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375 King Mill Road



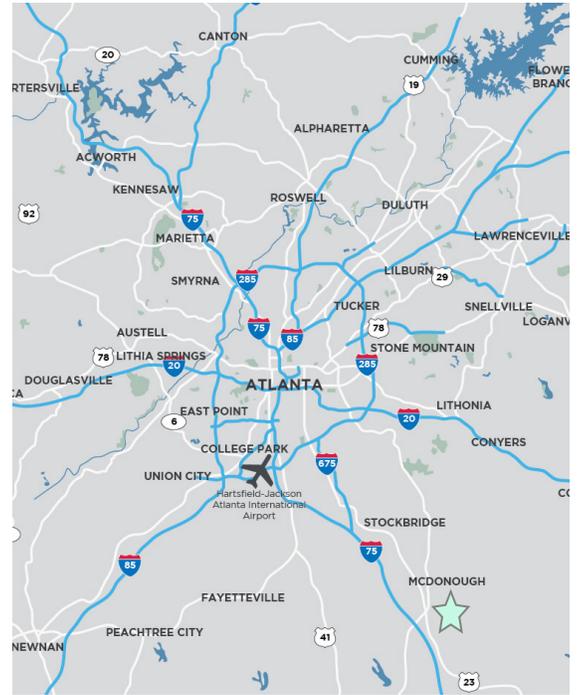
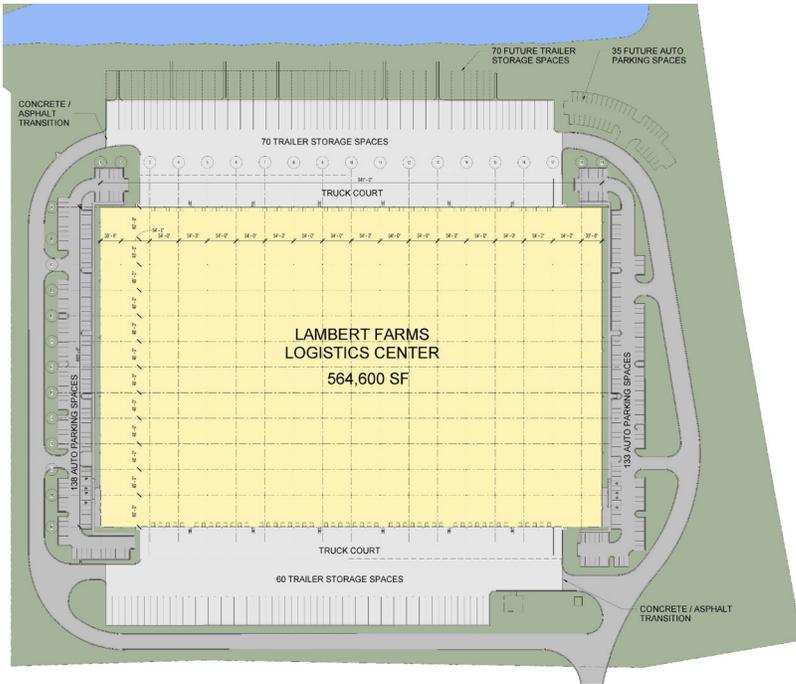
±564,600 SF For Build-to-suit

375 King Mill Road,
McDonough, GA 30252



Total Available	564,600 SF cross-dock (divisible)
Building Clear Height	40' minimum clear at first column line in from loading doors
Building Dimensions	941' W X 600' D
Bay Spacing	54' W x 48' D (60' staging bay-each side)
Trailer Parks	130 spaces of heavy-duty concrete paving (70 possible future trailer stalls)
Automobile Parks	268 auto parking spaces (expandable)
Dock High Doors	100 (9' X 10') dock doors with vision panels
Drive-In Ramps	4 (12'x14') dock doors
Truck Court	200' (north side) and 185' (south side) with all heavy-duty concrete paving 7" thick 4,000 psi
Fire Protection	ESFR (Early Suppression Fast Response) fire sprinkler system
Roof System	TPO to 60mil and R-20 throughout the warehouse
Interior Lighting	LED - two tenant specifications

Warehouse Ventilation	Three (3) Air Changes per hour – roof top fans with motorized louvers on exterior walls
Dock Equipment	Z-Guards and Dock Bumpers at each door. (Dock pits and dock levelers, etc not part of shell – to be part of TI construction as necessary)
Exterior Wall Construction	Painted Concrete Tilt-Wall with caulked joints
Warehouse Heat	Roof-mounted heating system (Cambridge Style Units) designed for freeze protection
Entrances-Store Fronts	Two storefront entrances – one at SW corner and one at SE corner
Dock Canopy	Full length dock canopy over dock doors (bull nose)
Exterior Lighting	LED wall packs; LED Site Lighting poles supplied by Power Company
Interior Painting	Paint interior warehouse walls white up to deck and columns safety yellow or red up to 12' high. Roof decking to be prefinished white.
Other	Building is planned for LEED certification. Structure will support roof mounted solar panels.



Key Distances

Interstate 75	2.3 miles
Hartsfield-Jackson Atlanta International Airport	26 miles
CSX Fairburn Intermodal	39 miles
Norfolk Southern Austell Intermodal	55 miles
Port of Savannah	218 miles

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