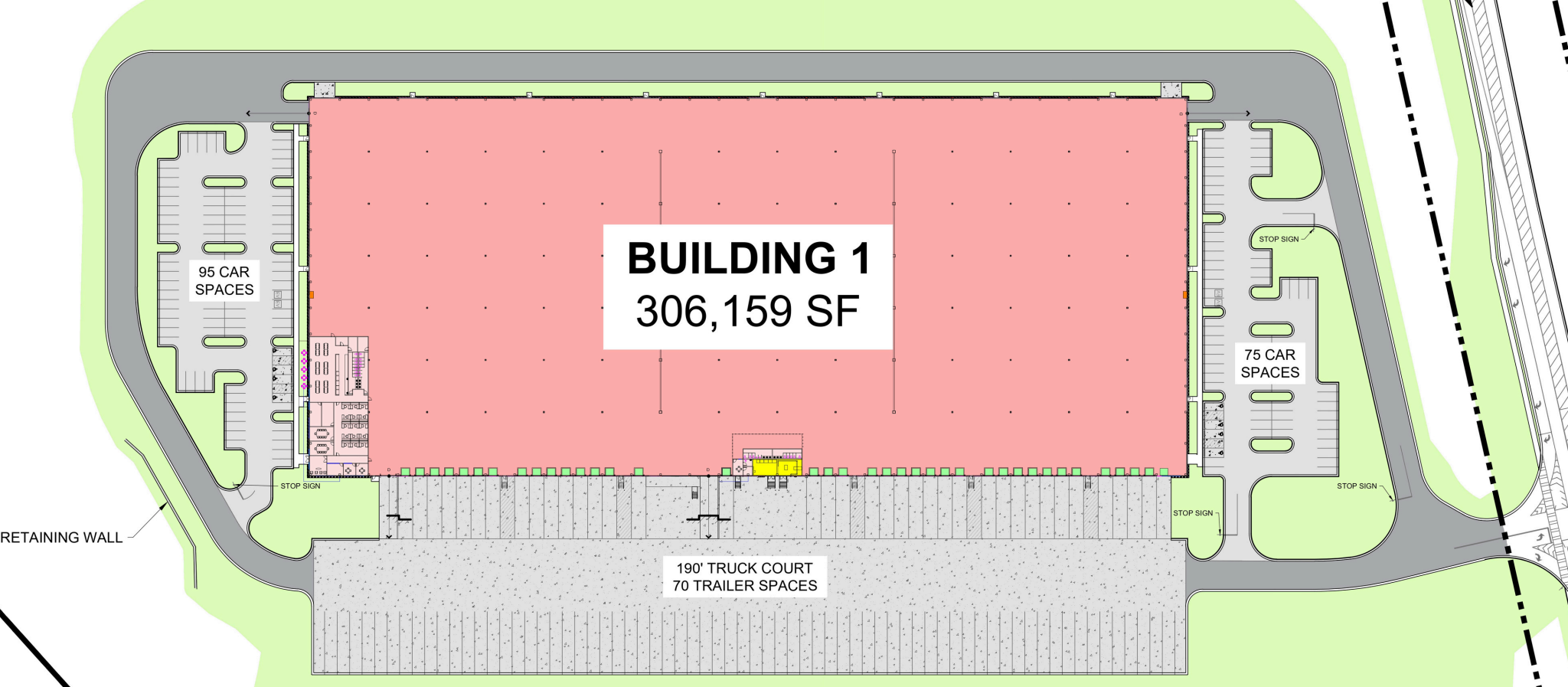


AVAILABLE

306,159 SF

PNK Griffin 1

35 S McDonough Rd, Griffin, GA 30223



Site Plan

35 S McDonough Rd, Griffin, GA

- 40 feet Clear Height
- 50'x 56' with 60' speed bay
- 360' deep x 840' wide
- 185' (190') concrete truck court
- 4 Drive-in doors with concrete ramp
- 39 fully equipped docks with dock levelers
- 70 Trailer Parking
- 170 Car Parking

PNK BUILDING STRUCTURE

Internal Siphonic Roof Drain System:

System eliminates contamination and icing of the Truck Court

ESFR K 25.2 sprinkler system

Ceiling clear height: 40ft
Total height 45ft

8-ton crane

The slab and truck court: Are done on a compacted stabilized base

Allows the installation of crane beam with a lifting capacity of up to 8 tons* and other technological load in any span both along and across the existing columns

Slab on grade: 8" 4,000 PSI, reinforced with steel prefab mesh, caulked and sealed joints, vapor barrier

