

# TWIN OAKS

## LOGISTICS CENTER

0 Lone Oak Road | Hogansville, GA 30230



# 190,800 SF

BTS / FOR LEASE / FOR SALE

TWO BUILDINGS / 95,400 SF EACH

**NAI Brannen Goddard**

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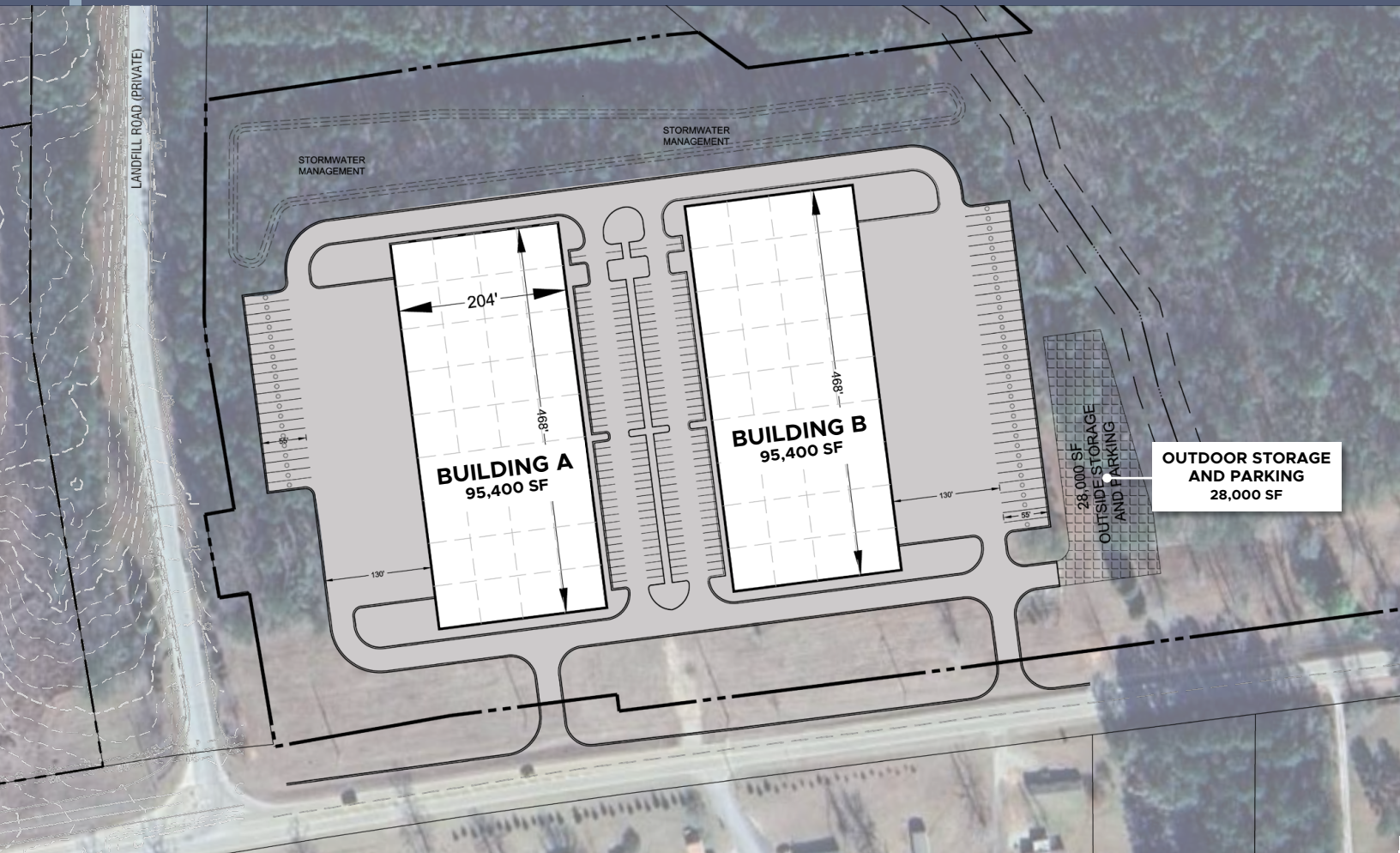
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### BUILDINGS A & B

#### ADDRESS

0 Lone Oak Road  
Hogansville, GA 30230

#### TOTAL SF

190,800 SF

#### BUILDING SF

Building A 95,400 SF  
Building B 95,400 SF

#### CONFIGURATION

Rear Load

#### CLEAR HEIGHT

36'

#### DEPTH

204'

#### COLUMN SPACING

50' x 54'

#### TRUCK COURT

130'

#### TRAILER PARKS

Building A 20  
Building B 33

#### AUTO PARKS

Building A 84  
Building B 84

#### OUTDOOR STORAGE AND PARKING

28,000 SF

#### SLAB

6'

