



MANUFACTURING CAMPUS +
EXPANSION/DEVELOPMENT
OPPORTUNITY

±500K SF ON ±271 ACRES

HEAVY POWER & ACTIVE RAIL
OVERHEAD CRANES (5-26 TON)
ROBUST UTILITY INFRASTRUCTURE
DEEP LABOR POOL

**411 PEGASUS
PARKWAY**

LAGRANGE, GEORGIA



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EXECUTIVE SUMMARY

THE OFFERING - JLL is pleased to present a premier HQ/Manufacturing campus, available for lease or sale, strategically positioned along I-85 in LaGrange, GA. The property is comprised of approximately ±271 acres with a ±500,000 SF newly renovated/expanded manufacturing facility and dedicated substation offering 50MW of dual-feed service immediately available. The site provides connectivity with active rail and proximity to major transportation routes, such as I-85, I-75 and I-20. Strategically positioned one exit away from the Kia West Point Assembly plant and central to the region's manufacturing infrastructure, the property offers significant potential for numerous industries.

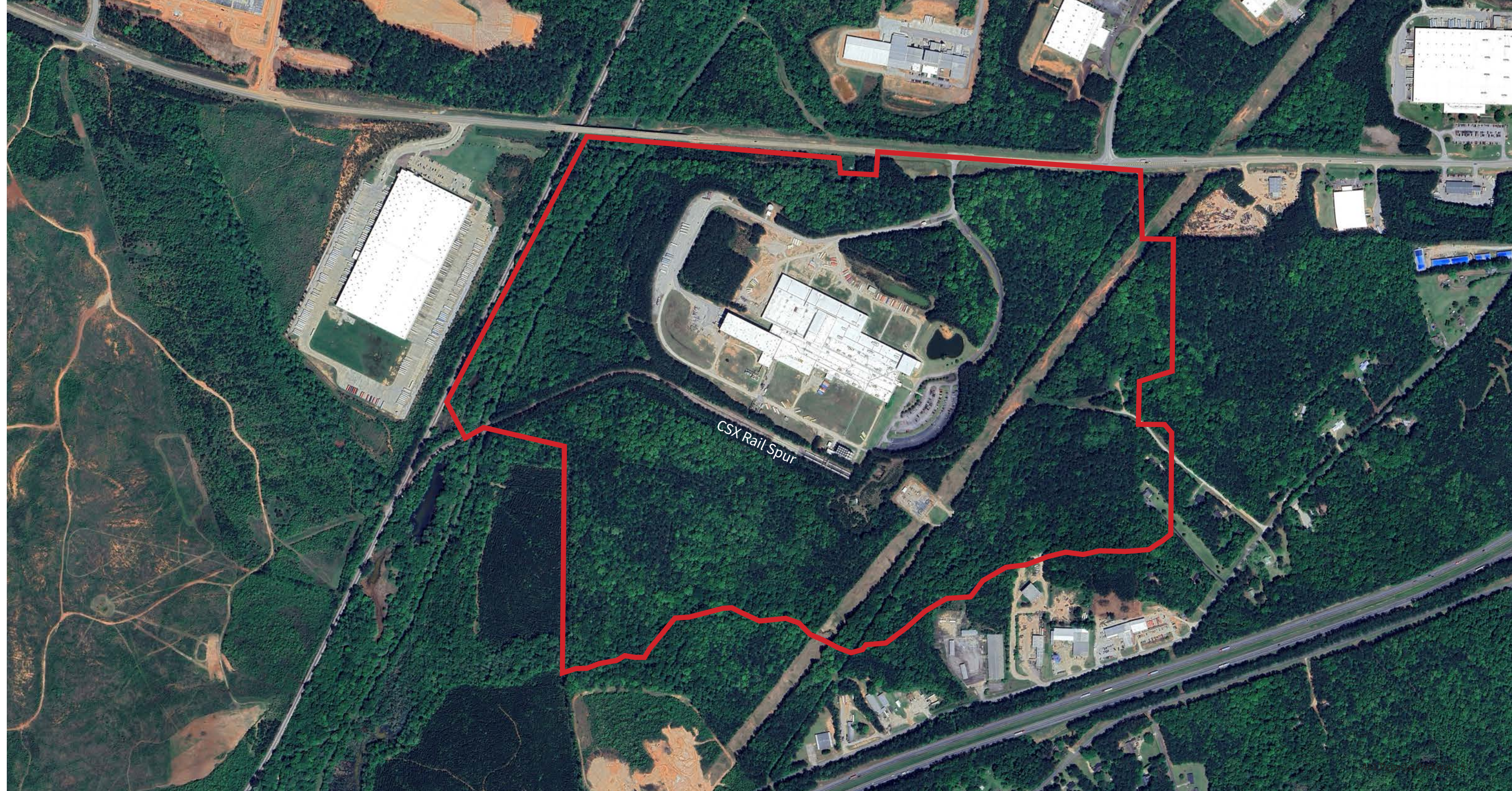
PROPERTY OVERVIEW

PROPERTY SNAPSHOT

- Address: 411 Pegasus Parkway, LaGrange, GA 30240
- Zoning: CP-GI (City of LaGrange)
- Year Built: 1991 (Expanded in 2014)
- Property Size: ±271 Acres
- Building SF: ±500,000 SF
- Active rail: CSX
- Expansion land

