

FOR SALE

1,116,350 SQUARE FEET

STRATEGIC LOCATION. LOGISTIC CONNECTIVITY. MODERN SPECIFICATIONS.



COMPASS 75
COMMERCE CENTER

CBRE

PROPERTY OVERVIEW

Exceptional Scale and Functionality

Compass 75 Commerce Center offers an impressive 1,116,350 square feet of manufacturing & distribution space, designed to accommodate large-scale operations with ease. Built in 1998, the property combines durability and efficiency with modern specifications ensuring long-term performance. Situated on over 153 acres, it uniquely offers close to 70 additional acres of unimproved expansion land for future growth, speculative development or disposition monetization.

Optimized for High-Volume Distribution

The facility features 23,750 square feet of office on two floors, providing ample room for administrative/operational teams, and the warehouse boasts clear heights of 49' and 34' allowing unique manufacturing processes or complex e-commerce handling applications. Super-flat 7", 4,000 PSI concrete floors, ESFR sprinklers, and column spacing of 49' x 59' and 30' x 49' further ensure efficient racking and MHE flexibility. An in-place three level mezzanine structure (poured concrete flooring, fixed lighting, and ESFR sprinklers), provide easy access to frequent SKUs, and the existing 32,000 amps of power spread over 4 transformers, provide immediate ample electrical service. With 126 dock-highs, 2 drive-ins and 16 rail doors serviced by Norfolk Southern, the building is engineered for seamless multi-modal logistics.



Strategic Location and Robust Infrastructure

Conveniently located in McDonough only 2.2 miles from a full diamond I-75 South interchange, the property offers exceptional connectivity to major transportation hubs, including Hartsfield-Jackson Atlanta International Airport and the Port of Savannah, making it an ideal regional or international corporate site. The 829 trailer parking spaces (expandable to 1,800), plus the 349 auto spaces (expandable to over 2,600), allow for a variety of occupiers' uses and densities. Additional amenities, including a truck maintenance shed, fueling station, backup generator, and guardhouse with secure perimeter fencing, combine in scale, connectivity, and infrastructure making Compass 75 Commerce Center an ideal choice for high-volume distribution or specialty manufacturing.

MATTRESS MANUFACTURING

Turn-Key Facility

Compass 75 Commerce Center offers an exceptional opportunity to acquire a fully operational, turn-key foam mattress manufacturing facility meticulously designed for immediate production and profitability. This offering is ideal for entrepreneurs, investors, or established businesses seeking to expand their market footprint without the delays and capital expenditures typically associated with new construction and setup. Ready for immediate operation, this facility is genuinely turn-key, meaning it comes complete with all essential elements for a seamless transition and continuous operation from day one. Buyers will benefit from an established infrastructure, allowing them to bypass the arduous processes of equipment procurement and supply chain development.

Comprehensive Operational Assets

The sale encompasses a full suite of modern foam mattress manufacturing machinery and equipment. This includes, but is not limited to, advanced foam cutting systems (CNC contour cutting, horizontal/vertical slitters), laminating presses, gluing systems, roll-packing machines, chemical tank storages, and various assembly line tools specifically designed for foam production, all in excellent working condition and regularly maintained. A dedicated team of skilled professionals, proficient in the equipment processes can be made



