

# PEGASUS INDUSTRIAL II

## 357,851 SF AVAILABLE FOR LEASE

LAGRANGE, GEORGIA



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**CROW**  
**HOLDINGS**  
INDUSTRIAL



# SPECS



**ADDRESS:**  
506 Pegasus Parkway  
LaGrange, GA 30240

**TOTAL SF:** 357,851 SF

**SPEC OFFICE:** 2,917 SF

**CONFIGURATION:** Rear-load

**DIMENSIONS:** 340' x 1052'

**CLEAR HEIGHT:** 36'

**DOCK DOORS:** 63 (9' x 10')

**DRIVE-IN DOORS:** 2 (12' x 14')

**POWER:** 2,000 Amps, 480/277 Volt,  
3-Phase

**COLUMN SPACING:** 56' x 54',  
60' speed bays

**TRAILER PARKS:** 57 (Expandable to 74)

**AUTO PARKS:** 201 (Expandable to 342)

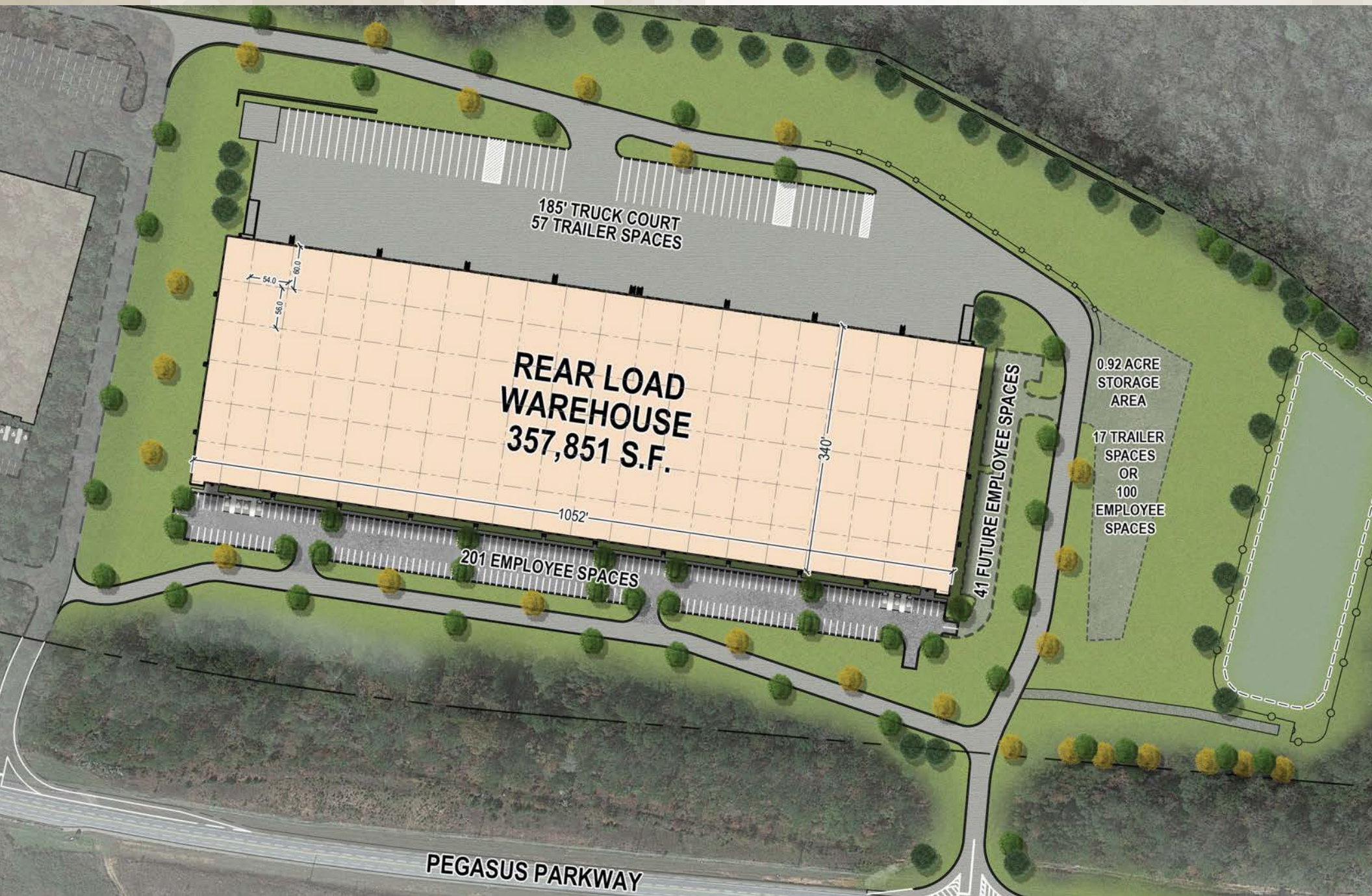
**FLOOR SLAB:** 7", 4,000 PSI

**TRUCK COURT DEPTH:** 185' All Concrete

**OUTDOOR STORAGE:** 0.92 Acres Available

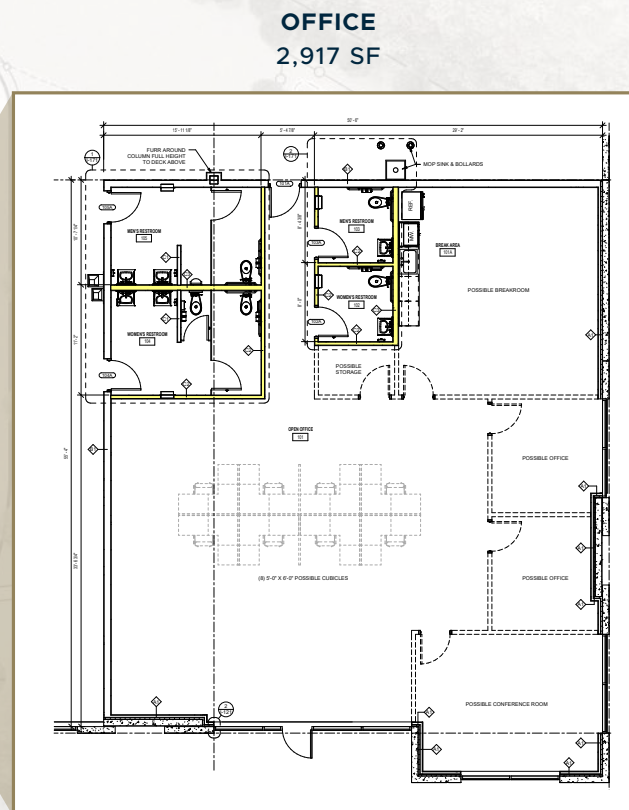
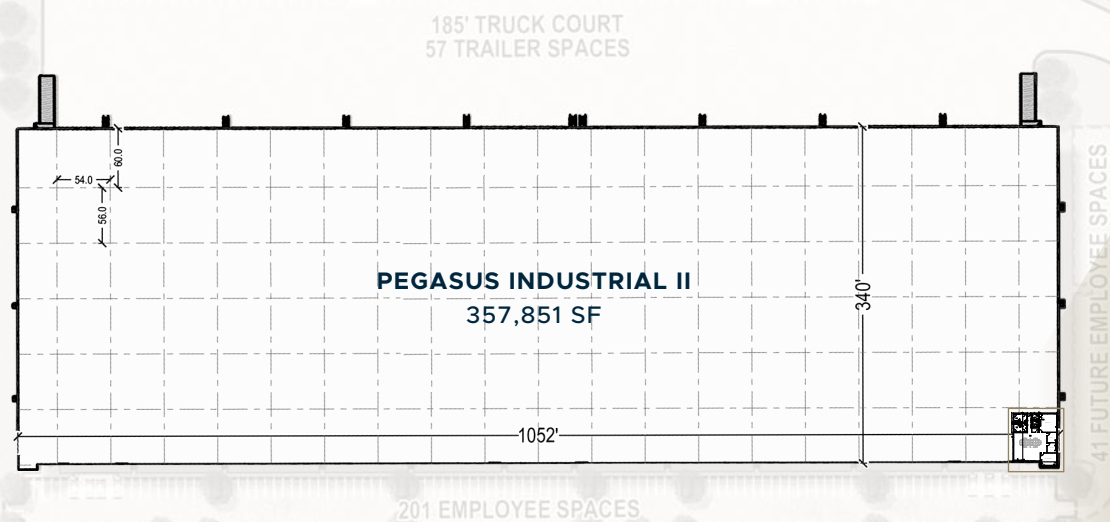