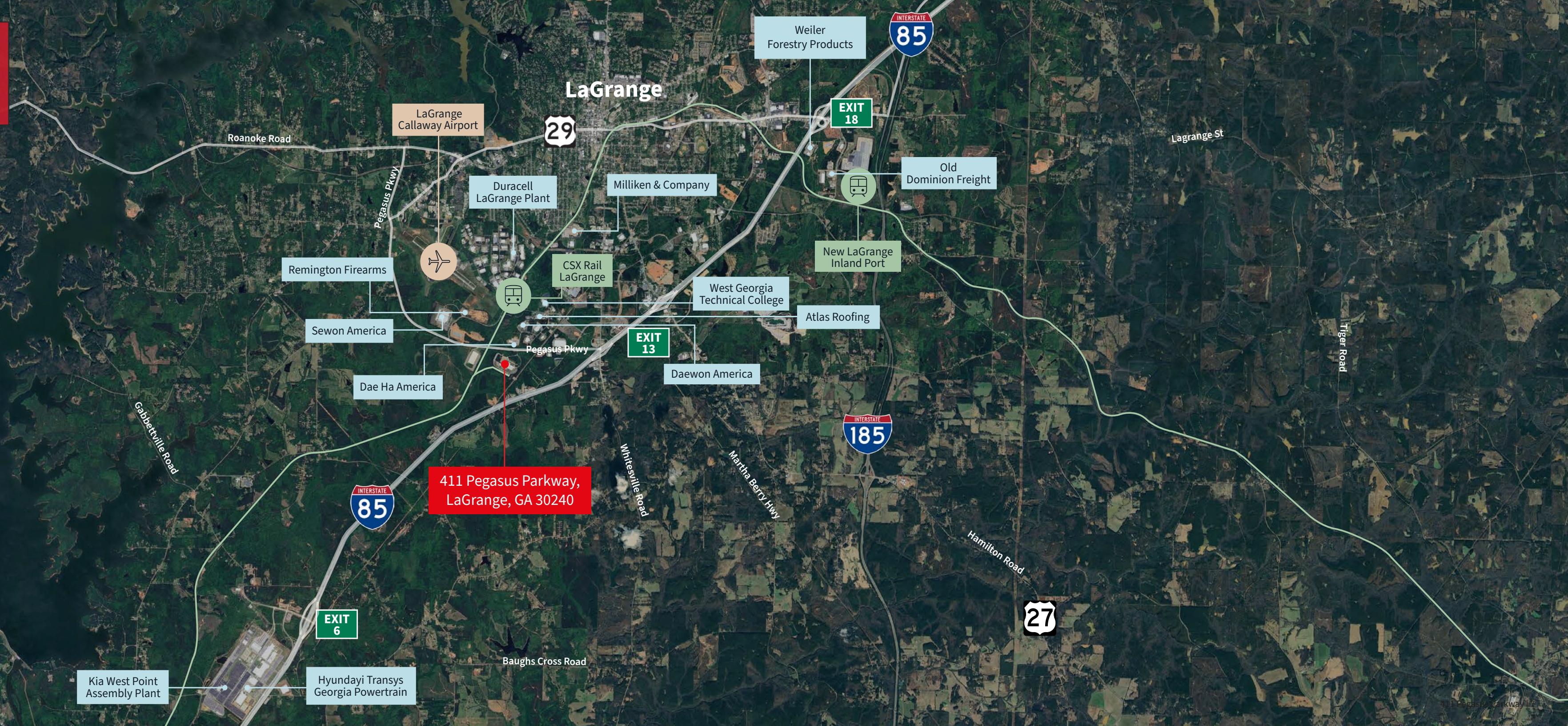
UTILITY INFRASTRUCTURE

- Power:
 - On-site substation with 100 MVA total capacity
 - Dual-feed from North & South
 - Owner has "will-serve" letter for 50 MW from LaGrange Utilities
- Water/Wastewater:
 - 12" water line
 - 8" wastewater line
 - Owner has "will-serve" letter for 1 MGD from LaGrange Utilities
 - Over 10 MGD in excess system capacity available
- Natural Gas:
 - 4" 50psi gas line
 - Former user was a heavy gas user with a peak of over 350 MCF/day



SURROUNDING AREA MAP

Chambers County 206



411 Pegasus Parkway,
LaGrange, GA 30240

Kia West Point
Assembly Plant

Hyundai Transys
