



JONESBORO

COMMERCE CENTER

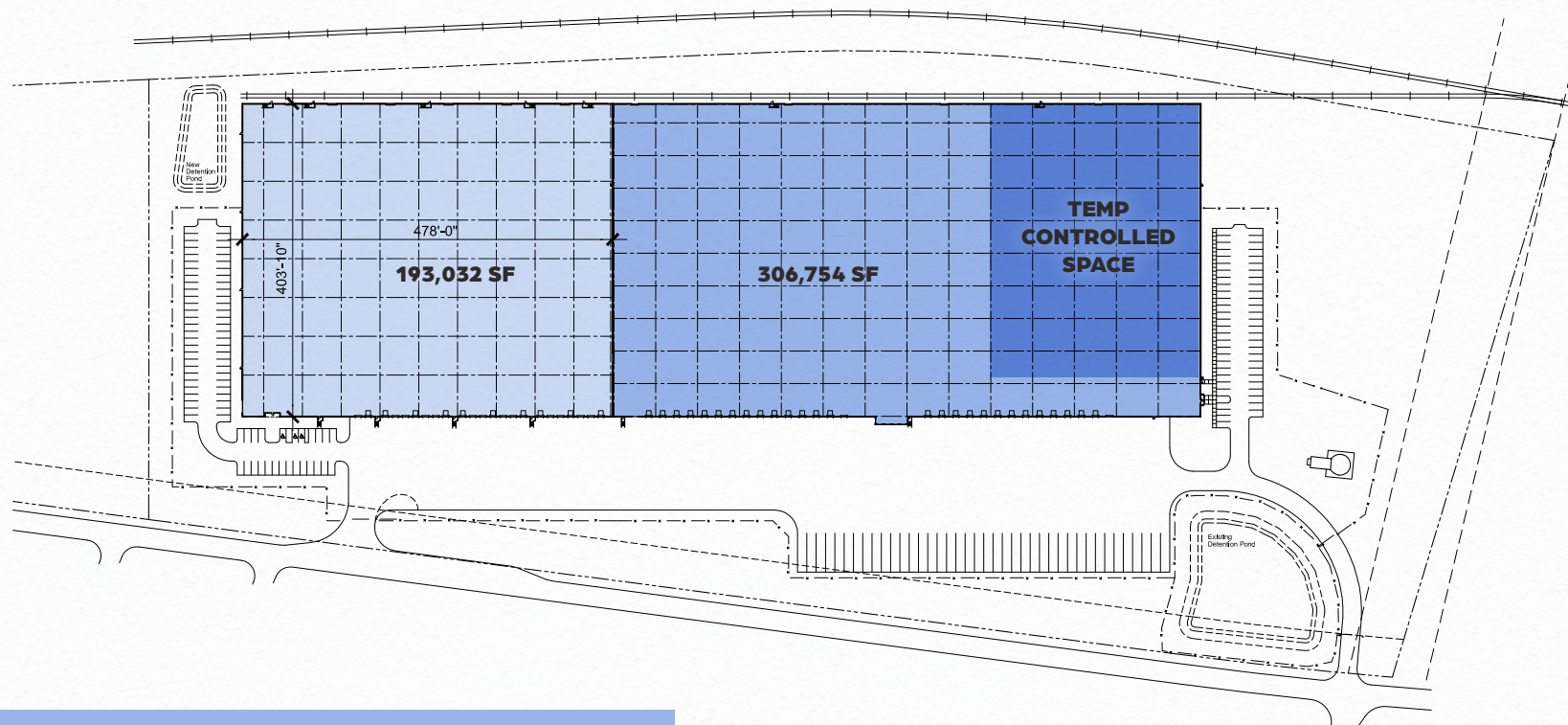
STRATEGIC LOCATION, INDUSTRIAL EXCELLENCE

9250 S MAIN ST, JONESBORO, GA 30236

499,960 SF AVAILABLE FOR LEASE

MASTER SITE PLAN

INCLUDES 100K SF CONDITIONED WAREHOUSE



PROPERTY HIGHLIGHTS



TOTAL AVAILABLE
499,960 SF



DRIVE-INS
3 drive-ins



SPRINKLER
ESFR



PARKING
136 auto spots & 40 trailer parks



OFFICE SPACE
12,300 SF total office area



CEILING HEIGHT
28' 6" clear



RACKING AVAILABLE
7,000+ pallets



TEMPERATURE CONTROLLED
100,000 SF temperature controlled room



DOCK HIGH
50 dock high doors (37 with levelers)



