



ALLEN CREEK LOGISTICS CENTER

PANATTONI'S NORTHEAST ATLANTA INDUSTRIAL PARK



WATCH
VIDEO



178,200 SF – 356,400 SF AVAILABLE



Conveniently located off Interstate I-85, with access to I-985



Equidistant between Hartsfield-Jackson International Airport (ATL) and Greenville-Spartanburg International Airport (GSP)



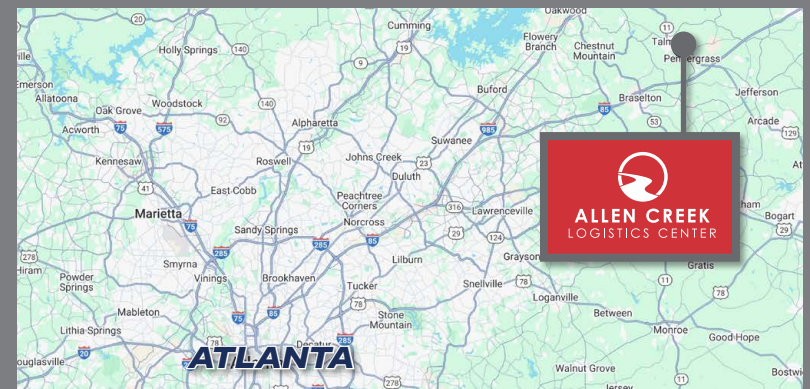
Hwy 129 Connectivity to Gainesville, Georgia and the Northeast Georgia Inland Port



Ability to provide a campus like environment with tenant controlled auto and trailer parking



Available Now!



