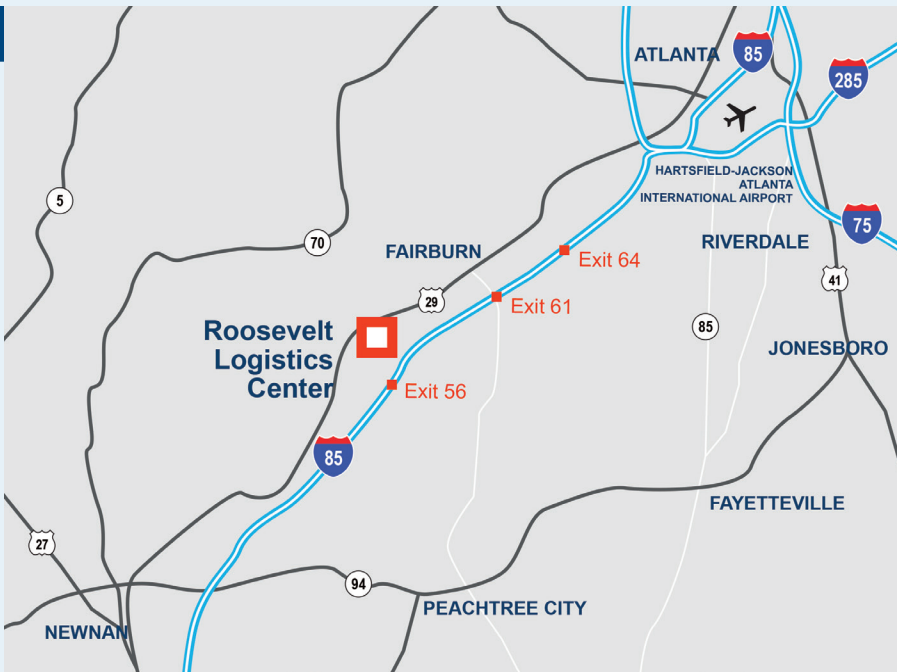
NEARBY MARTA STOP AT WILKERSON MILL RD

13.5 MILES TO ATLANTA HARTSFIELD JACKSON INTERNATIONAL AIRPORT

BUILDING TYPE:	Cross Dock
CLEAR HEIGHT:	36' Clear at first column line
AUTO PARKING:	351 spaces
TRAILER PARKING:	266 spaces
DOCK DOORS:	134 Loading Docks (9' x 10') 4 Drive-In Doors (14' x 16')
BUILDING DIMENSIONS:	420'D x 1344'W
TYPICAL BAY SIZE:	50'D x 56'W
STAGING BAY SIZE:	60'D x 56'W
TRUCK COURT:	130' / 185'
FIRE SPRINKLER:	12 ESFR system with K-25 heads at 50 PSI
FLOOR SYSTEM:	6" Ductilcrete™ slabs with sawcut joints at column lines
ROOF SYSTEM:	60 MIL, mechanically attached, white TPO roof system with R-20 insulation in two layers; 20-Year Warranty
SPEC OFFICE:	4,565 SF
ELECTRICAL SERVICE:	3 phase, 480/277 volt system; two (2) 2,000 amp switchboards
LIGHTING SPECS:	673 LED high bay light fixtures, 5' Fixture Wips; 30 FC @ 3'AFF
DOCK LEVELERS:	33 (7' x 8') 40,000 pound mechanical Rite Hite dock levelers
WAREHOUSE WALLS PAINTED WHITE	



DRIVING DISTANCES



AIR

Hartsfield-Jackson Int'l Airport ... 16 miles
Charlie Brown Airport 26 miles

INTERMODAL

CSX / Fairburn 2.6 miles
Norfolk Southern / Austell 25 miles
CSX / Atlanta (Hulsey) 28 miles
Norfolk Southern / Inman 30 miles

PORTS

Savannah, GA 259 miles
Charleston, SC 332 miles
Jacksonville, FL 358 miles
Norfolk, VA 614 miles
Miami, FL 671 miles

Roosevelt Logistics Center is strategically located along Highway 29 / Roosevelt Highway, within close proximity to an excellent labor force. This market is home to a multitude of Fortune 500 operations, such as: Amazon, PVH, P&G, Lowe's, Google, Smucker's, Clorox and others.



For more information, or to set up a tour, please contact:

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