

GROVE 75 LOGISTICS CENTER

Calhoun, GA

738,733 SF



IMMEDIATE PROXIMITY TO INTERSTATE 75

Class A Bulk Distribution Building

A DEVELOPMENT BY:



www.seefriedproperties.com

OWNERSHIP:



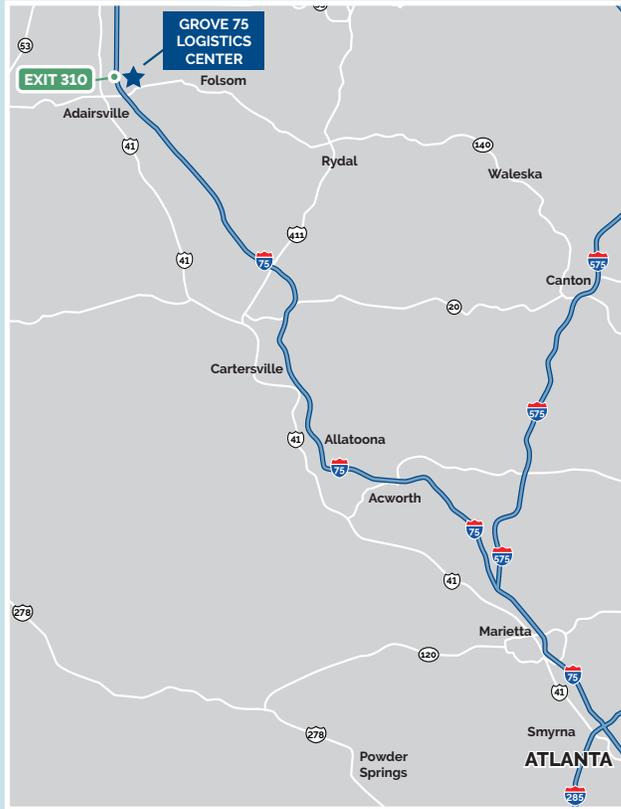
www.fhrcapital.com

GROVE 75 LOGISTICS CENTER

Calhoun, GA

SITE INFORMATION

Location:	Union Grove Road SE
County:	Gordon
City:	Calhoun
Building Size:	738,733 SF Cross-Dock
Construction:	Pre-Cast, Concrete Tilt Wall



BUILDING SPECS

Available:	738,733 SF
Construction:	Tilt-up concrete, site-cast
Loading Configuration:	Cross-Dock
Office Size:	3,254 SF (Open Floor Plan)
Clear Height:	40' (first bay in)
Building Depth:	570'
Truck Court Depth:	185'
Dock Doors:	145
Drive-in Doors:	4
Lighting:	BTS
Bay Size:	50'x54' Typical
Speed Bay Size:	60' wide
Trailer Parking:	168 spots
Power:	4,000 Amps
Fire Protection:	ESFR
Roof:	60 mil TPO
Slab:	7" reinforced w/ #3 @ 18" O.C.
Auto Parking:	378 spots