Georgia Powertrain

Baugh's Cross Road

Daewon America

West Georgia
Technical College

Atlas Roofing

New LaGrange
Inland Port

Old Dominion Freight

Weiler
Forestry Products

Milliken & Company

Duracell
LaGrange Plant

LaGrange

LaGrange
Callaway Airport

Remington Firearms

Sewon America

Dae Ha America

Roanoke Road

Pegasus Pkwy

Pegasus Pkwy

Whiteville Road

Martha Berry Hwy

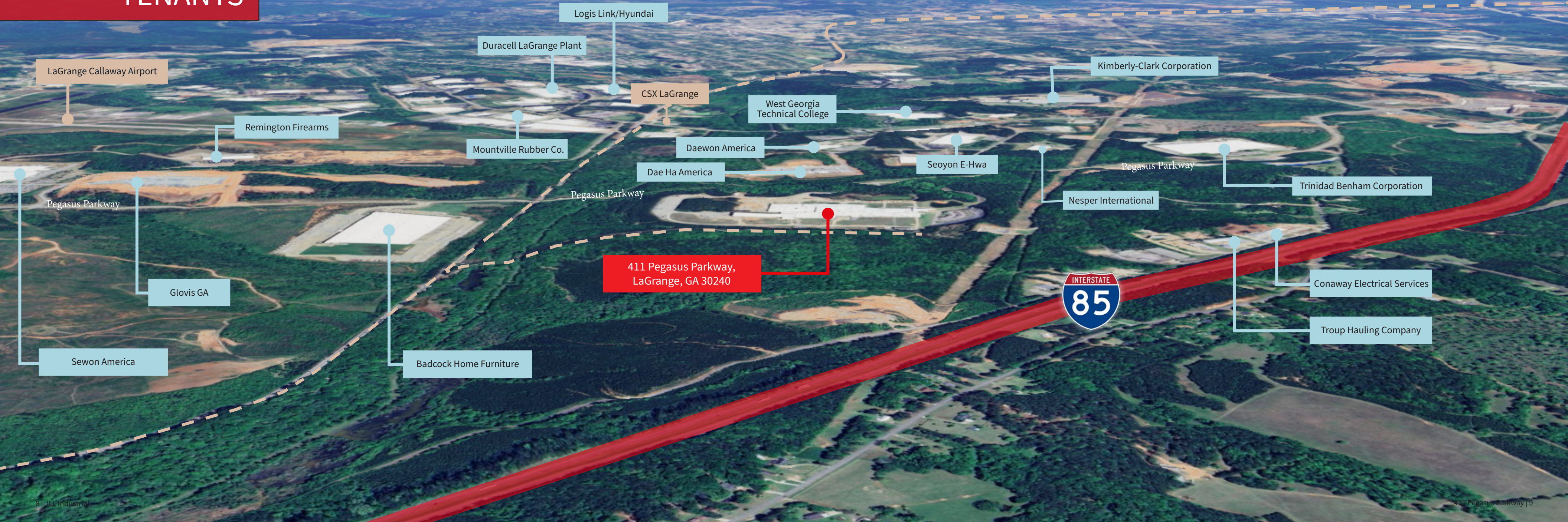
Hamilton Road

Lagrange St

Tiger Road

411 Pegasus Parkway LLC

NEIGHBORING TENANTS



LaGrange Callaway Airport

Remington Firearms

Pegasus Parkway

Glovis GA

Sewon America

Duracell LaGrange Plant

Mountville Rubber Co.