#### FIRE PROTECTION

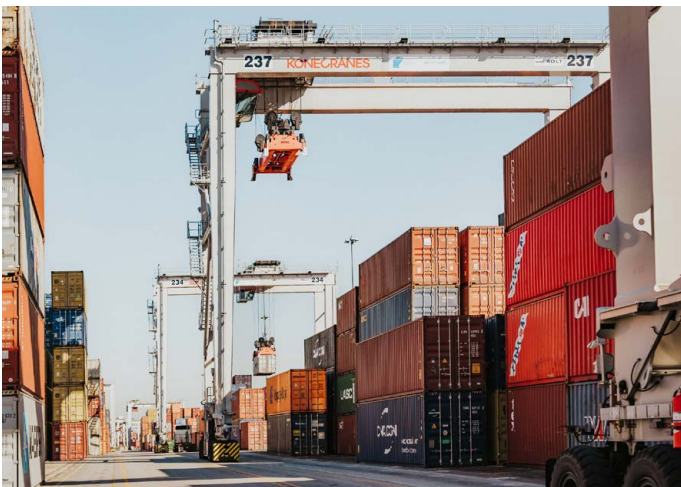
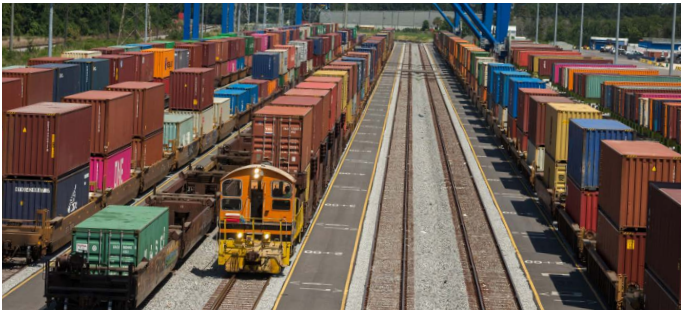
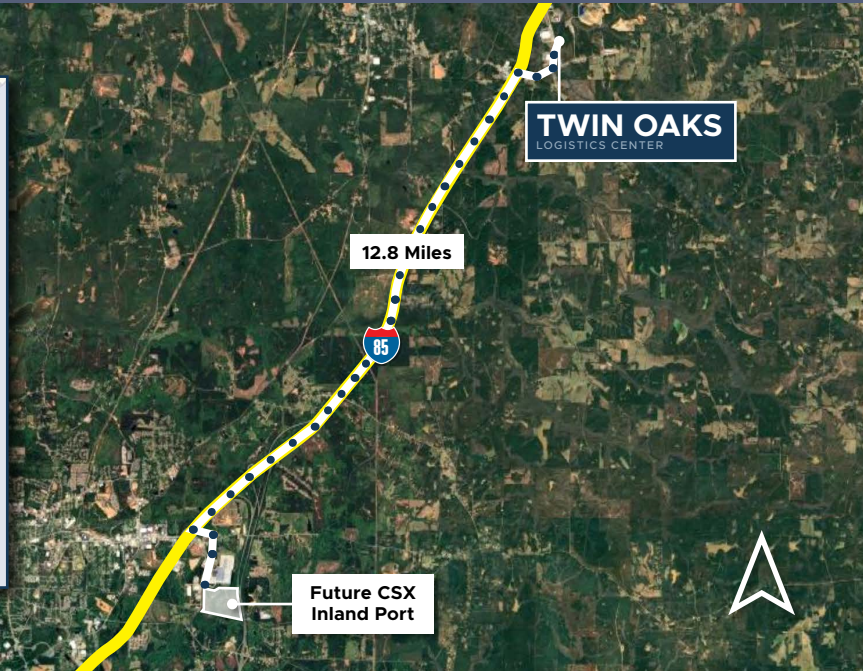
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## CSX INLAND PORT

Capex \$45 MM with 50+ jobs

Projected Completion 2028

### STRATEGIC ADVANTAGES

- Capacity expected to be over 100,000 TEU's annually
- Avoid heavy congestion at seaports
- Increased capacity
- Reduction of Unit Transport/Drayage costs
- Added-value activities (sorting, packing, labeling)
- Routing flexibility through postponement
- Expedited freight processing and distribution
- Consolidation of import and distribution functions in one location
- Increased logistics capacity



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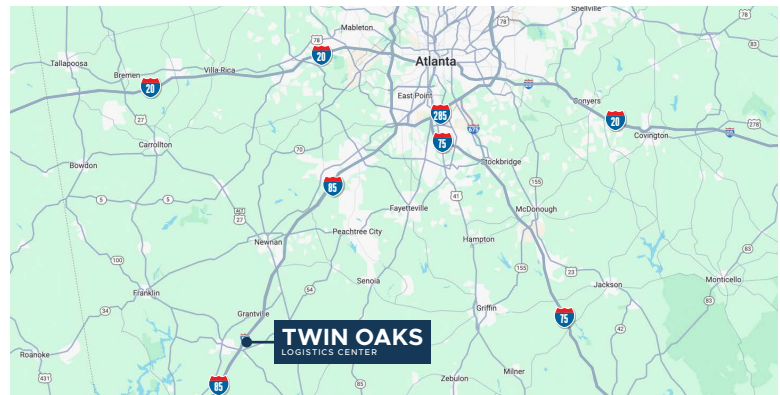
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### NOTABLE DISTANCES

I-85	1.1 Miles
KIA	24.6 Miles
LaGrange	15.7 Miles
Atlanta	54.2 Miles
Hartsfield-Jackson Int'l Airport	43.9 Miles
Inland Port (2027–2028)	12.8 Miles



To arrange a tour, please contact:

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