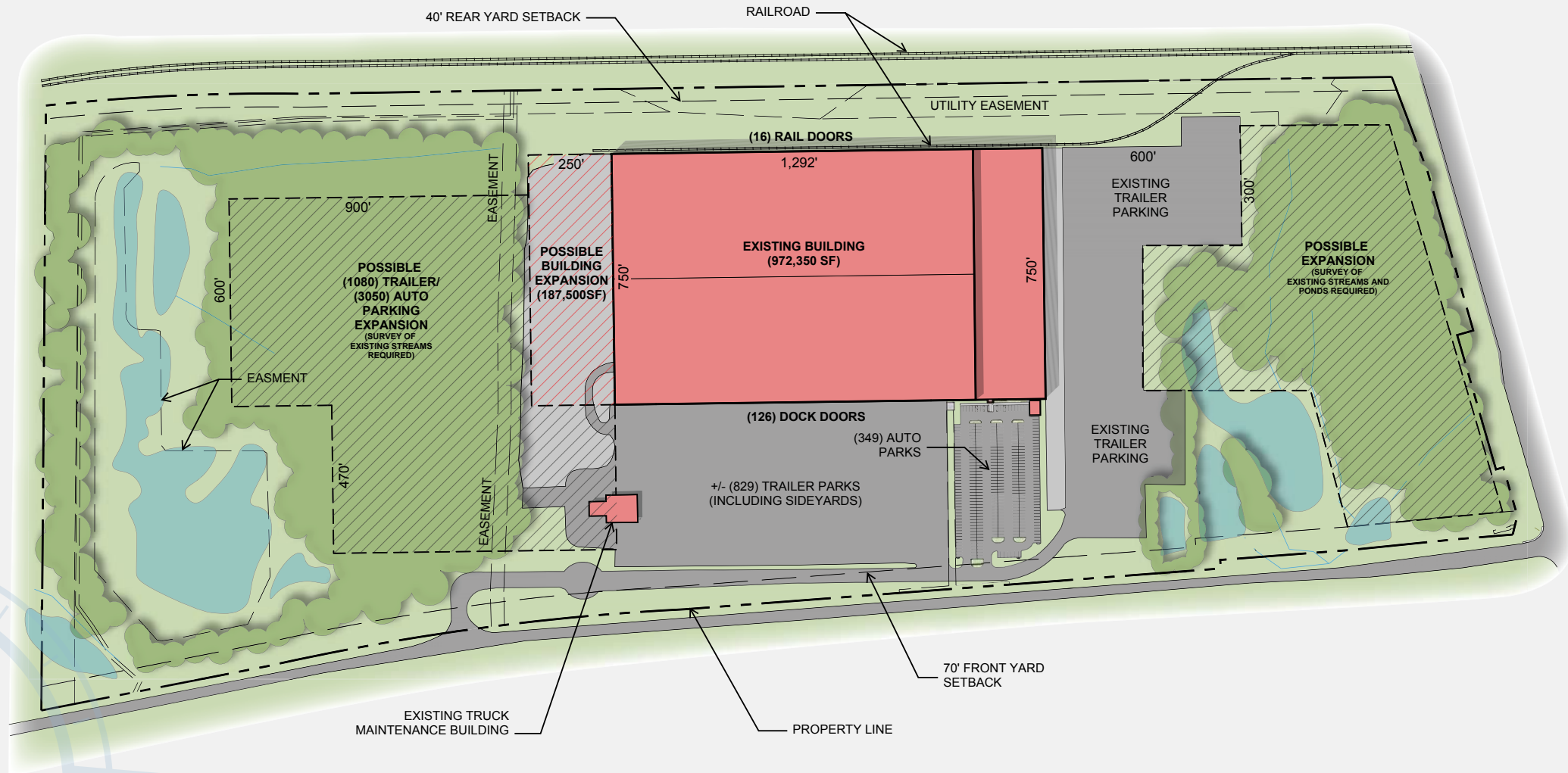
available to ensure seamless immediate production. This expertise represents invaluable human capital, significantly reducing onboarding time and costs. Established supply chains can also be shared offering beneficial preexisting relationships with material suppliers and distributors for all necessary raw materials and components. The complete logistics networks are in place, guaranteeing a smooth flow from procurement to finished product delivery.

