

BUILD-TO-SUIT OPPORTUNITY

SOCIAL CIRCLE DC

East Hightower Trail | Social Circle, Georgia 30025



1,223,040 SF cross-dock distribution warehouse build-to-suit able to accommodate large-scale operations

- 96.5± Acres
- 40' clear height
- 258 dock-high doors
- LED with motion sensors
- Ample parking with 614 car spaces and dedicated trailer parking for 532 trailers
- ESFR sprinkler system featuring K-25 heads
- Generous truck court with a spacious 185' deep court and 60' concrete apron
- Strategic location benefiting from convenient access to I-20 (exits 98 and 101) for efficient distribution across the region



JULIAN BROWN | 404.281.8893 | julian.brown@transwestern.com

Ackerman & Co.

BRETT BUCKNER | 770-913-3923 | bbuckner@ackermanco.net

Social Circle DC

Industrial Warehouse for Lease – 1,223,040 SF

East Hightower Trail
Social Circle, Georgia, 30025

BUILDING SPECIFICATIONS

Parcels numbers:	SC230-011, SC230-012, SC230-013
Building Type:	Cross-dock distribution warehouse
Building Size:	1,223,040 SF
Available Space:	1,223,040 SF 96.5± acres
Office:	Build-to-suit
Clear Height:	40'
Column Spacing:	52' x 50' bays
Dock(s):	258 dock high doors
Building Depth:	520'
Building Length:	1924'
Floor Slab:	7" reinforced concrete
Fire Sprinkler:	ESFR
Lighting System:	LED with motion sensors
Auto Parking:	614 spaces
Trailer Parking:	532 spaces
Truck Court(s):	185' deep, 60' concrete apron
Roof:	R25; 60 mil white TPO, 20-year warranty, 98 Skylights; LED warehouse lights; clerestory windows
Exterior Construction:	Tilt-up exterior concrete wall construction



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AERIAL MAP



STRATEGIC LOCATION

Truck Transit Time from Atlanta
to Anywhere in U.S.



MAJOR PORT CITIES

Gainesville Station.....	50 MILES
Inland Port Greer.....	150 MILES
Savannah.....	218 MILES
Brunswick.....	275 MILES
Charleston.....	260 MILES
Jacksonville.....	340 MILES



MAJOR RAIL YARDS

CSX Hulsey.....	50 MILES
CSX Fairburn.....	65 MILES
Norfolk Southern Inman.....	55 MILES
Norfolk Southern Austell.....	64 MILES



MAJOR AIRPORTS

Hartsfield-Jackson International.....	55 MILES
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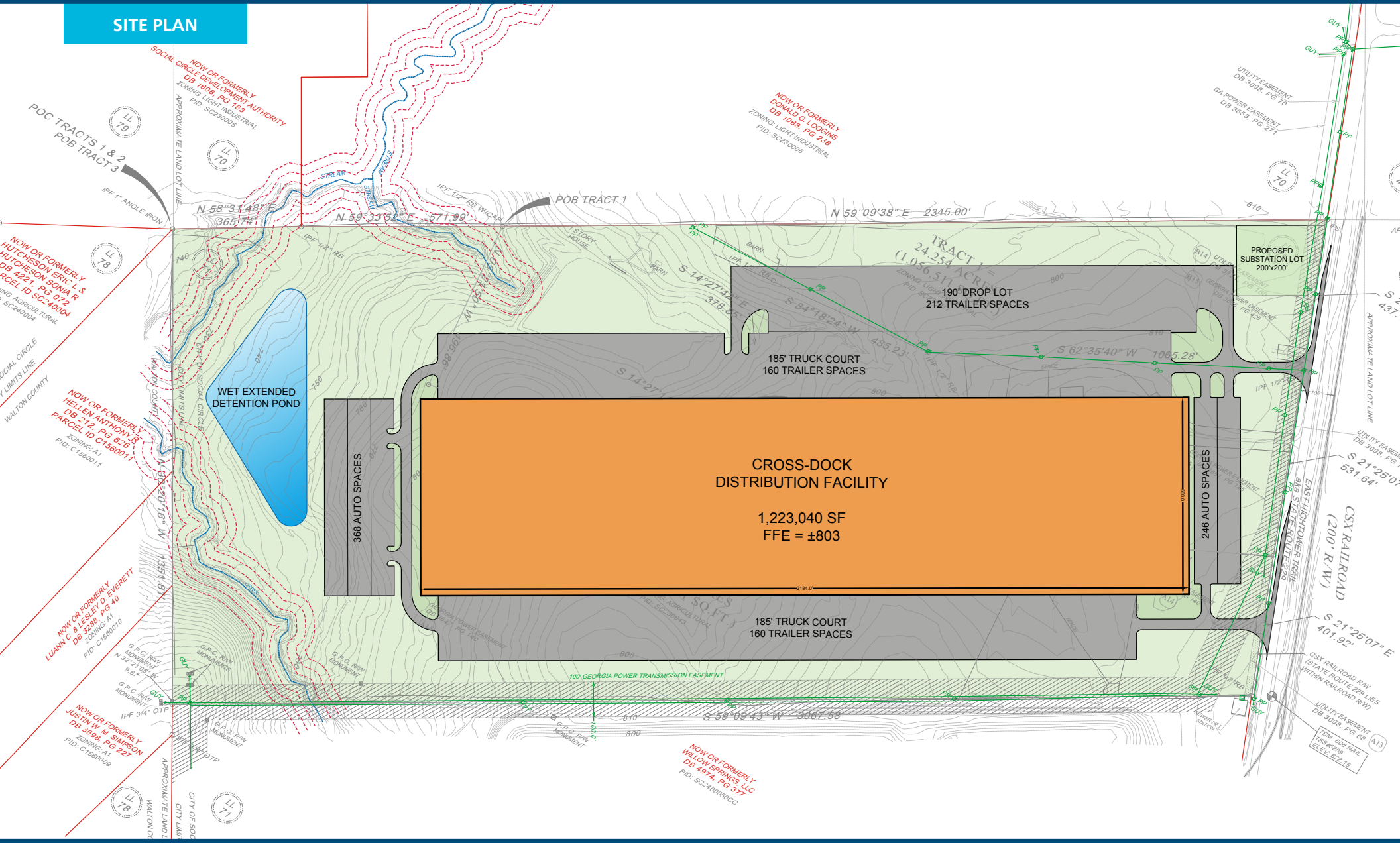
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SITE PLAN



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