



HIGHWAY 74 & JENKINS ROAD | TYRONE, GA  
1-85 SOUTH SUBMARKET



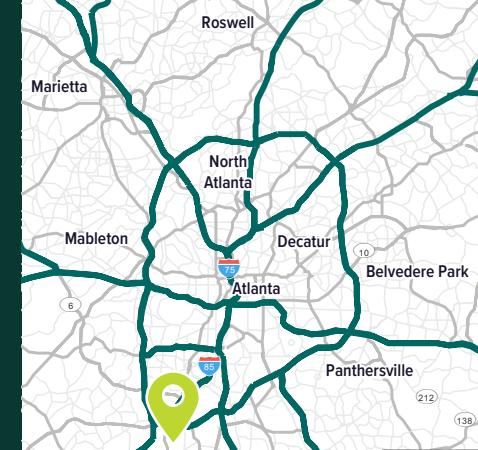
EASTGROUP  
PROPERTIES

CUSHMAN &  
WAKEFIELD

NEWLY BUILT CLASS A  
BUSINESS PARK  
UP TO 164,862 SF DIVISIBLE FOR LEASE

N O W P R E - L E A S I N G

# PHASE I: BUILDINGS 100 & 200



# GREENWAY COMMERCE PARK

## PROPERTY OVERVIEW

Located in the up-and-coming city of Tyrone, Georgia, this 600K+ SF master-planned park is set to be Tyrone's newly built Class A Business Park. With proximity to I-85 and frontage on Highway 74, the park has prime access to executive housing in both Peachtree City and Fayette County. With buildings 100 and 200 set to deliver in 2025, this park will combine asthetics with a plentiful labor pool to meet todays need of medical and technical companies.

Conveniently located on Hwy 74, this location provides access to major cities such as Atlanta, Jackson, Nashville, Charleston and more in 5 hours of less. Located in an amenity-rich area, Greenway Commerce Park offers the luxury of a walking trail thru the park, as well as plentiful choices ranging from eats, retail and stay. (See Amenities Map)