NAI
Brannen
Goddard

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PANATTONI

JOE GUION 404 921 2002

SITE PLAN

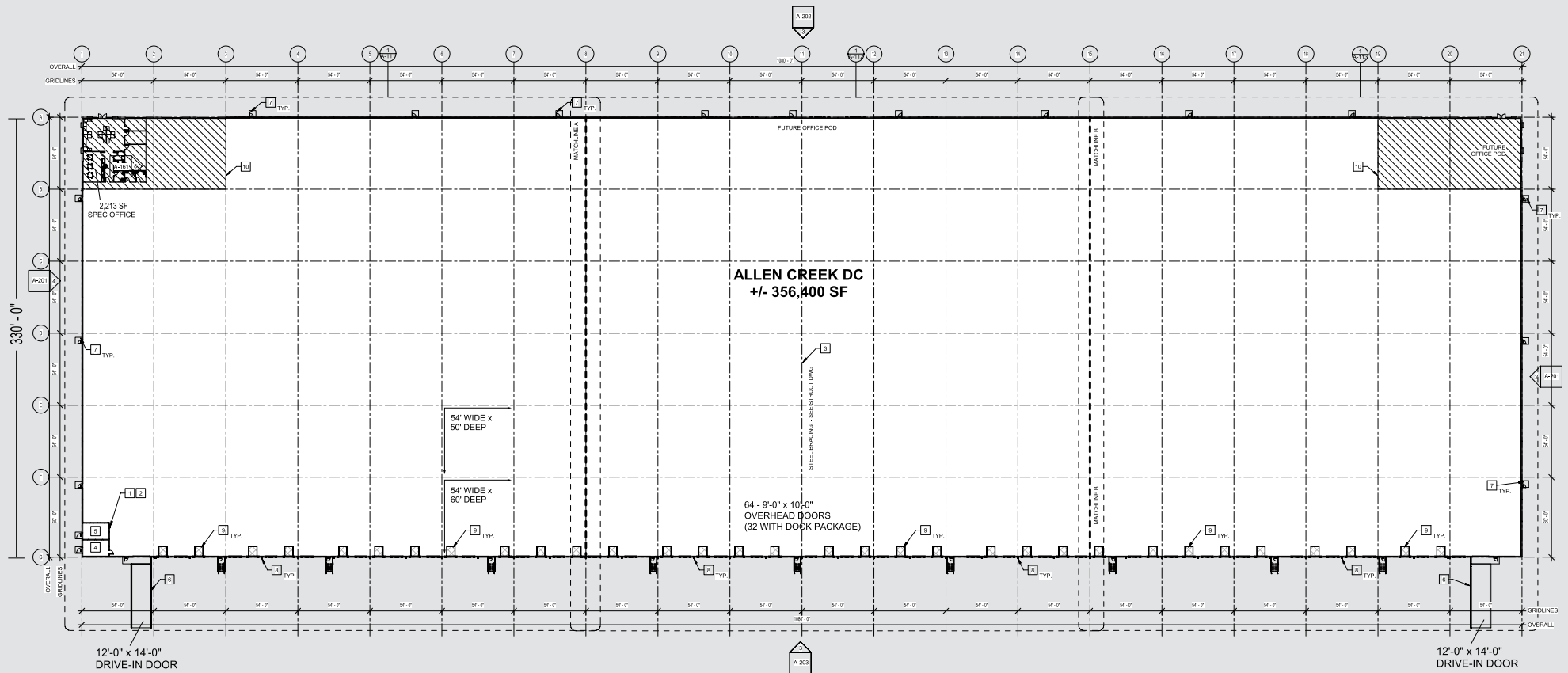
8206 Hwy. 129, Pendergrass, GA 30575

Dock Doors	64 - 9' x 10'
Drive-In	2
Auto Spaces	275
Trailer Spaces	157
Clear Height	36'
Column Spacing	60' x 54' dock bays, 54' x 54' typical
Fire System	ESFR with K-class sprinkler heads
Flooring	7" thick unreinforced 4,000 PSI concrete over 6", GAB
Roofing	R-15
Levelers	32 - 6' x 8' 35,000 LBS mechanical levelers included, bumpers on the balance
Spec Office	2,213 SF Included
Lighting	25 fc LED's on motion sensors
Power	2,000 Amp 480/277 Volt, 3-phase, 4-wire electrical service with primary aluminum conductors in underground PVC 4" conduit feeder (Ability to scale up as needed)
Roof Structure	Designed and built to support an additional 5 pound per sq. ft. dead load to accommodate future solar panel installation.
EV Charging	Underground conduit is already installed to support EV charging stations at four different locations within the automobile parking area.



