

STOCKBRIDGE LOGISTICS CENTER

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FOR LEASE

498,160 SQ. FT



CROSS-DOCK CONFIGURATION



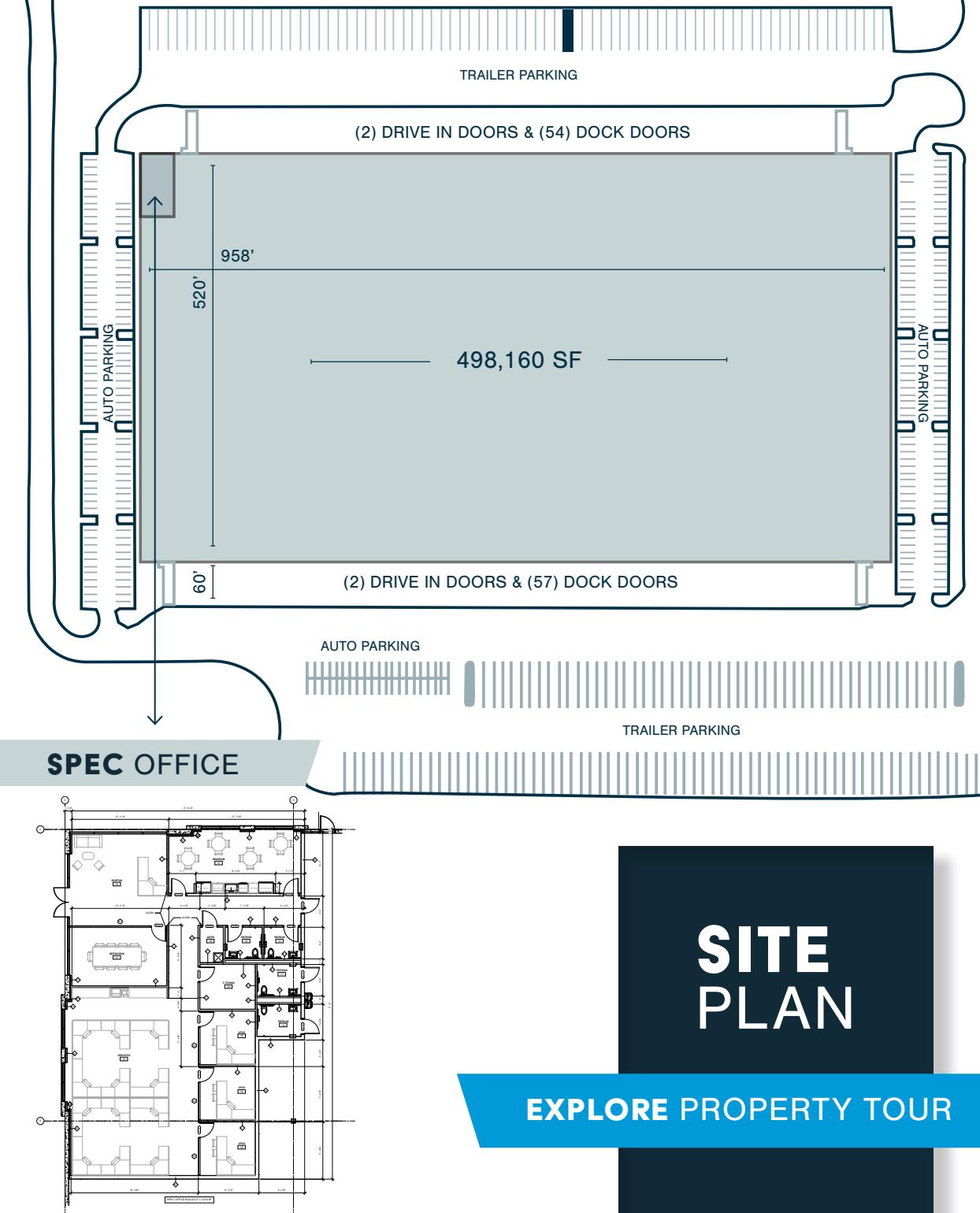
CLASS A FACILITY

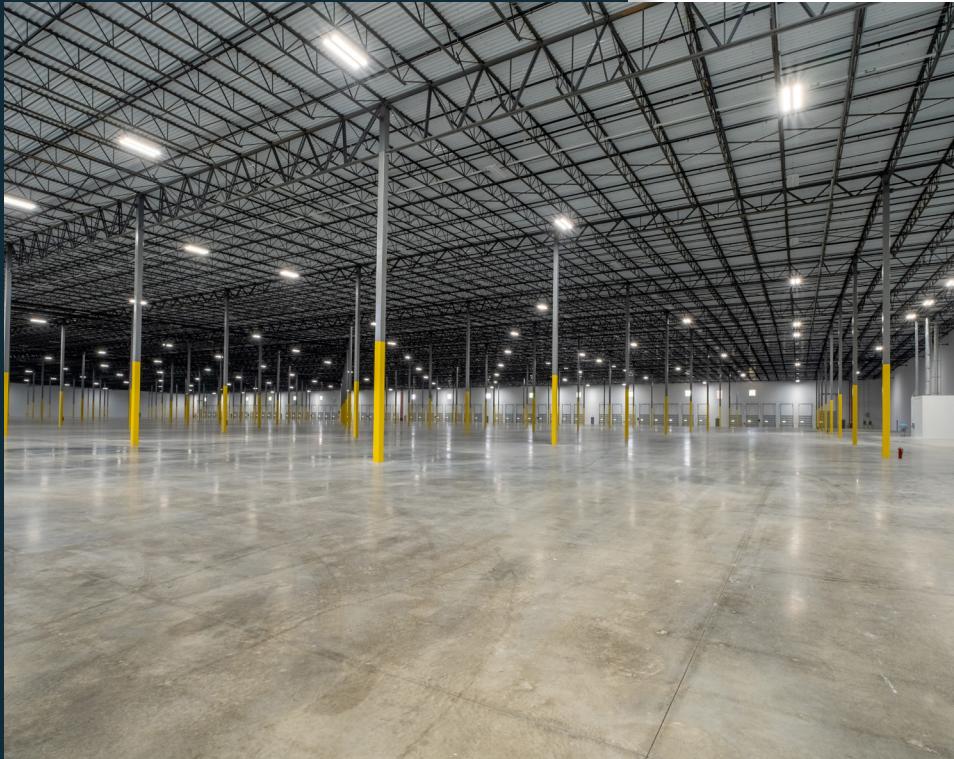


AVAILABLE JANUARY 1, 2027

PROPERTY HIGHLIGHTS

- ✓ 498,160 SF Available
- ✓ 3,210 SF Office Space
- ✓ 2 Store Fronts
- ✓ 40' Minimum Clear Height at First Column
- ✓ Cross-Dock Loading
- ✓ 111 Dock High Doors | 15 equipped with 40,000 lbs capacity levelers
- ✓ 4 (12' x 14') Ramped Drive-in Doors
- ✓ 197 Trailer Parking Spaces
- ✓ 271 Auto Parking Spaces
- ✓ 185' & 300' Truck Court (60' Concrete Apron)
- ✓ LED lighting throughout @ 30FC
- ✓ 958' x 520' Building Dimensions
- ✓ 53'2"W x 50'D (60' Staging) Column Spacing
- ✓ 7" - 4,000 PSI Floors
- ✓ 1,500 KVA, 277/480v, 3-phase
- ✓ ESFR Fire Protection
- ✓ 45-mil TPO Roof Type
- ✓ Roof Installed in '23 | 15-yr Warranty
- ✓ Concrete Tilt-Wall Construction
- ✓ 43.68 Site Acres