Badcock Home Furniture

Logis Link/Hyundai

CSX LaGrange

Pegasus Parkway

411 Pegasus Parkway,
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Daewon America

Dae Ha America

West Georgia
Technical College

Seoyon E-Hwa



Nesper International

Kimberly-Clark Corporation

Pegasus Parkway

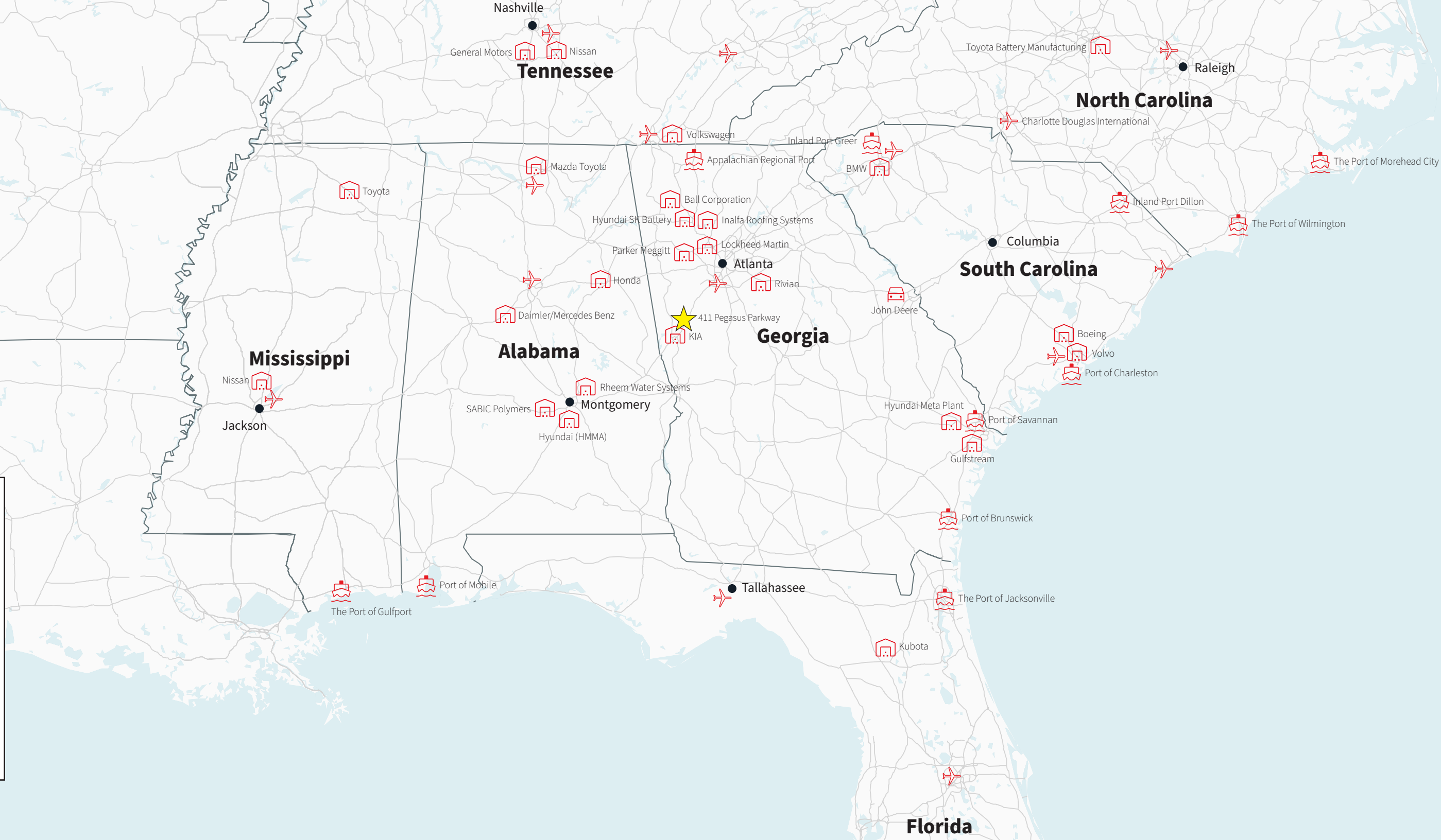
Trinidad Benham Corporation

