



WINDER

INDUSTRIAL PARK

589 Loganville Highway | Winder, GA, 30680

CLASS A SHALLOW-BAY FACILITY

SPACE AVAILABLE 163,800 SF (Building A)

UPCOMING PHASES: 318,060 SF (Building B)

106,920 SF (Building C)

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HIGHLIGHTS

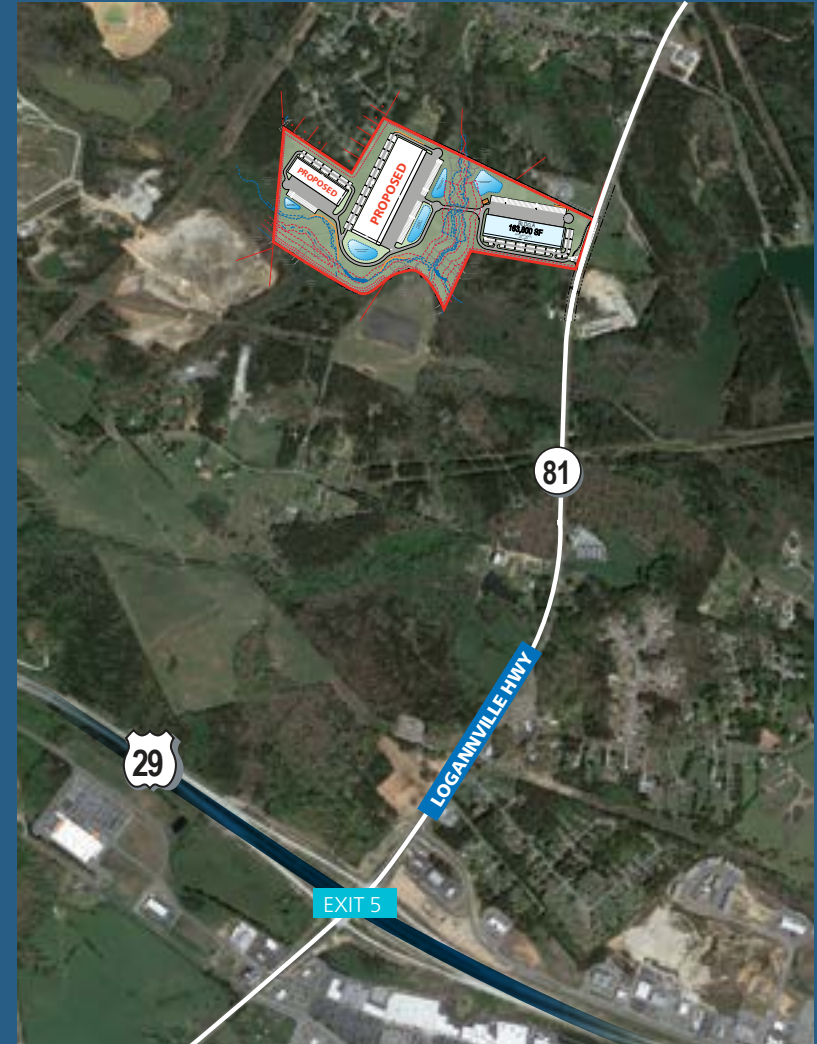
- 163,800 SF available
- 32' ceiling height
- 45 dock-high doors | 2 drive-in door
- 2,000 amp. 277/480 volt
- Ample parking - 183 auto spaces | 60 trailer spaces
- Option to subdivide
- Strategically positioned for regional distribution
- Conveniently located between U.S. Route 29 and I-85

Winder Industrial Park

Industrial Warehouse for Lease – 163,800 SF

589 Loganville Highway
Winder, GA 30680
South Barrow County

Building Type:	Shallow-bay warehouse rear load
Building Size:	163,800 SF
Available Space:	163,800 SF
Office:	Build-to-suit
Clear Height:	32'
Column Spacing:	52' x 50' bays
Dock(s):	45 dock-high doors 2 drive-in doors
Building Depth:	210
Building Length:	780'
Floor Slab:	6" Ductilcrete
Fire Sprinkler:	ESFR
Auto Parking:	183 spaces
Truck Court(s):	Shared 185' deep; 60' concrete apron
Roof:	R20; 45 mil white TPO, 15-year warranty
Exterior Construction:	Tilt-up exterior concrete wall construction



