



NORTHEAST 85 LOGISTICS CENTER

421 Toy Wright Road, Pendergrass, GA 30567

1,174,012 SF Available for Lease
Divisible to 600,000 SF



LEASING AGENT

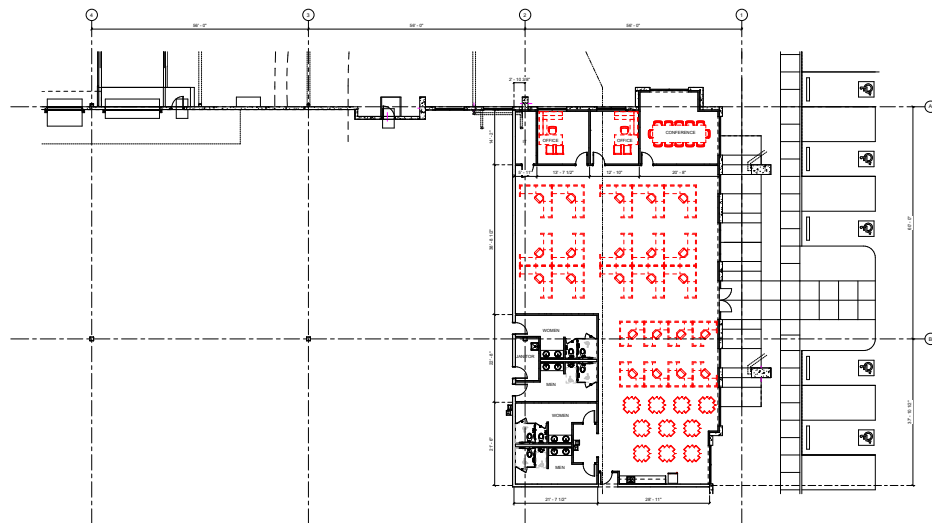
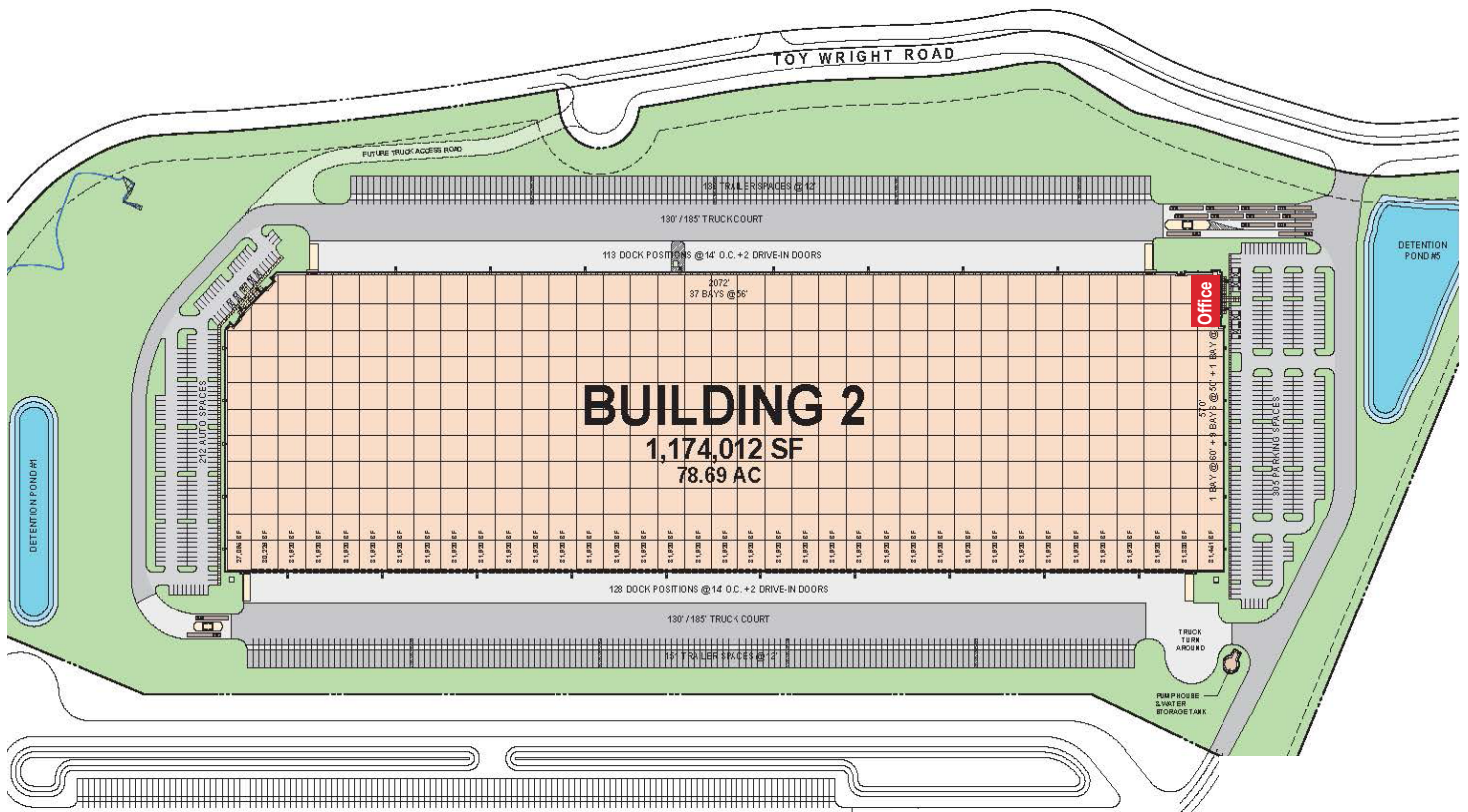