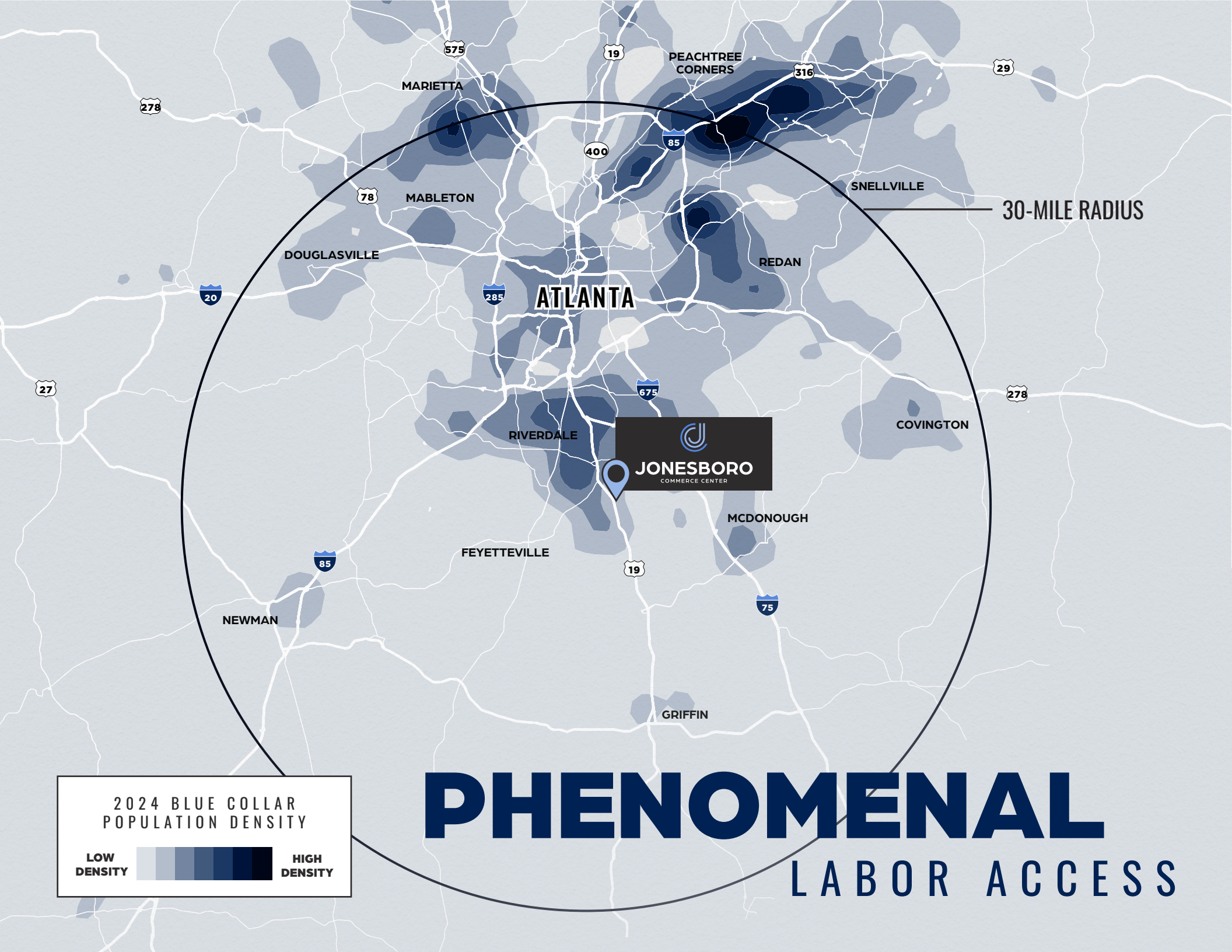
COLUMN SPACING
54' wide x 42' deep



RAIL LINE
Norfolk Southern; 4 active rail doors

SITE PHOTOS

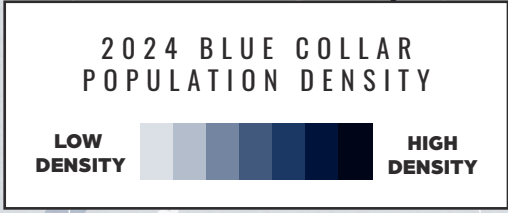




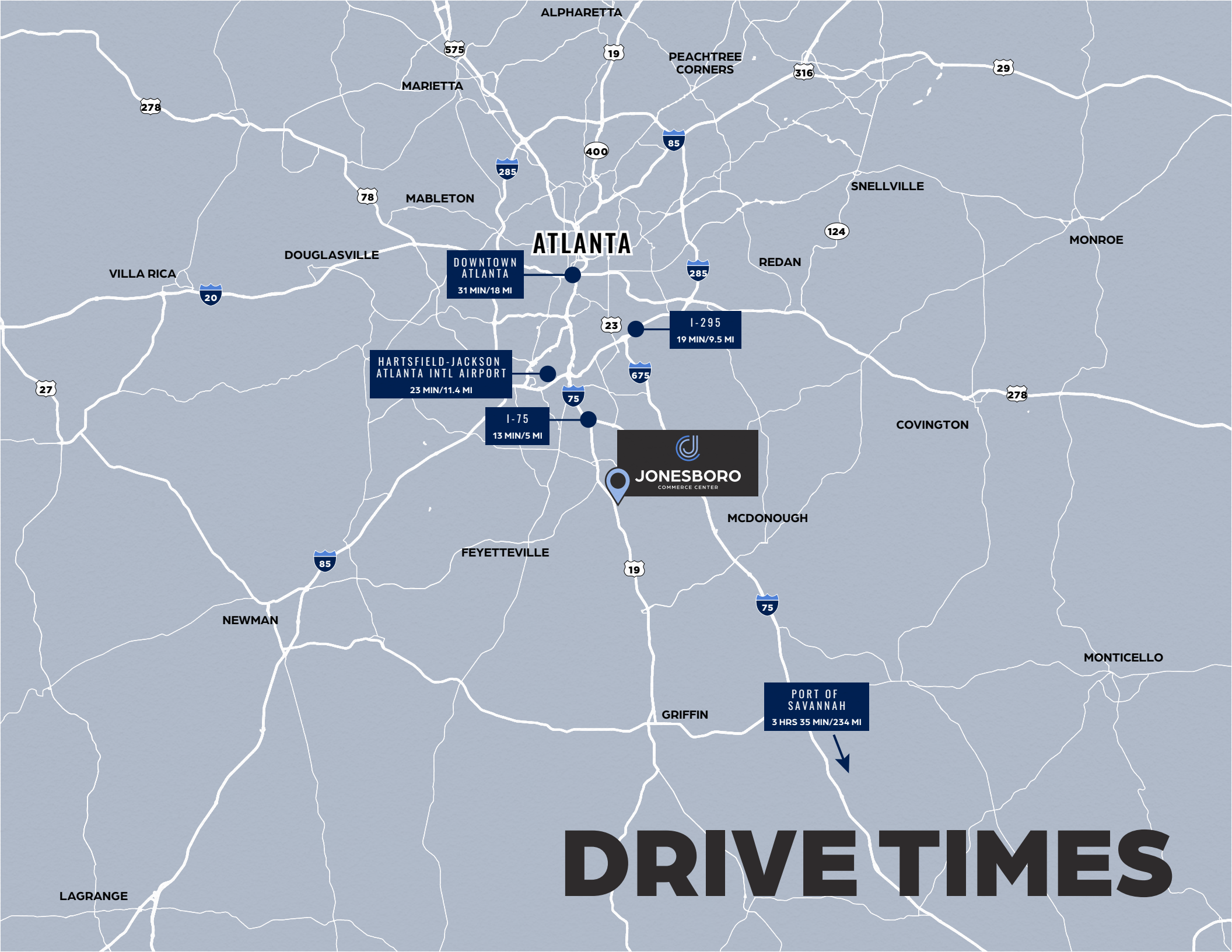