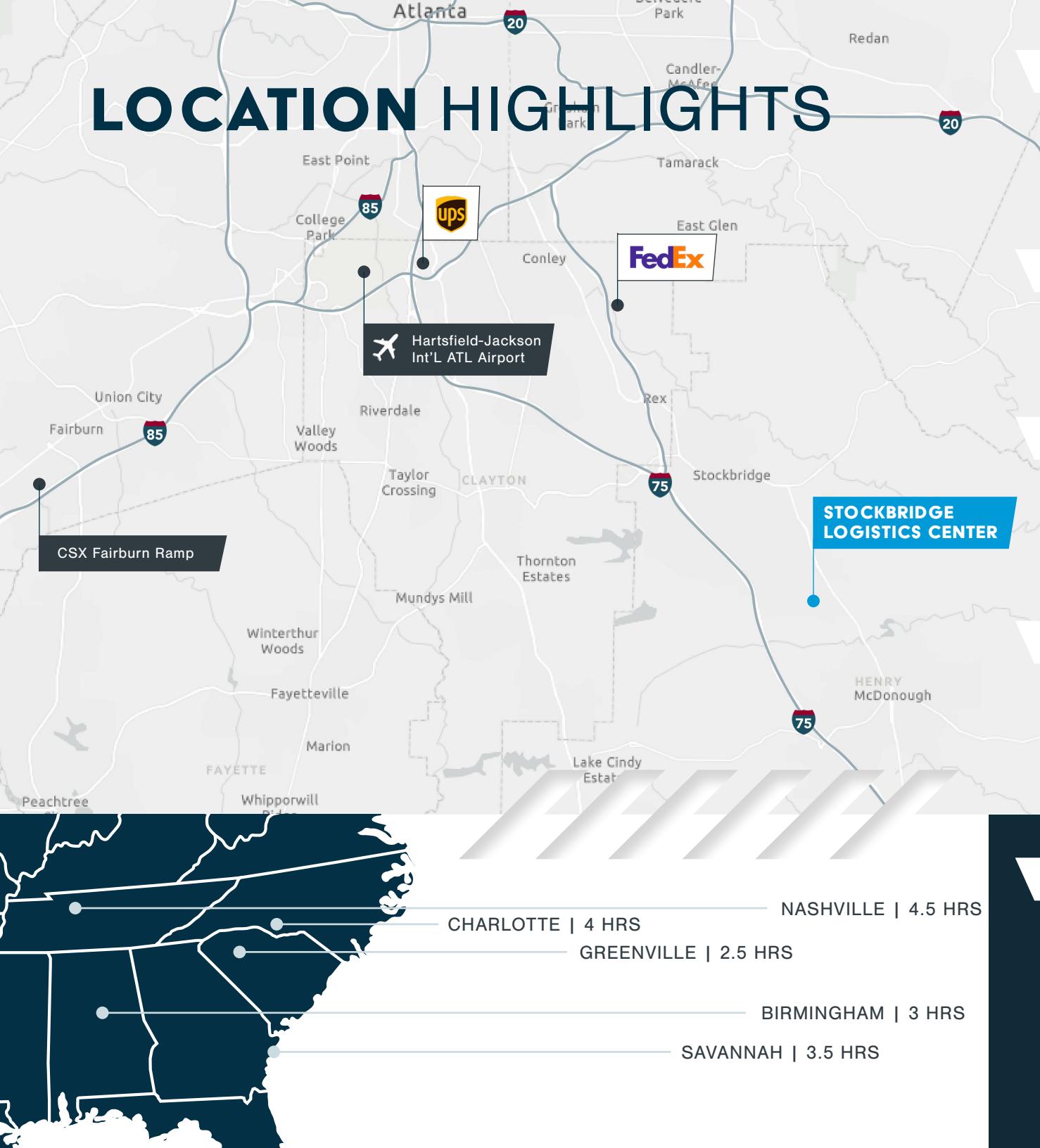




INLIGHT

LEE & ASSOCIATES

LOCATION HIGHLIGHTS



PARCEL HUBS

Fedex Ground
(15.2 Miles)

UPS Ground
(19.9 Miles)

RAIL INTERMODAL

CSX Fairburn
(33.4 Miles)

AIRPORTS

Hartsfield-Jackson ATL
Int'l Airport
(8.8 Miles)

INTERSTATES

Interstate 75
(2.3 Miles)

Interstate 675
(7.6 Miles)

Interstate 85
(22.1 Miles)

PORTS

Gainesville Inland Port
(80.4 Miles)

Savannah Ports
(227 Miles)

SMOOTHER ROUTES. SMARTER LOGISTICS.