DEVELOPER

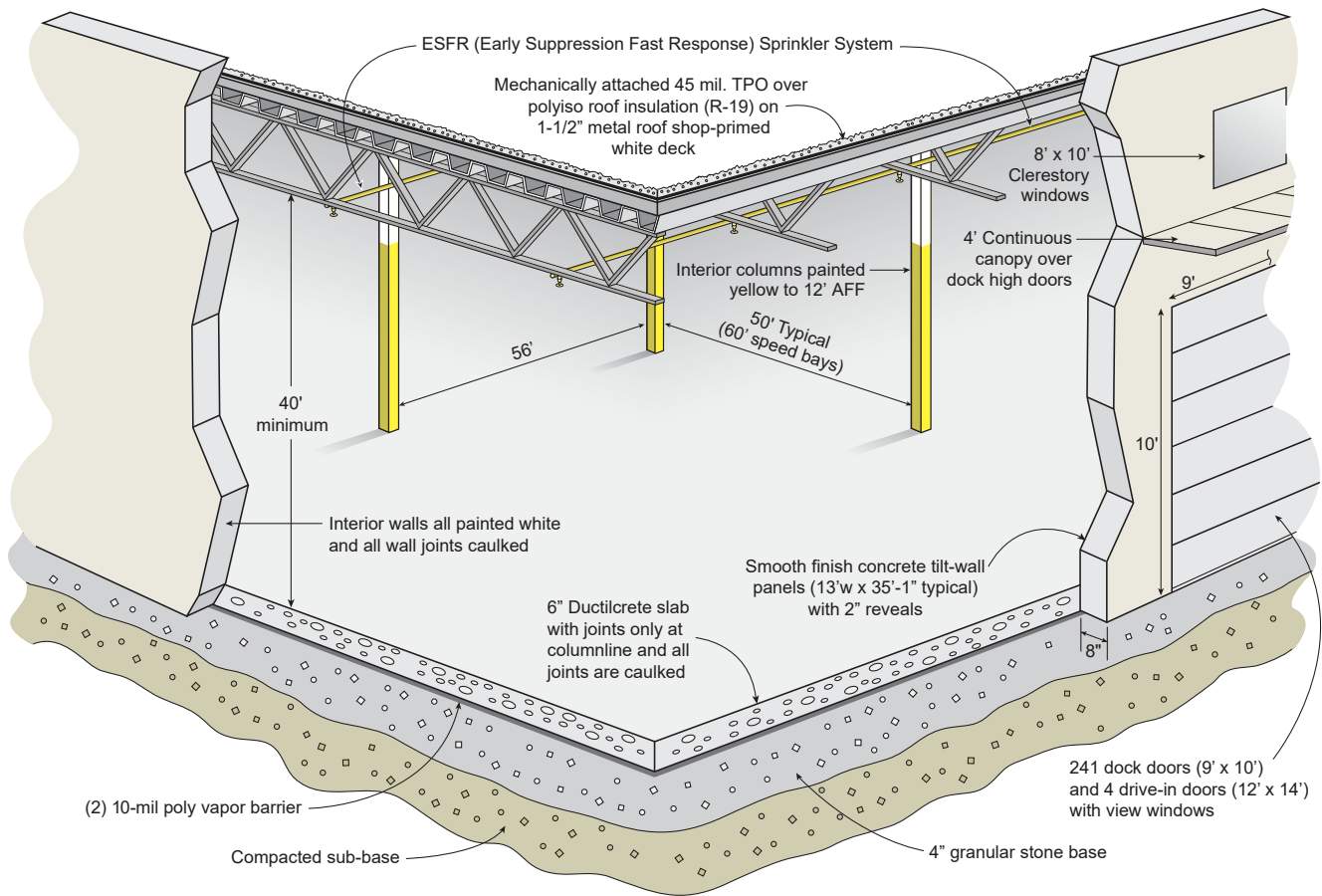
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Northeast 85 Logistics Center is located in Atlanta's largest and most dynamic submarket, Northeast Atlanta, the gateway to the mid-Atlantic and the Northeastern United States. The site offers excellent access, flexibility, and a highly skilled and educated workforce. A sample of recent companies to locate within the immediate submarket include: Amazon, Williams-Sonoma, FedEx, HomeGoods, and Walmart.