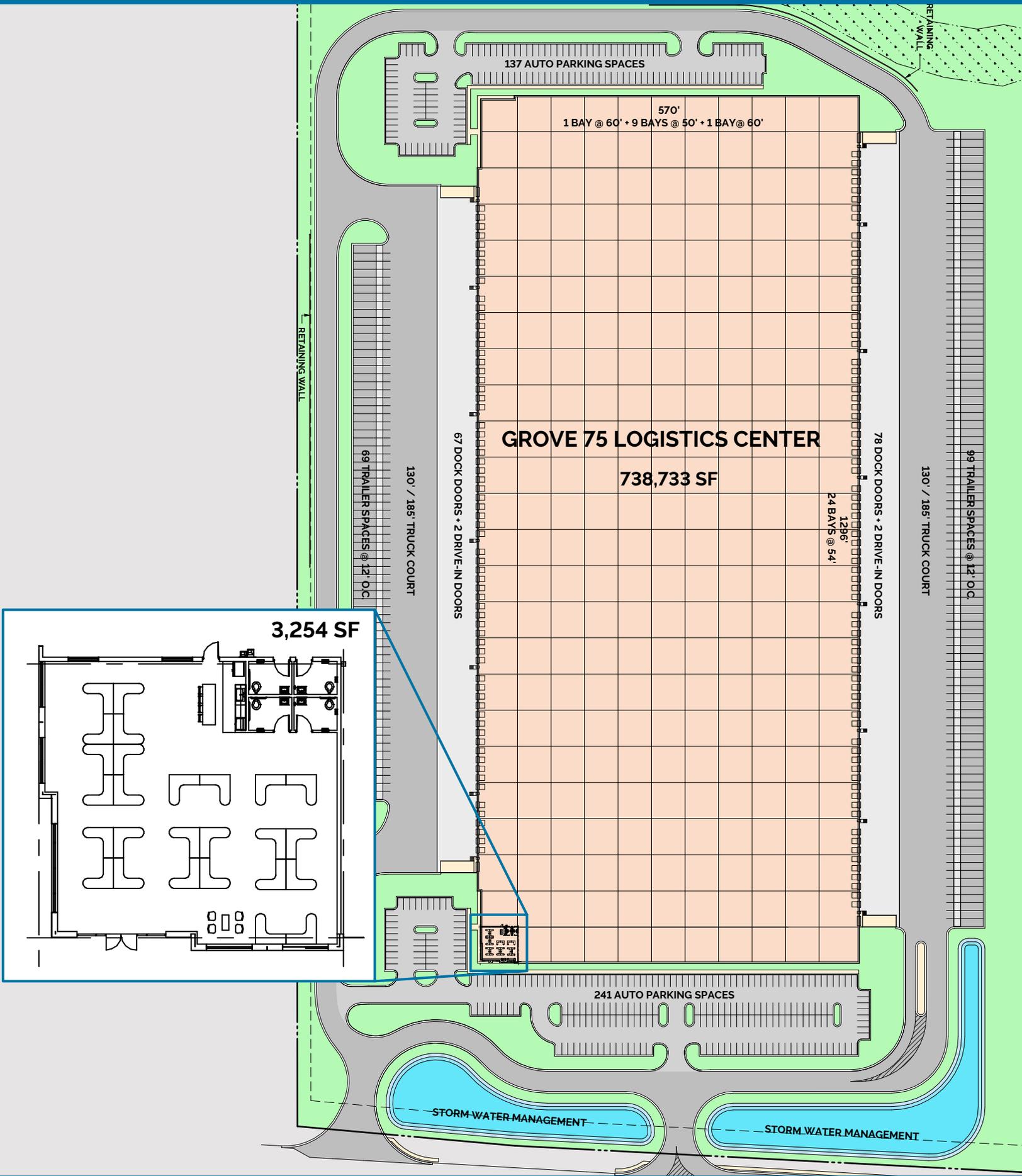
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FLOOR PLAN





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KEY DISTANCES

Roads

Interstate 75.....0.34 Miles

Airports

Atlanta (ATL)74 Miles
 Chattanooga (CHA).....51 Miles

Points of Interest

Hanwha Qcells Dalton18 Miles
 Hanwha Qcells Cartersville.....18 Miles
 Hyundai/SK Battery.....24 Miles
 Switch Cartersville Data Center ...31 Miles
 Appalachian Inland Port.....40 Miles

Intermodals

Norfolk Southern (Austell).....54 Miles

Ports

Appalachian Inland Port.....36 Miles
 Port of Savannah.....316 Miles
 Port of Charleston.....363 Miles

Cities

Atlanta, GA.....65 Miles
 Birmingham, AL.....144 Miles
 Chattanooga, TN.....53 Miles

A DEVELOPMENT BY:



OWNERSHIP:





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DRIVE TIMES

Interstate 75:	2 min.
Interstate 285:	50 min.
Interstate Appalachian Regional Port:	45 min.
Hartsfield-Jackson Int'l Airport:	1 hr. 10 min.