# SITE PLAN





# PLANS





# LOCATION





# LOCATION



The property, located in LaGrange, Georgia, is a 357,851 SF industrial building. It is the second building of a two-building complex, strategically positioned just three miles off I-85 at Exit 13. The KIA West Point Assembly Plant is located only 12 miles south of the property at Exit 6.

At the epicenter of an industrial corridor, in the I-85 South Industrial submarket, the property provides ideal access to a growing population base, deep labor pool, and a wide array of intermodal facilities.

## BUSINESS INCENTIVES

- » Freeport location: 100% exemption (from ad valorem property taxes) on 3 types of inventory:
  1. Manufacturers raw material and goods in process inventory
  2. Finished goods held by the original manufacturer
  3. Finished goods destined to be shipped outside Georgia
- » PILOT: Real and personal property tax abatement programs in place with Troup County – average 50% reduction over 10 years possible
- » City of LaGrange owned and operated utility systems provide reliability and substantial rate savings

## INTERMODAL

|                                 |           |
|---------------------------------|-----------|
| UPS Hub (Pegasus Pkwy)          | 0.5 Miles |
| FedEx Hub (Lagrange)            | 1.5 Miles |
| CSX Transportation (Lagrange)   | 1.3 Miles |
| CSX Future Inland Port          | 8.3 Miles |
| CSX Transportation (Manchester) | 32 Miles  |
| Norfolk Southern (Atlanta)      | 74 Miles  |
| Norfolk Southern (Austell)      | 79 Miles  |

## INTERSTATE

|                |          |
|----------------|----------|
| I-85 (Exit 13) | 3 Miles  |
| I-285          | 63 Miles |

## AIR

|  |          |
|--|----------|
| Hartsfield-Jackson Atlanta Int'l Airport | 65 miles |
|--|----------|

## PORT CITIES

|                  |           |
|------------------|-----------|
| Mobile, AL       | 263 Miles |
| Savannah, GA     | 267 Miles |
| Jacksonville, FL | 332 Miles |
| Charleston, SC   | 372 Miles |
| New Orleans, LA  | 405 Miles |
| Norfolk, VA      | 638 Miles |
| Miami, FL        | 646 Miles |



# LOGISTICS HIGHLIGHTS

## LAGRANGE IS READY TO WORK

LaGrange and Troup County are equipped with a substantial work force, highly trained in advanced manufacturing, robotics and automation, healthcare, distribution, logistics and higher education.

### 157,526 PERSON WORKFORCE IN SEVEN COUNTY REGION

*Department of Labor, 2017 data*

### 410,000+ PERSON WORKFORCE WITHIN 45 MILES OF LAGRANGE

*Applied Geographic Solutions*

### 6TH IN GEORGIA OUT OF 159 COUNTIES

LaGrange and Troup County rank sixth in Georgia for the number of people employed by international companies. Businesses from Canada, China, Denmark, Germany, India, Japan, the Netherlands, South Korea and the United Kingdom are happy to call LaGrange home.

*Georgia Department of Economic Development*

# ATLANTA

## THE LARGEST HUB OF LOGISTICS IN THE SOUTHEAST



World's busiest and most efficient airport



Over 5,000 miles of Georgia rail



80% of U.S. can be reached within 2 flight hours



UPS, FedEx, DHL & Airborne Express all have major distribution hubs in the area



75% of U.S. can be reached within 2 truckload delivery days



11 major sea & inland ports within 350 miles





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