Office Plan



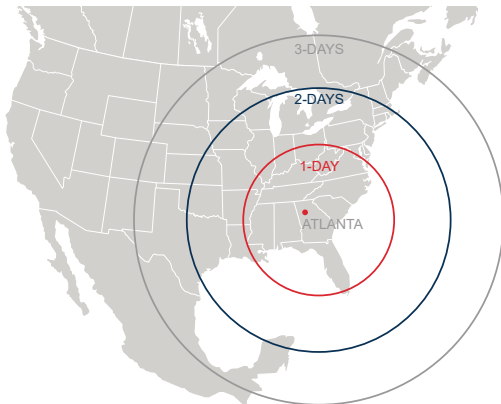
BUILDING SPECIFICATIONS

Square Footage	1,174,012 SF (570' x 2,072'), divisible to 600,000 SF
Site Area	78.69 acres
Office	5,192 SF
Configuration	Crossdock
Slab Thickness	6" Ductilcrete slab
Column Spacing	56' wide x 50' deep, with 60' loading bays (+/- 31,920 SF bays)
Clear Height	40' clear minimum
Dock High Doors	241 – 9' x 10' insulated dock high doors (121 with 40,000 lb mechanical levelers)
Drive-In Doors	4 – 14' x 16' ramped, drive-in doors
Truck Court Depth	185' deep
Auto Parking	517 auto spaces
Trailer Storage	287 trailer storage locations
Electrical	277/480 volt, 3 phase
Sprinkler	ESFR sprinkler system
Lighting	LED - 25fc
Battery Chargers	10 battery charger connections

I-85	2.9 miles
FedEx Small Package Hub	10.6 miles
UPS Customer Center	43 miles
I-285 (via I-85)	43.5 miles
Hartsfield-Jackson Int'l Airport	66 miles
Greenville, SC	90 miles
Port of Savannah	234 miles
Port of Charleston	291 miles



**DAYS TRUCK
DRIVE TO/FROM
ATLANTA**



Rodney Davidson
Vice President Investments

O 404.262.5432
C 678.524.8812

rdavidson@c5ip.com



Darren Ross, SIOR
Vice Chair, Principal | Atlanta

O 404.877.9279
C 404.402.6069

darren.ross@colliers.com

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