Bottom: Prefabricated 3-layered precast concrete insulated panels, R-value 16, painted: int - white, ext - according to customer's request

60 mil TPO Extreme R-25 insulation

30-YEAR WARRANTY ON ALL PROJECTS STARTING FROM 2025

40,000lbs lifting capacity installed in prefab precast dock pit

*Cranes and crane beams are not part of the standard configuration

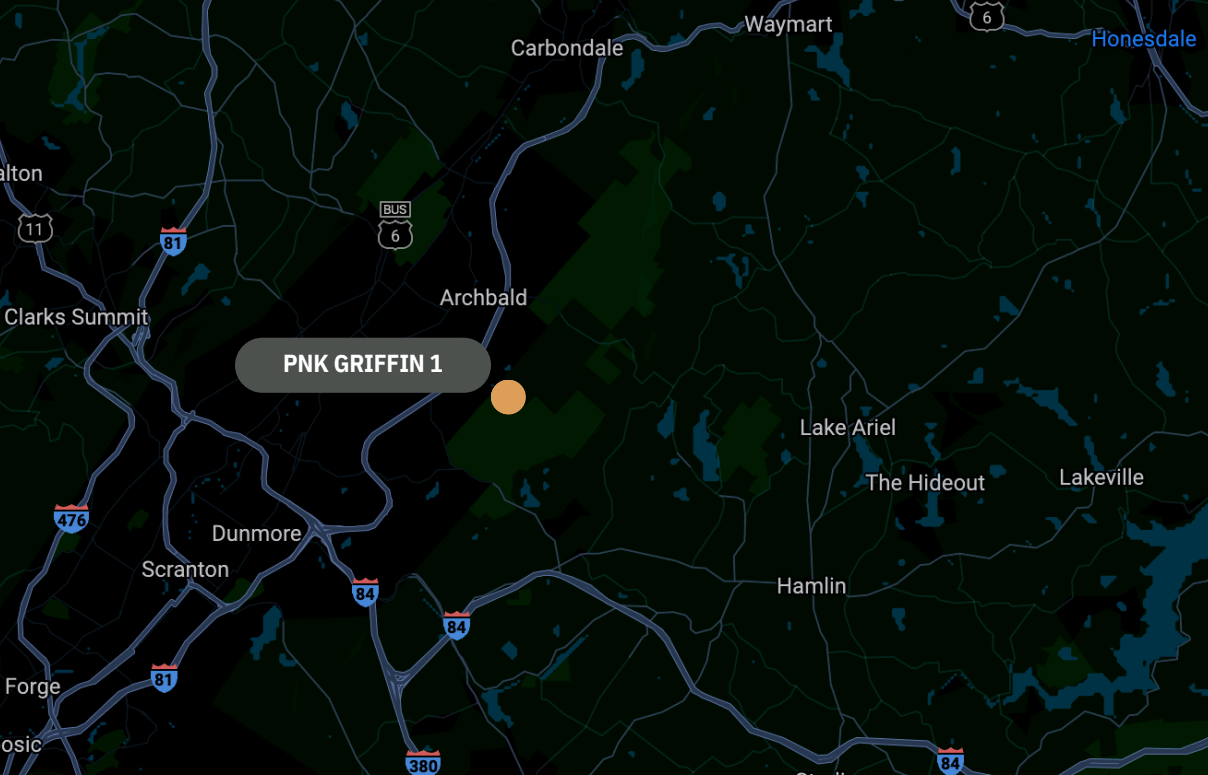
**3-LAYERED ROBUST
REINFORCED CONCRETE
STRUCTURAL FRAME**

**8" REINFORCED
CONCRETE SLAB**

**COMPLETE SET OF
DOCK EQUIPMENT**

PNK WARRANTY

- 5 YEARS FOR THE REINFORCED CONCRETE BUILDING FRAME
- 30 YEARS FOR THE ROOFING MEMBRANE ON ALL PROJECTS STARTING FROM 2025



REGIONAL PROXIMITY

City	Miles	Minutes
Atlanta	40	45
Macon	63	65
Peachtree City	24	30
Fayetteville	32	38
Stockbridge	27	33

LABOR DEMOGRAPHICS

45 Mile
Population: 3,200,000
Workforce (18+): 2,000,000

45 Minute
Population: 2,100,000
Workforce (18+): 1,312,500

Griffin is located within 1 day's drive of:

34%

of the U.S. population

30%

of U.S. manufacturers

36%

of U.S. domestic trade & service industries

**35 S McDonough Rd,
Griffin, GA 30223**

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