Conway Electrical Services

Troup Hauling Company

REGIONAL CONNECTIVITY

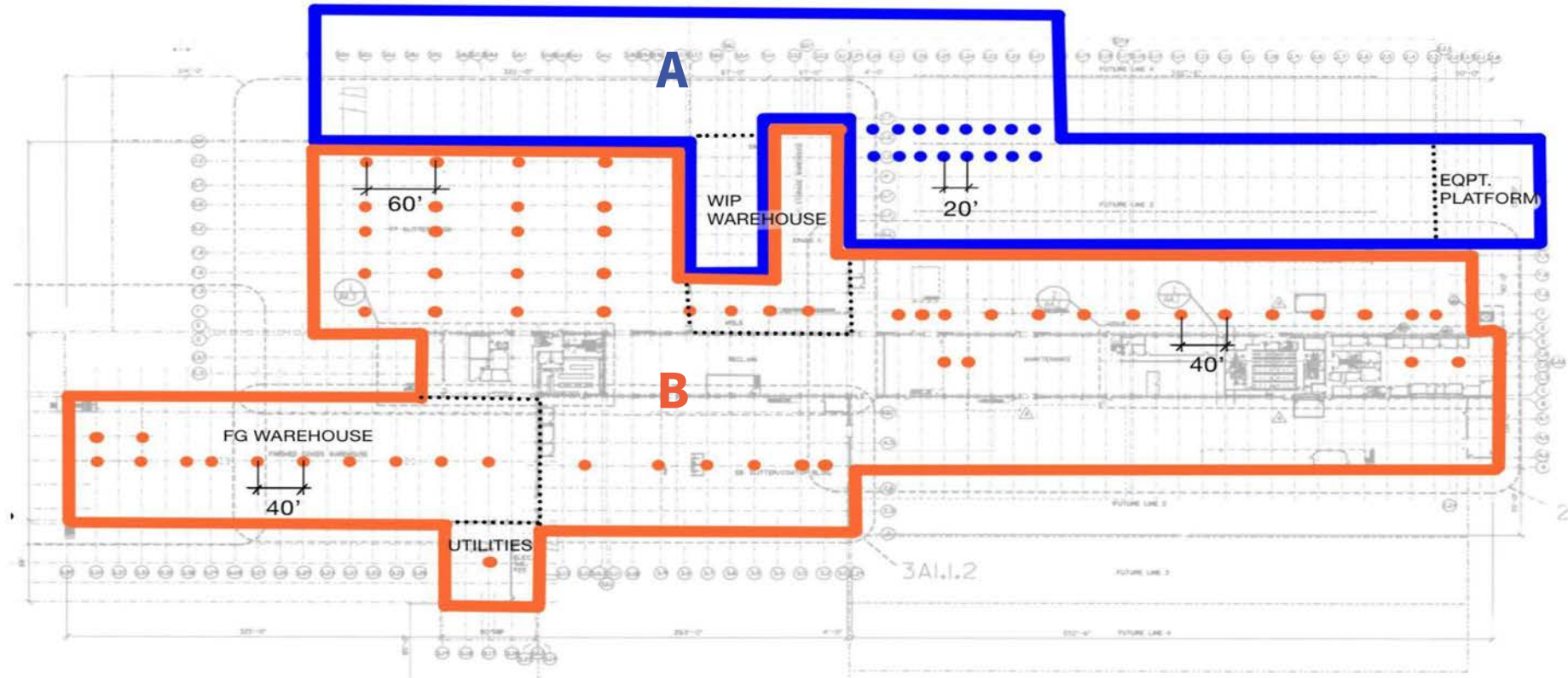
KEY DISTANCES	
I-85	2.7 miles
GPA LaGrange Inland Port	7.5 miles
KIA Plant	10.7 miles
Hartsfield-Jackson International Airport	62.6 miles
Atlanta, GA	71.2 miles
Montgomery, AL	95.5 miles
Port of Savannah	264 miles
Port of Brunswick	293 miles



