



FOR LEASE
369,388 SF

SUITE 100: 194,144 SF
+/- 3,295 SF Office

SUITE 200: 175,244 SF
+/- 7,500 SF Office

2855 Highway 42 S
Locust Grove, GA 30248

LOCUST GROVE LOGISTICS CENTER



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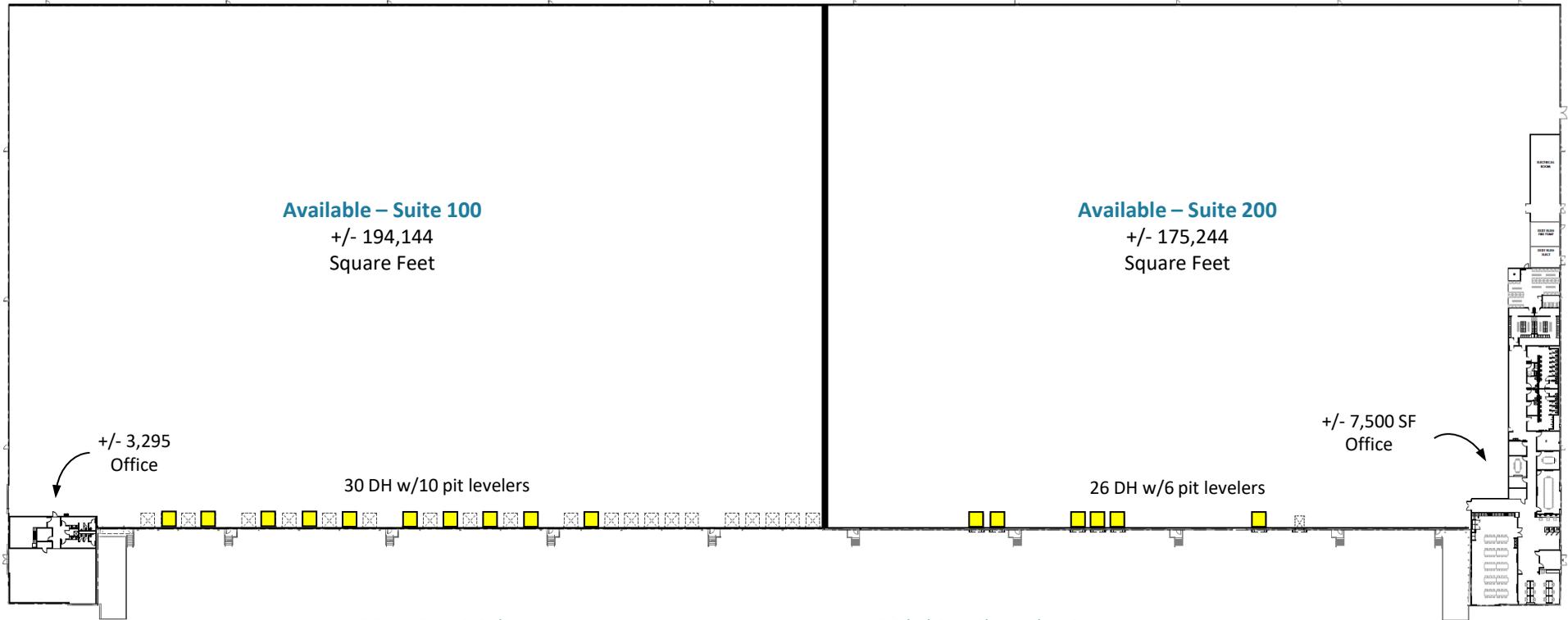
ABOUT THIS PROPERTY

Locust Grove Logistics Center is a Class A, 369,388 SF distribution facility in Atlanta's I-75 South / Henry County industrial corridor. This new construction features concrete tilt-wall design, 36' clear height, ample trailer parking, and potential tax incentives.

Located at Highway 42 and Colvin Drive with two access points, the site provides direct connectivity to I-75 (1.3 miles), I-285 (25 miles), and Hartsfield-Jackson International Airport (28 miles). It is also 210 miles from the Port of Savannah—the nation's second fastest-growing port—allowing for a one-day, round-trip truck route.