Advanced  
Manufacturing



Aerospace  
& Aviation



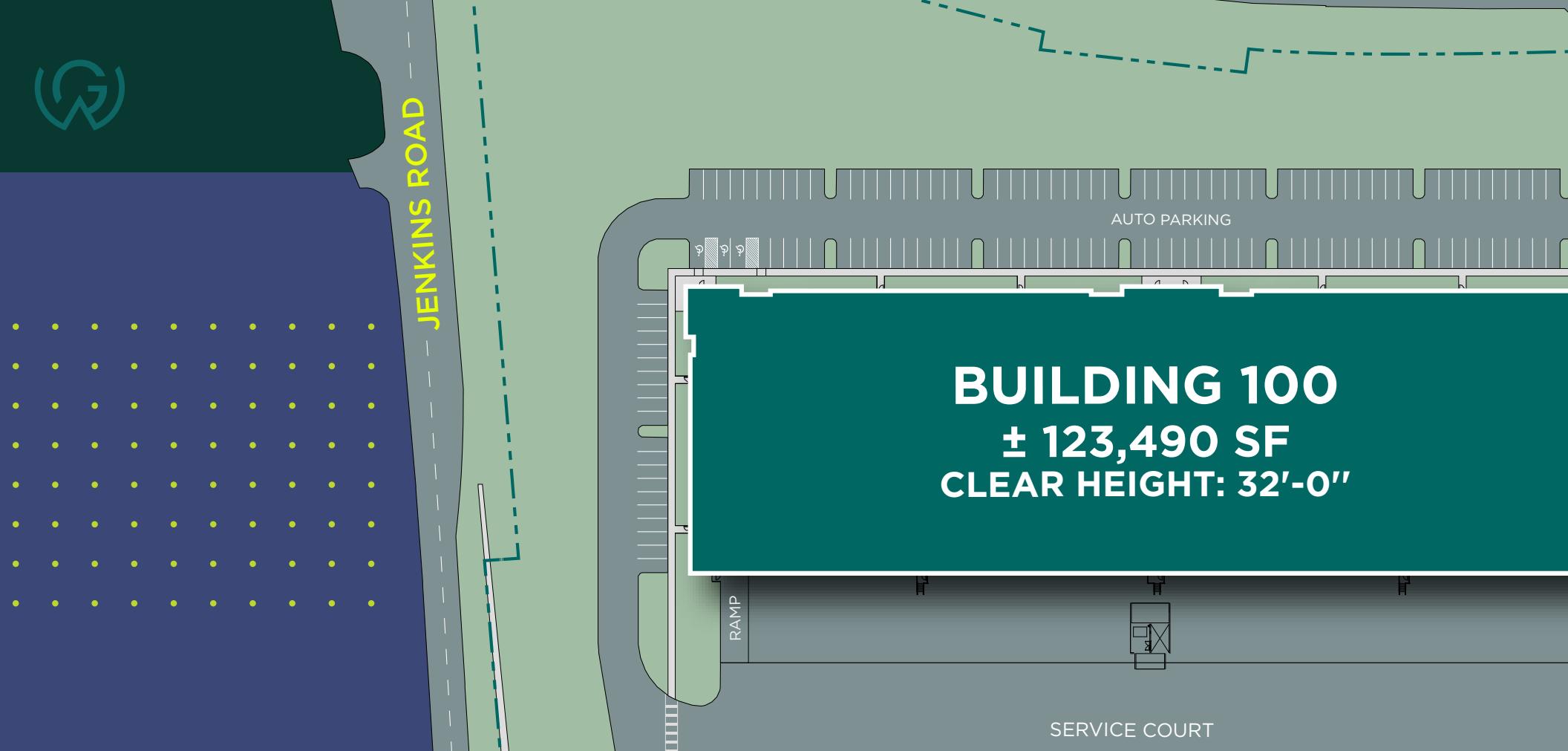
Film &  
Creative Media



Technology



BUILDING 100



# **BUILDING 100**

**± 123,490 SF**

**CLEAR HEIGHT: 32'-0"**

	<b>Total Building Size:</b>	123,490 (DIVISIBLE)		<b>Auto Parking:</b>	149
	<b>Building Dimensions:</b>	190' X 648'		<b>Service Court:</b>	150' DEEP
	<b>Office Space:</b>	BTS		<b>Column Spacing:</b>	54' X 434"
	<b>Clear Height:</b>	32'		<b>Speed Bay Depth:</b>	60'
	<b>Dock High Doors:</b>	38 ( 9' X 10' )		<b>Configuration:</b>	REAR LOAD
	<b>Drive In Doors:</b>	2 (12' X 14')		<b>Sprinkler:</b>	ESFR