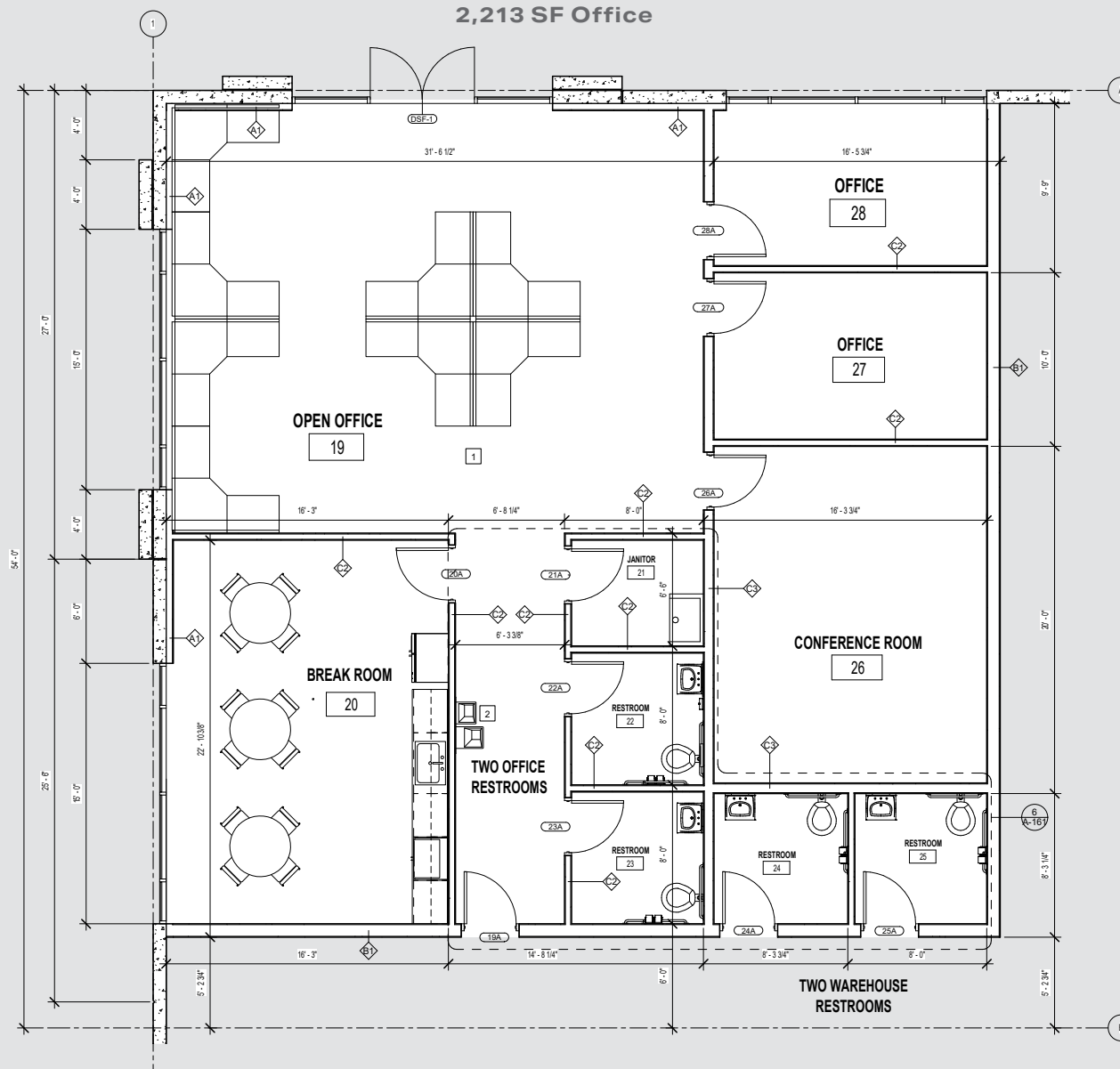
FLOOR PLAN

8206 Hwy. 129, Pendergrass, GA 30575



OFFICE LAYOUT

8206 Hwy. 129, Pendergrass, GA 30575



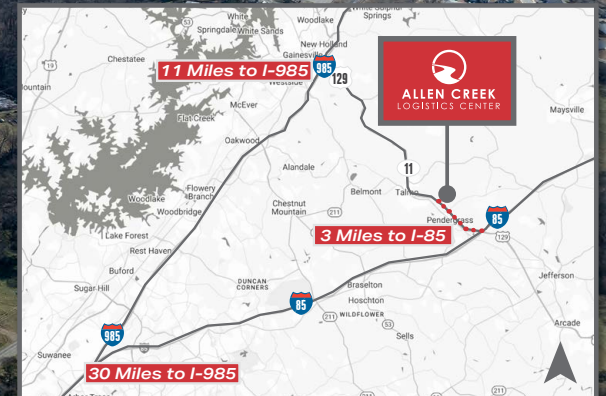
UNMATCHED ACCESSIBILITY



Trailer Storage
IOS Lot

Truck/Van
Access

Auto
Access



Westside



LOGISTICS OVERVIEW



NOTABLE DISTANCES

- 11.9 miles FedEx Hub of Braselton
- 18 miles Blue Ridge Connector Inland Port
- 69 miles Hartsfield Jackson International Airport
- 110 miles Inland Port Greenville
- 239 miles Port of Savannah
- 300 miles Port of Charleston
- 314 miles Port of Brunswick
- 369 miles Port of Jacksonville

BLUE RIDGE CONNECTOR INLAND PORT

GAINESVILLE

ATLANTA

FEDEX BRASELTON HUB

HARTSFIELD-JACKSON INT'L AIRPORT

MACON

ATHENS

AUGUSTA

INLAND PORT GREENVILLE

PORT OF CHARLESTON

CHARLESTON

PORT OF SAVANNAH

SAVANNAH

PORT OF BRUNSWICK

PORT OF JACKSONVILLE

WHY ATLANTA?

Atlanta ranks as one of the top industrial markets in the United States given it's proximity to the Port of Savannah, I-85, I-75, it's local 6.3 million population base, and it's single-day access to all of the Sunbelt.

ATLANTA BY THE NUMBERS

6.3MM
Total
Population

7.9MM
Population
Projected by 2025

39%
Workforce with Bachelor's
Degree or Higher

3.3MM
Labor
Force

4.3%
Unemployment
Rate

17.6MM SF
Industrial Development
Under Construction

MAJOR CORPORATE RELOCATIONS & EXPANSIONS



\$2.6B Investment
1,000 Jobs



\$200MM Investment
200 Jobs



\$52MM Investment
665 Jobs

KUMHO TIRE

\$22MM Expansion
400 Jobs

DUCKYANG

\$10MM Investment
285 Jobs

NOTABLE NORTHEAST ATLANTA AREA CORPORATIONS & HQs



EXCELLENT INFRASTRUCTURE

PORTS

Blue Ridge Connector Inland Port

- Opening 2026 - \$12.7 M Investment
- Direct rail to Port of Savannah & Operated by the GA Ports Authority
- Annual lift capacity of 200,000 containers
- Offers direct access to highway I-985

AIR

Hartsfield-Jackson International Airport (ATL)

- The busiest and most efficient airport in the world
- Facilitates nonstop service to more than 150 domestic and 70 international destinations
- Typically hosts 100million passengers per year

Greenville-Spartanburg International Airport (GSP)

- Serves 2.6M passengers per year via 6 major airlines
- 115M pounds of cargo moved at GSP in 2019

ROADS & INTERSTATES

- Accessible via I-85 and I-985
- 3 miles from Exit 137 on I-85
- Single day drive to entire East Coast

RAIL

Largest Rail Network in the Southeast

- Georgia's location provides direct rail access to Mid-Atlantic, Northeast, and Midwest regions of United States

Includes 28 Freight Railroads

- Norfolk Southern and CSX
- Largest intermodal facility on the East Coast



ALLEN CREEK LOGISTICS CENTER

PANATTONI'S NORTHEAST ATLANTA INDUSTRIAL PARK

WHY PANATTONI?

37 Years | 60 Offices | 610 Million SF Developed | 2,500 Clients



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