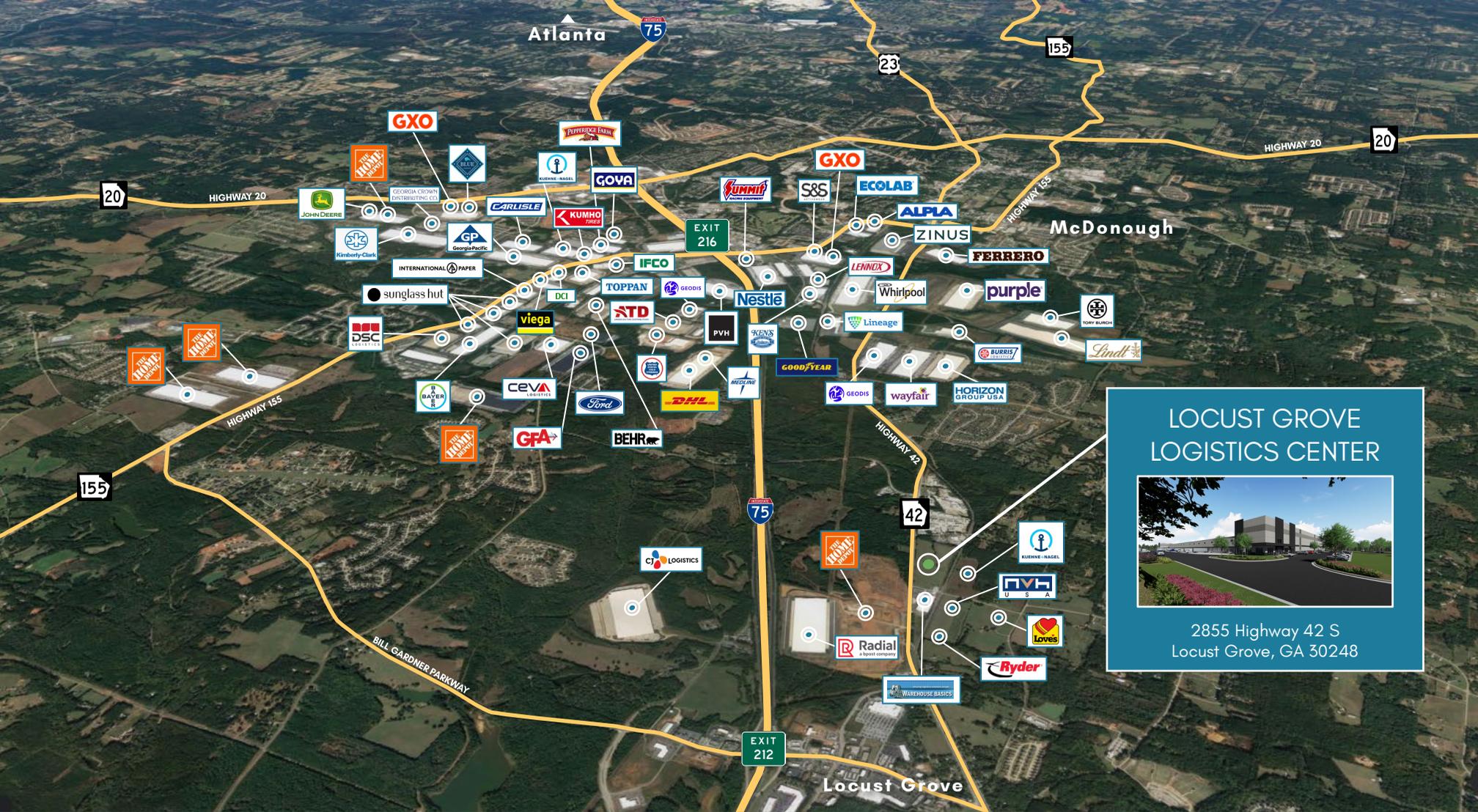
With 29.3 million people within a 250-mile radius and access to a highly skilled labor force, the property is strategically positioned to serve the distribution needs of Metro Atlanta and the greater Southeast region.





Building Specifications

- 369,388 SF total
- Available:
 - 194,144 SF with +/- 3,295 SF office
 - 175,244 SF with +/- 7,500 SF office
- 36' minimum clear height
- 56 dock-high doors (9' x 10')
- 2 (14' x 16') ramped drive-in doors
- 16 pit levelers
- ESFR sprinkler
- LED lighting throughout
- 185' truck court with 60' concrete apron
- 153 auto sparking spaces
- 69 trailer parking spaces
- 50' (d) x 54' (w) typical column spacing
- 60' speed bay depth at 1st column line
- 7" slab with lapidolith sealer/hardener
- Heavy power (14,000 amps, 277/480 volt, 3-phase)
- Warehouse A/C



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2855 Highway 42 S
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Interstate 75: 1.3 miles
Interstate 285: 27.2 miles
Interstate 20: 32.1 miles
Interstate 85: 30 miles



CSX / Fairburn: 38.8 miles
CSX / Hulsey: 35.7 miles
NFS / Inman: 42.5 miles
NFS / Austell: 54.5 miles



Hartsfield-Jackson
International Airport: 29.3 miles



Port of Savannah: 210 miles
Port of Brunswick: 243 miles
Port of Charleston: 348 miles