BUILDING SPECIFICATIONS

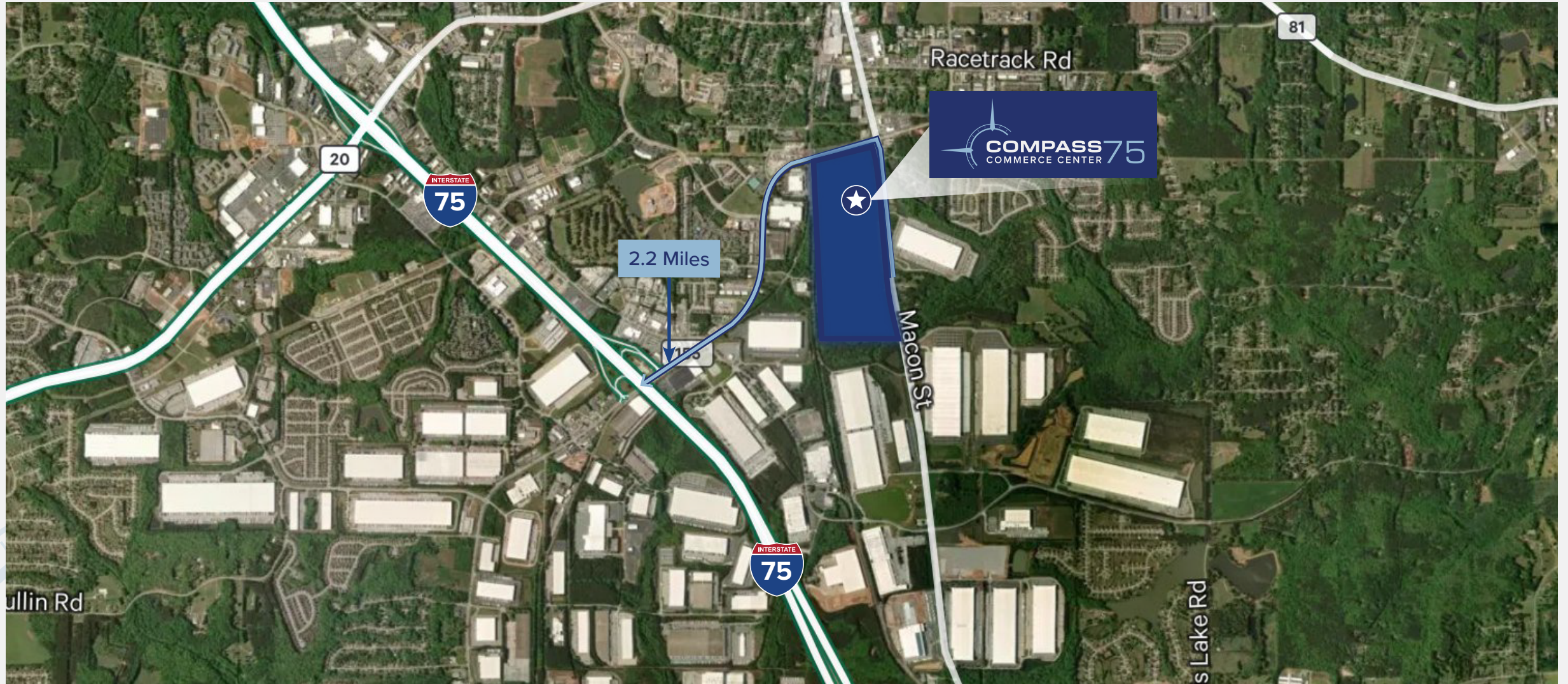
YEAR BUILT	1998
ACRES	153.75 AC
RENTABLE AREA	1,116,350 SF (972,350 + 144,000 mezzanine)
BUILDING DIMENSIONS	752' 11" x 1292' 11"
OFFICE AVAILABLE	23,750 SF on two floors
CONSTRUCTION	Primarily masonry base with metal cap above
CLEAR HEIGHT	49' clear height on the higher bay section (approx. 814,220 SF) & 34' clear height on the lower bay section (approx. 158,130 SF)
COLUMN SPACING	49' x 59' in 49' clear height section & 30' x 49' in 34' clear height section
CONCRETE SLAB	7" slab, super-flat floors, 4000 PSI load capacity
DOCK-HIGH DOORS	126 dock-high doors
DRIVE-IN DOORS	2 drive-in doors
RAIL DOORS	16 rail doors (Norfolk Southern service)
ELECTRICAL	32,000 amps 277/480 volt, 3 phase with 4 pad-mounted transformers (2 @ 2500kVA, 1 @ 2000 kVA, 1 @ 1500 kVA)
ROOF	2.1% sloped standing seam metal roof
SPRINKLER SYSTEM	Wet in 49' clear height section & ESFR in 34' clear height section
TRAILER PARKING	829 existing trailer spaces (300 on gravel)
AUTO PARKING	349 existing auto spaces
FIRE SAFETY SYSTEM	Fire pump hose and water tank on site. Fed by separate diesel fuel tank
LIGHTING	LED
ADDITIONAL SPECS	<ul style="list-style-type: none">• Truck maintenance shed along with 12,000-gallon diesel fueling station• Backup generator with 1,000-gallon diesel fuel tank• Perimeter fencing with guardhouse and truck scale• 6" natural gas line / 2" water line• 70 pit levelers / 50 edge of docks• 2 VRC freight elevators• 12 HVLS overhead fans