FACILITY SPECIFICATIONS

Total Building SF	520,543 SF	
Dock High Doors	9	
Drive-In Doors	16	
Auto Parking	±366	
Building Section	A	B
Year Built	2018	1991
Size	186,165 Sf	334,378 SF
Minimum Ceiling Height	24'- 60' (min. 30" in equipment platform & warehouse rack areas)	27'- 60' (2018 foundation - mat slab, 1991 foundation - SOG)
Minimum Slab Thickness	24"	6"
Fire Suppression	Sprinkler Heads	Sprinkler Heads - ESFR in FG warehouse

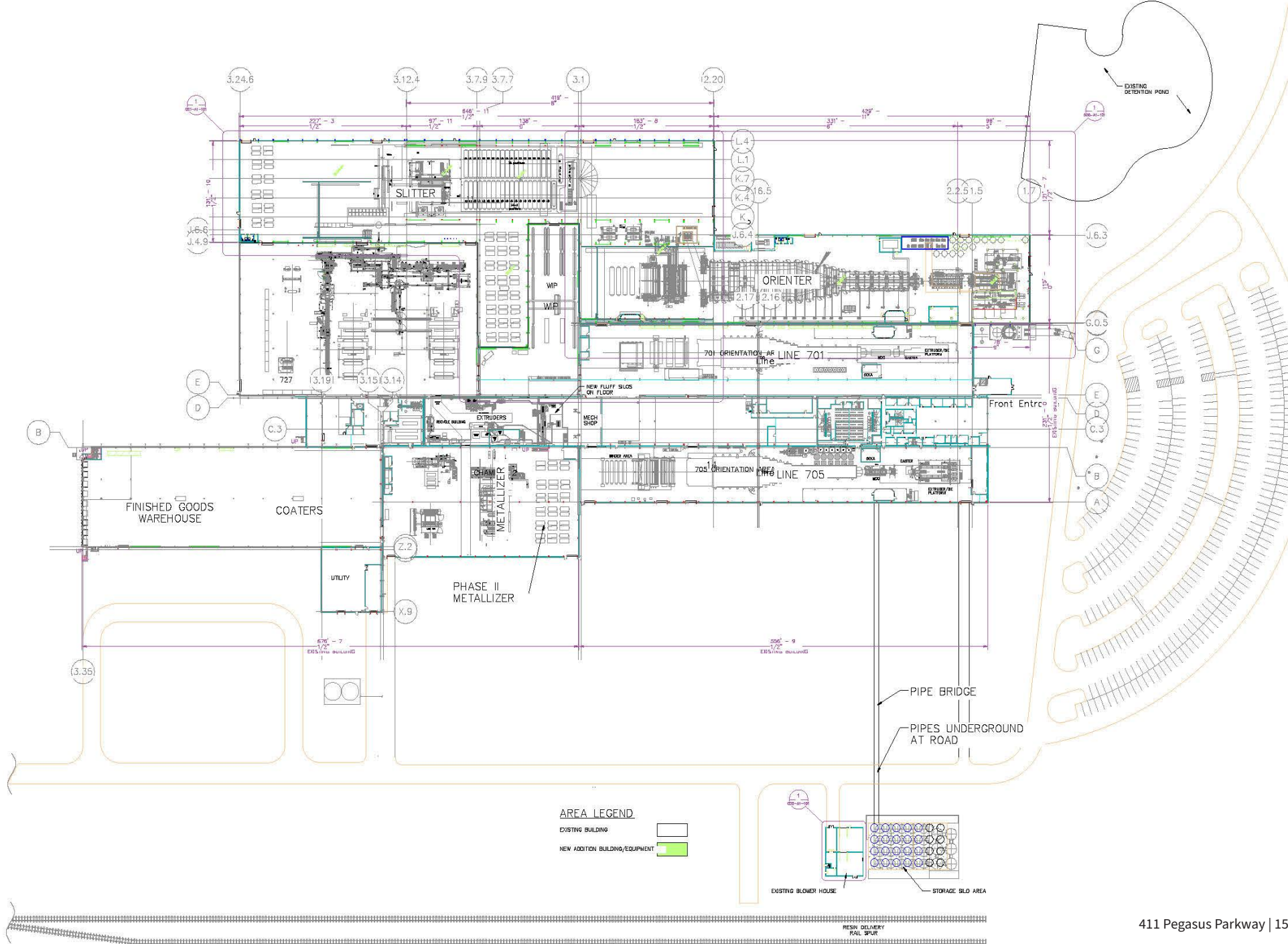
SITE COLUMN SPACING

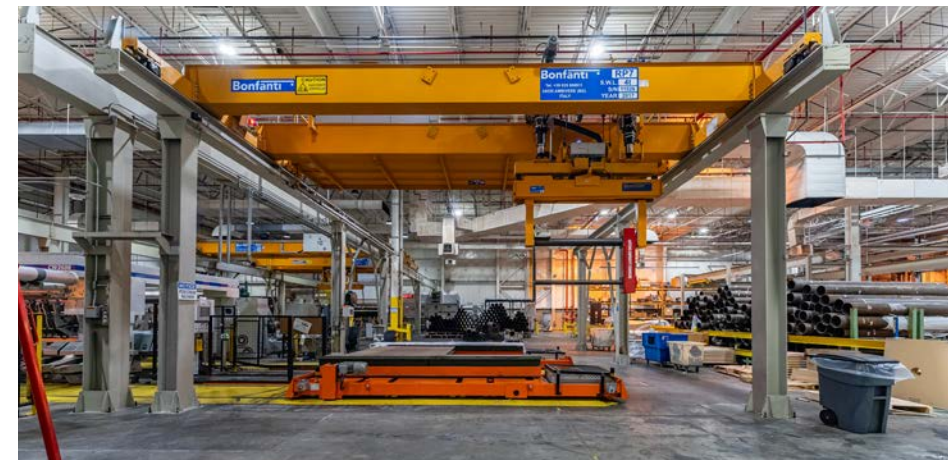
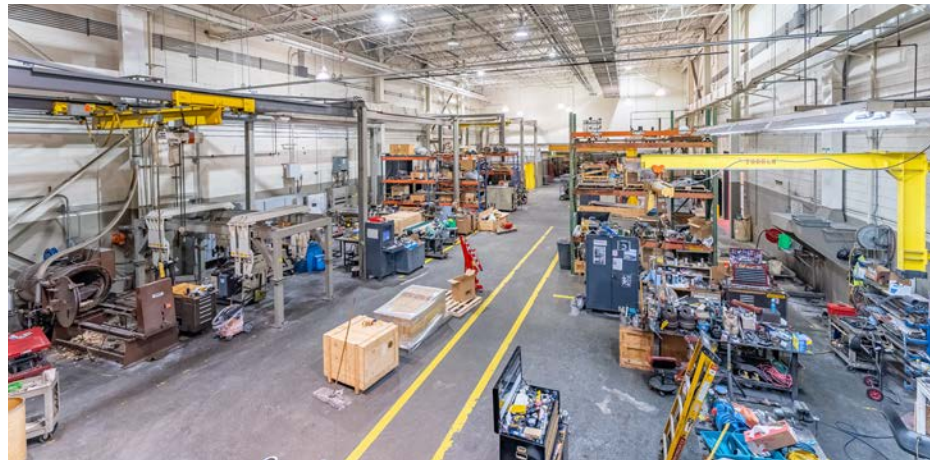


SITE CEILING HEIGHTS



SITE PLAN







PROPERTY HIGHLIGHTS & DEMOGRAPHICS

LAGRANGE, GA

Prime Location: 411 Pegasus Parkway benefits from a central location in LaGrange, allowing for easy access to a diverse customer base and a range of amenities.

Versatile Space: The property offers flexible and customizable space, accommodating a variety of business types and allowing for future growth and adaptation.

Excellent Visibility: With its prominent street frontage, the property benefits from high visibility and exposure to passing traffic, enhancing brand awareness and customer reach.

Growing Market: LaGrange is experiencing robust economic growth, attracting new businesses and residents, creating a favorable environment for companies considering this location.

Number of Households		
2 miles	5 miles	10 miles
157	11,839	22,448

Estimated Population		
2 miles	5 miles	10 miles
460	31,849	59,642

Average Household Income		
2 miles	5 miles	10 miles
\$60,596	\$61,881	\$71,081

Daytime Employment		
2 miles	5 miles	10 miles
3,986	18,569	31,321

PROPERTY FOOTAGE

BUILDING INTERIOR



BUILDING EXTERIOR



DISCLAIMER

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