



FOR LEASE
194,144 SF

3,295 SF Office
190,849 SF Warehouse

2855 Highway 42 S
Locust Grove, GA 30248

LOCUST GROVE LOGISTICS CENTER



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ABOUT THIS PROPERTY

Locust Grove Logistics Center is a Class A, state-of-the-art 369,388 SF distribution facility located in Atlanta's I-75 South / Henry County industrial corridor. The newly-constructed building (delivered in Q4 2022) features concrete tilt-wall construction, 36' clear height, ample trailer parking and potential tax incentives.

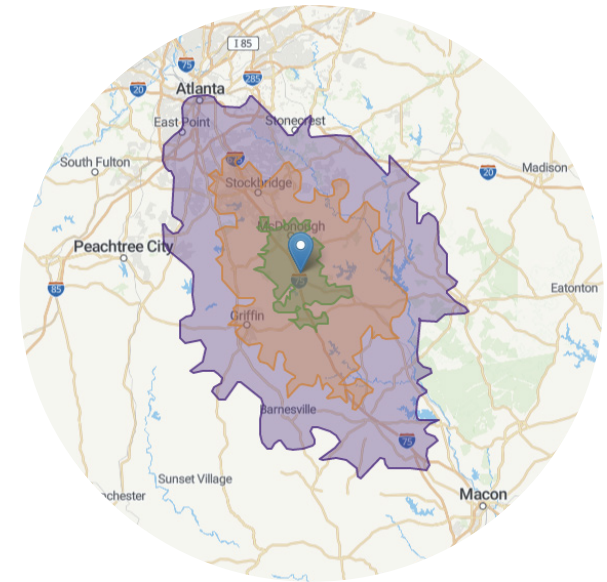
Situated at the corner of Highway 42 and Colvin Drive with 2 access points, this property is at the nexus of Atlanta's most critical logistics routes, including Interstate-75 (1.3 miles), I-285 perimeter (25 miles) and Atlanta Hartsfield Jackson-International Airport (28 miles). The site is also in proximity to the Port of Savannah (210 miles) - the nation's second fastest-growing port - and accommodates a 1-day, round-trip truck route to and from the port.

With a population of 29.3 million within a 250-mile radius and access to a highly skilled and growing labor base, this property is prime for a multitude of businesses and ideally positioned to serve the distribution needs of Greater Metro Atlanta area and the southeast region.

DAYS TRUCK DRIVE FROM / TO ATLANTA



LOCAL DRIVE TIMES



Drive Times	Total Population Reach
15 minutes	79,014
30 minutes	774,789
45 minutes	2,732,104