HQ FACILITY FOR MANUFACTURING & DISTRIBUTION



UNMATCHED ACCESS

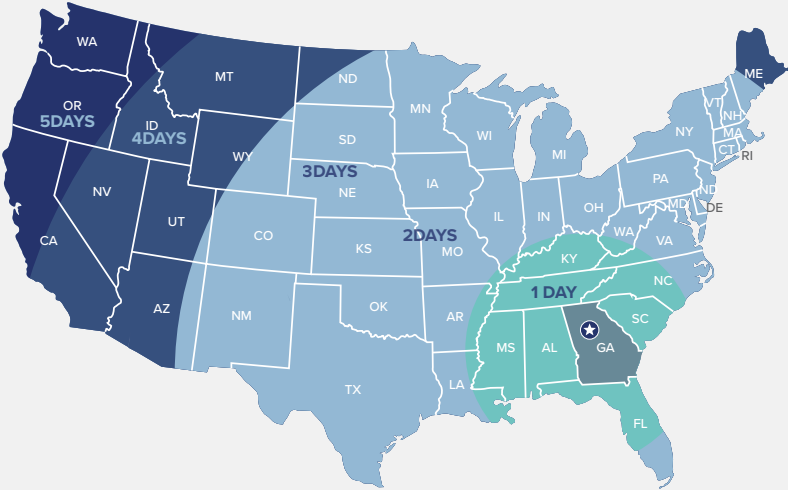


UNMATCHED ACCESS

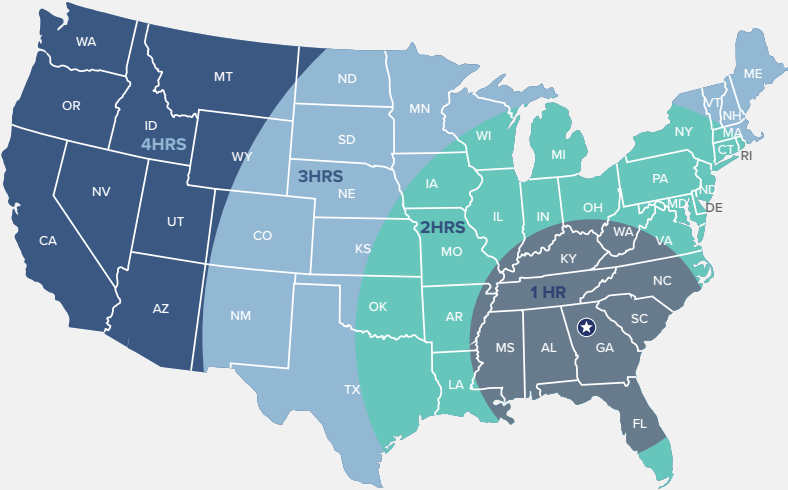


DRIVE YOUR LOGISTICS FORWARD & EXPAND YOUR MARKET REACH

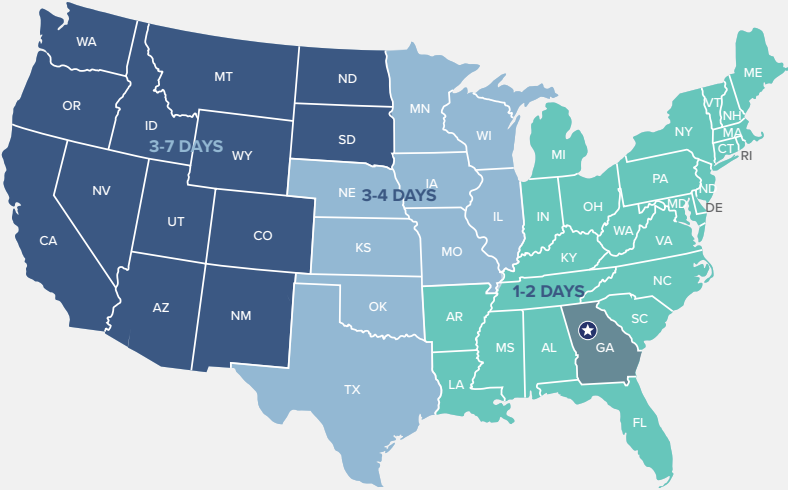
TRUCK
TRANSIT TIMES



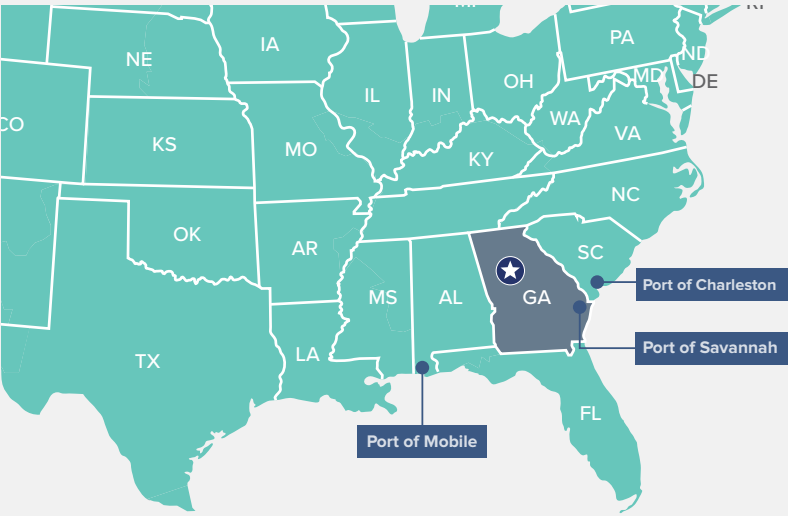
AIR
TRANSIT TIMES



RAIL
TRANSIT TIMES



PORT
LOCATIONS





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CONTACT US

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