TRAILER TRAFFIC

1 GA-155 | EXIT 216

1,519 Trailers

7% of 21,700 Avg. Count

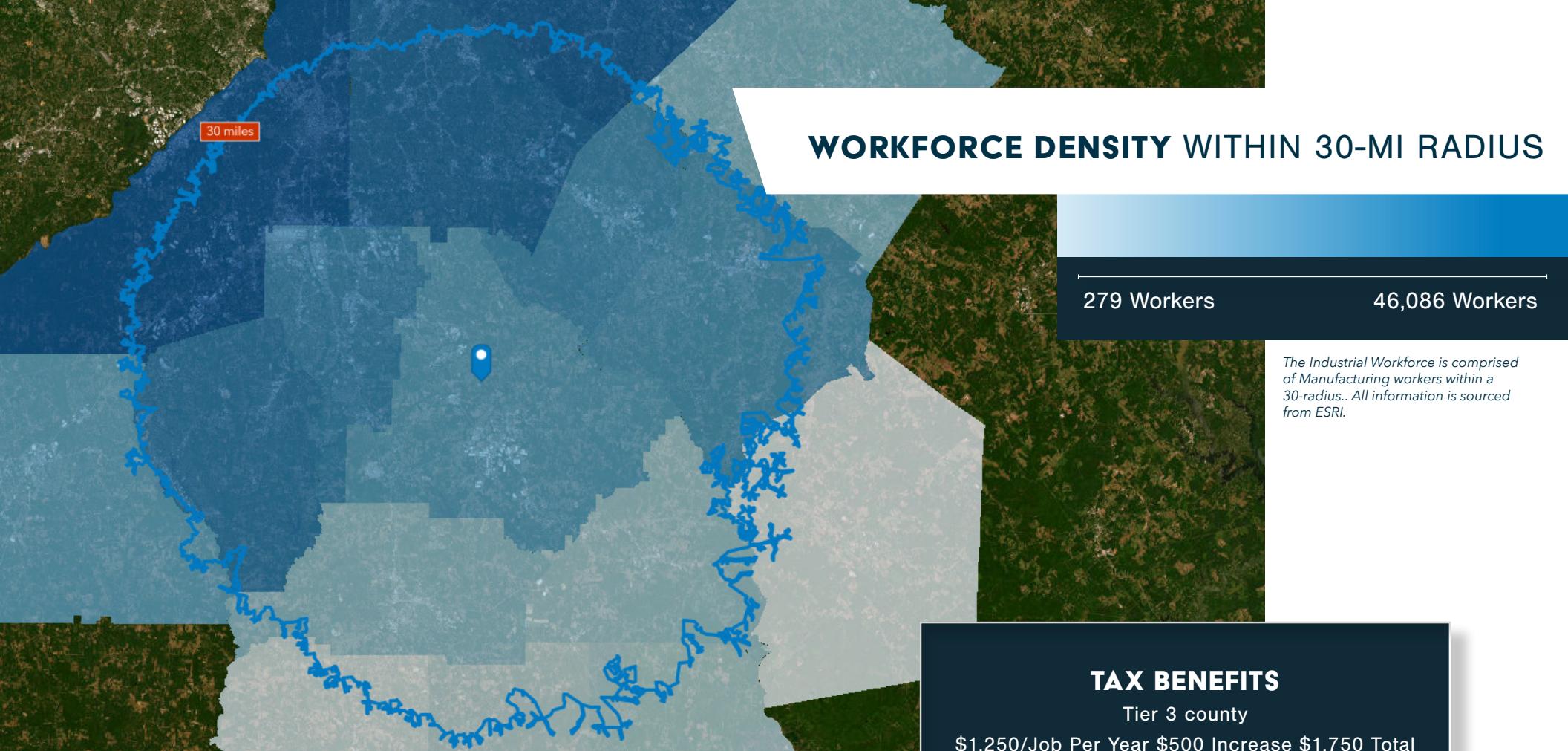
2 CANDLER ROAD

264.3 Trailers

3% of 8,810 Avg. Count

Source: <https://gdottrafficdata.drakewell.com/publicmultinodemap.asp>





HENRY COUNTY Means Business

Recognized as a leading destination for business expansion in Georgia and the Southeast, Henry County continues to earn high marks across key economic indicators. Georgia has consistently ranked as the #1 state for business and workforce development, making Henry County a natural fit for companies seeking growth, talent, and long-term success.

STRATEGIC ACCESS & Quality of Life

Located just 20 miles southeast of Atlanta, Henry County offers unmatched connectivity to global markets via Hartsfield-Jackson International Airport, direct rail access, and quick routes to the Port of Savannah. In addition to its logistical advantages, the county provides access to Atlanta's deep talent pool and top-tier education—along with a low cost of living, strong schools, and a high quality of life.

Source: Henry County Development Authority | choosehenry.com

WORKFORCE DENSITY WITHIN 30-MI RADIUS

279 Workers

46,086 Workers

The Industrial Workforce is comprised of Manufacturing workers within a 30-radius.. All information is sourced from ESRI.

TAX BENEFITS

Tier 3 county

\$1,250/Job Per Year \$500 Increase \$1,750 Total

	HENRY COUNTY	30-MI RADIUS
TOTAL EMPLOYEES	128,612	1,114,080
AVG. HH INCOME	\$104,273	\$108,686
INDUSTRIAL WORKFORCE	25,991	184,895
PROJECTED POPULATION GROWTH '30	7.8%	3.3%

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INLIGHT

LEE & ASSOCIATES