1-DAY ROUND-TRIP TRUCK ROUTE TO PORT



36.2

Median Age

\$76,922.10

Average Household Income



820,496
Workforce



168,638
Warehouse Jobs

1,630,218

Population

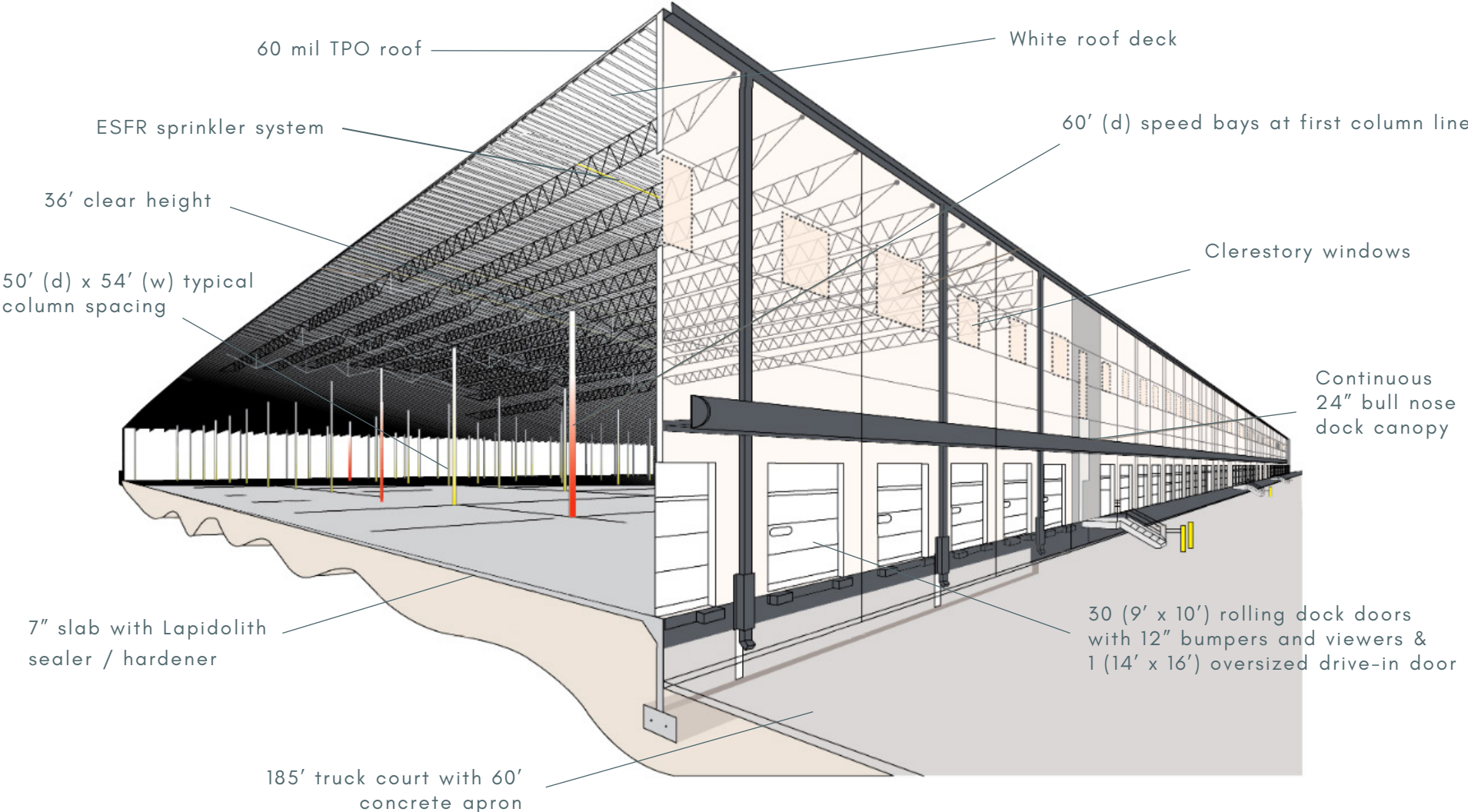
3.7%

Unemployment Rate

80%

US Population Reachable Within 2 Truckload Delivery Days



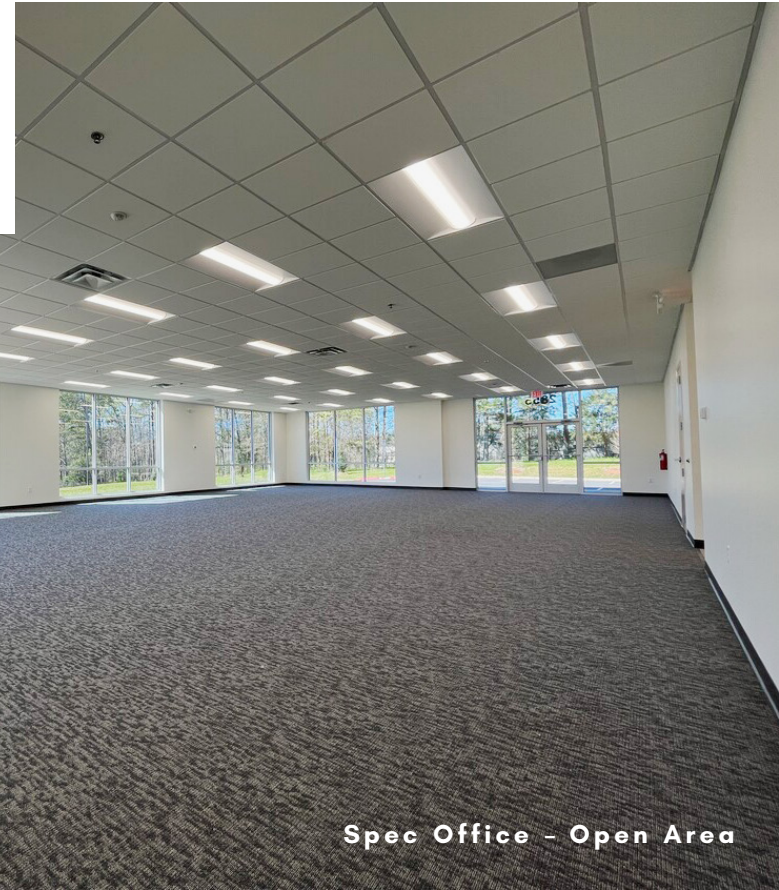




Front-Load Truck Court



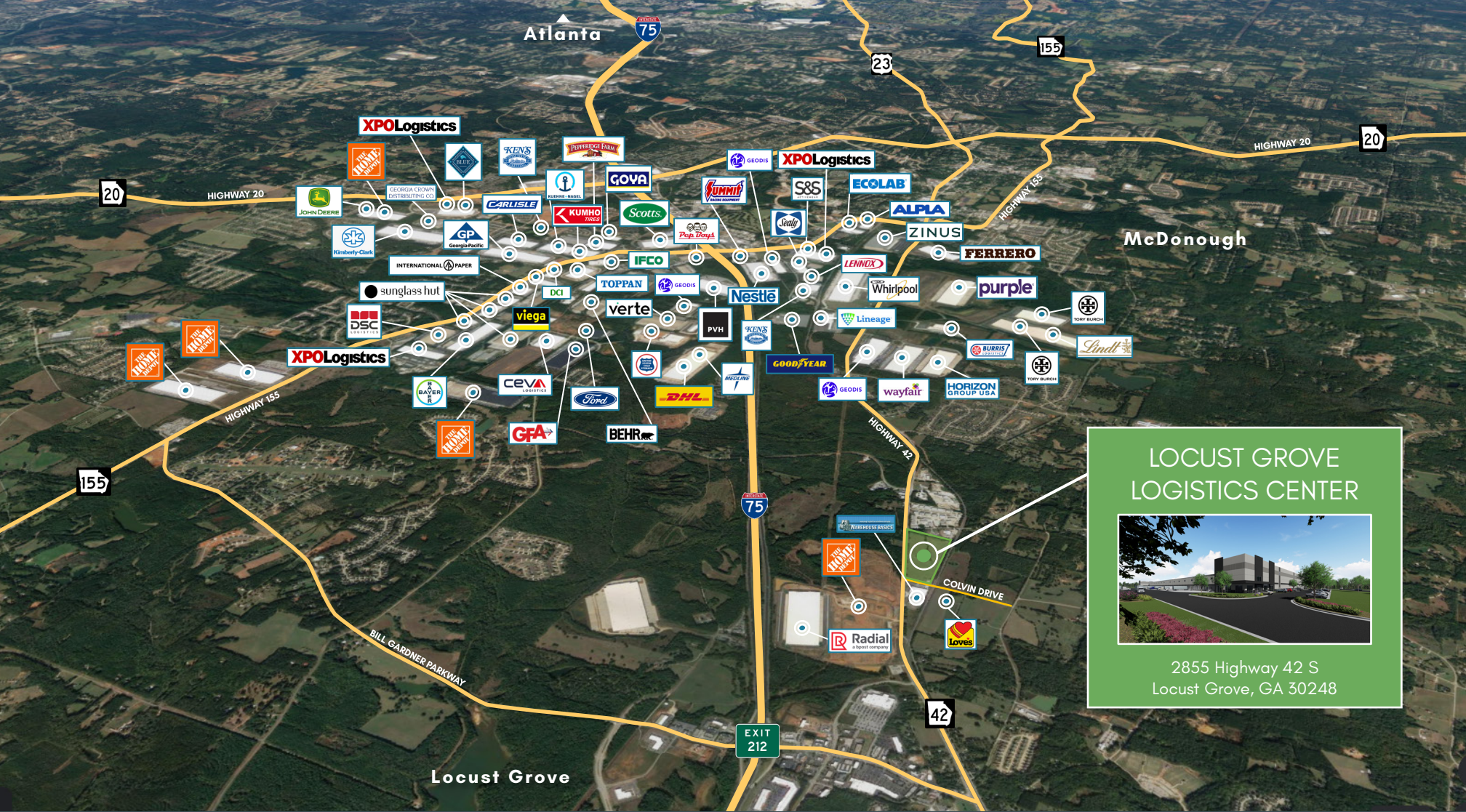
Spec Office - Break Room



Spec Office - Open Area



Warehouse



LOCUST GROVE LOGISTICS CENTER



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Interstate 75: 1.3 miles
Interstate 285: 27.2 miles
Interstate 20: 32.1 miles
Interstate 85: 30 miles



CSX / Fairburn: 38.8 miles
CSX / Hulsey: 35.7 miles
NFS / Inman: 42.5 miles
NFS / Austell: 54.5 miles



Hartsfield-Jackson
International Airport: 29.3 miles



Port of Savannah: 210 miles
Port of Brunswick: 243
Port of Charleston: 293 miles