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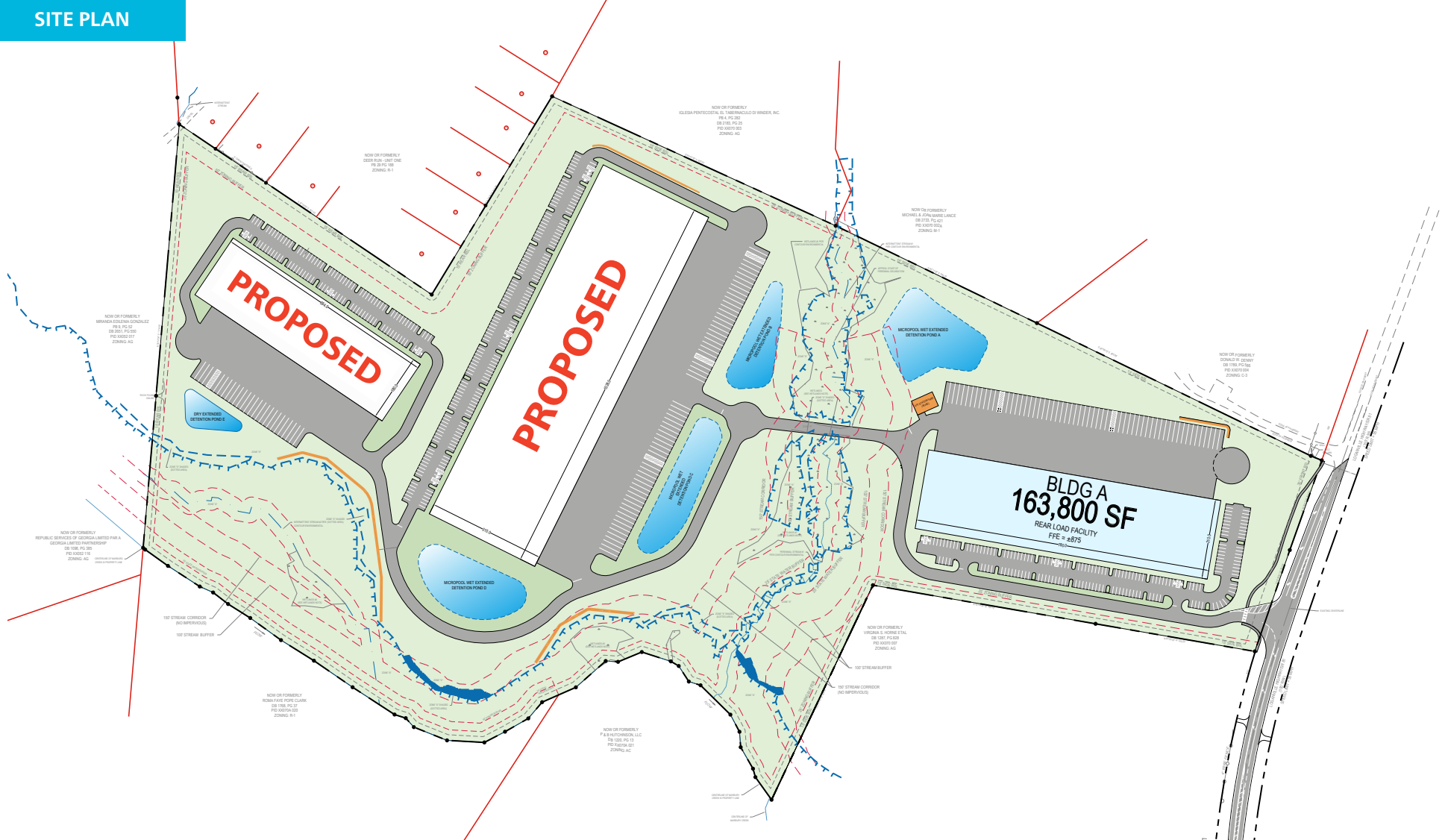
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SITE PLAN