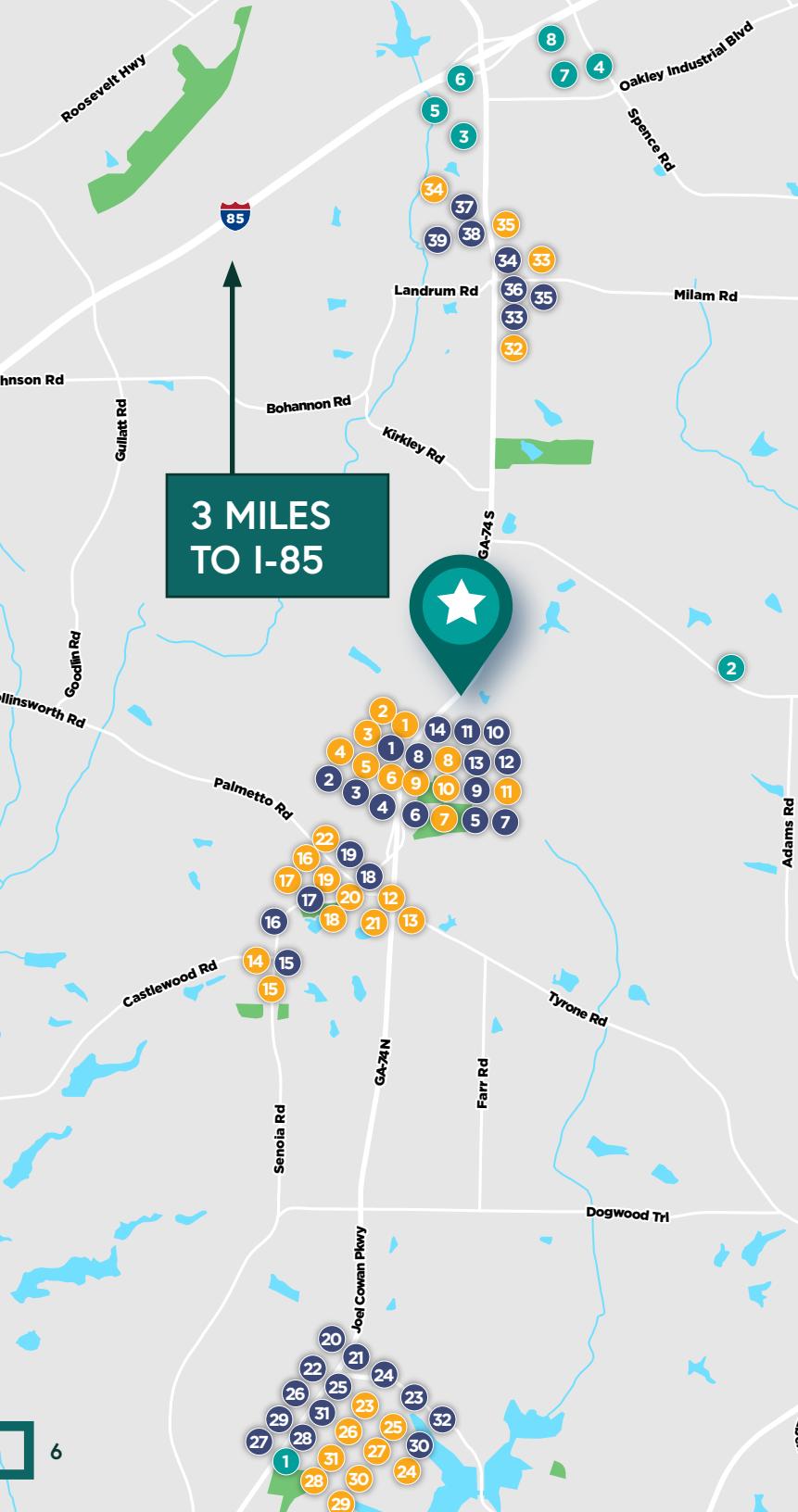


# BUILDING 200

**± 164,203 SF**  
**CLEAR HEIGHT: 32'-0"**

## BUILDING 200

	<b>Total Building Size:</b>	164,203 (DIVISIBLE)		<b>Auto Parking:</b>	122
	<b>Building Dimensions:</b>	220' X 756'		<b>On-Site Storage:</b>	49 SLOTS
	<b>Office Space:</b>	BTS		<b>Column Spacing:</b>	54'X40'
	<b>Clear Height:</b>	32'		<b>Speed Bay Depth:</b>	60'
	<b>Dock High Doors:</b>	44 (9' X 10')		<b>Configuration:</b>	REAR LOAD
	<b>Drive In Doors:</b>	2 (12' X 14')		<b>Sprinkler:</b>	ESFR



# EVERYTHING AT YOUR FINGERTIPS

1. Nikko Japanese Steakhouse
2. American Deli
3. Mindbender Pizza and VR Bar
4. Ohio Hog Company
5. Papa Johns
6. Waffle House
7. Hot Tuna Seafood & Bar
8. Burrito Brothers
9. Zesto Drive-In
10. S2 Bistro
11. All Rights Reserved
12. Southern Soultrition
13. Chapultepec Mexican Grill
14. Modern Thai
15. Circa Coffee
16. She Craft
17. Partners II Pizza
18. Kako Café
19. Mimmo's Gourmet Pizza
20. Chick-fil-A
21. Outback Steakhouse
22. Wendy's
23. Chicken Salad Chick
24. Palmer's
25. Starbucks
26. Panera Bread
27. Planet Smoothie
28. Jet's Pizza
29. Stix & Sushi
30. The BeiRut
31. Borgo Italia
32. Mt. Fuji Steakhouse
33. Subway
34. Pizza Hut
35. The Golden Bite
36. Dragon House
37. Chipotle
38. Firehouse Subs



FOOD

1. Advance Auto Parts
2. CVS
3. Workout Anytime
4. Majestic Nails & Spa
5. Publix Super Market
6. Maya Hair Boutique
7. Goodwill
8. Dogwood Gallery & Framer
9. SkinOnTin
10. Savvy Elite Hair Salon
11. The Legacy Theatre
12. Dollar Tree
13. O'Reilly Auto Parts
14. Complete Hardware
15. Red Door Consignment Co
16. Tyrone Barber & Style Shop
17. Dollar General
18. Spezzano's Village Market
19. Magnolia Oaks Flowers
20. The Yellow Daisy Antiques
21. Anthony's Barbershop
22. West Fayette Barbell
23. Kroger
24. The UPS Store
25. Trek Store
26. Target
27. Sally Beauty
28. Kirkland's
29. Ross
30. Petco
31. Bed Bath & Beyond
32. The Gym 24/7 Fitness
33. Family Dollar
34. Verizon
35. AT&T Store



SHOPPING

1. Holiday Inn & Suites
2. Pleasanton Courtyard B&B
3. Holiday Inn Express & Suites
4. Wingate by Wyndham
5. Best Western
6. Comfort Inn & Suites
7. Hampton Inn
8. Fairfield Inn & Suites



HOTEL

## DRIVE TIMES

I-85: Southbound via Collinsworth Rd: **4.6 MILES**

I-85: Northbound via Hwy 74: **3 MILES**

HWY 285: **11 MILES**

ATL Int. Airport: **14 MILES**

Peachtree City: **8 MILES**

CSX Fairburn Intermodal: **5.2 MILES**

DOWNTOWN ATLANTA

75

85

285

285

85

279

314

138

403

92

29

403

74

92

92

 GREENWAY  
COMMERCE PARK

JENKINS ROAD.

HARTSFIELD-JACKSON  
ATLANTA INTERNATIONAL  
AIRPORT

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