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NOTABLE DISTANCES

MAJOR ARTERIES / INTERSTATES

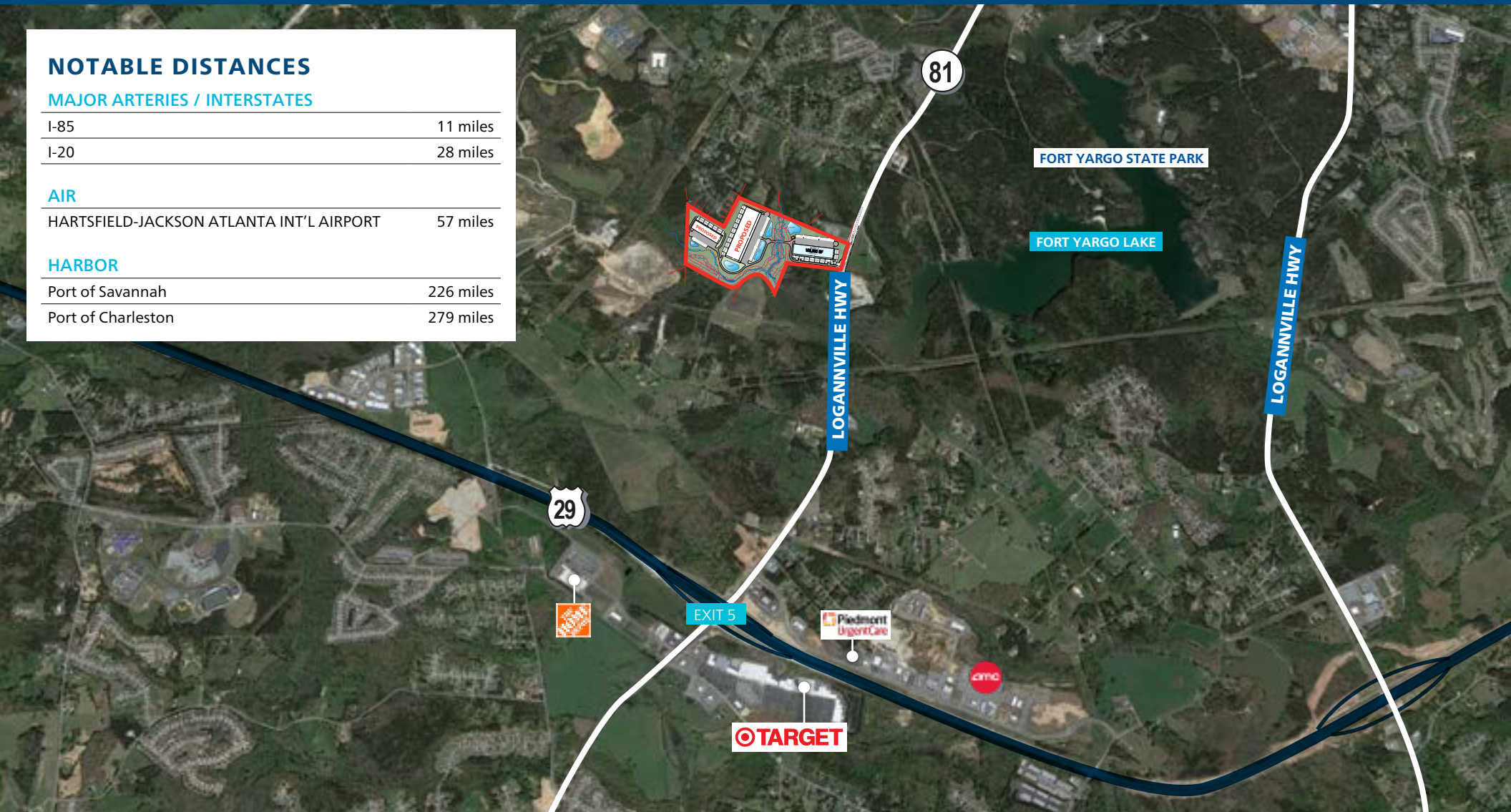
I-85	11 miles
I-20	28 miles

AIR

HARTSFIELD-JACKSON ATLANTA INT'L AIRPORT	57 miles
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HARBOR

Port of Savannah	226 miles
Port of Charleston	279 miles



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