30-MILE RADIUS

ATLANTA

JONESBORO
COMMERCE CENTER



PHENOMENAL
LABOR ACCESS



DRIVE TIMES

STRATEGIC ACCESS

DRIVE TIMES



EVERYTHING

AT YOUR FINGERTIPS

RETAIL OPTIONS

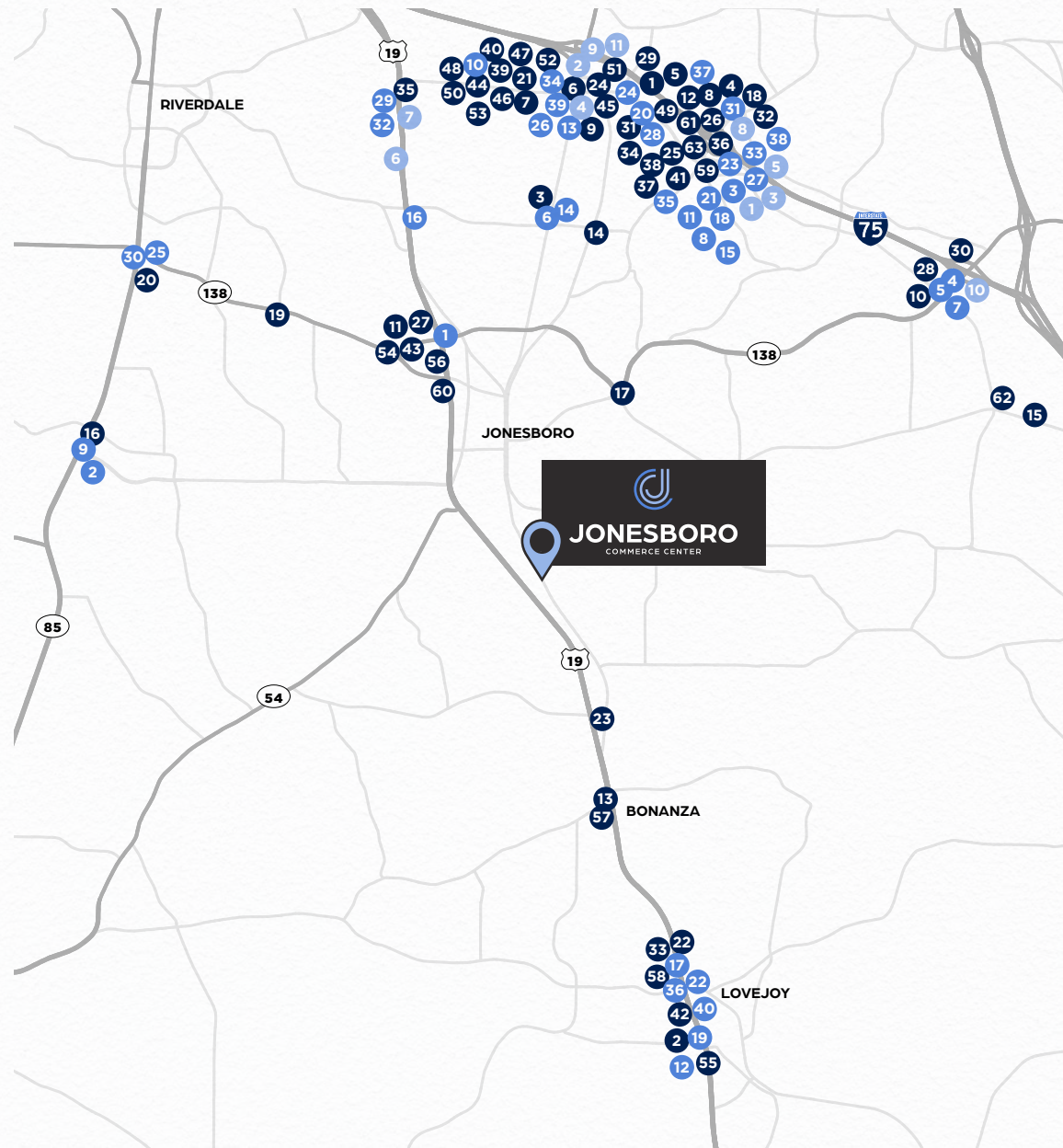
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|-----------------------------|--------------------------------|--|
| 1. Costco Wholesale Corp. | 22. Family Dollar Stores | 43. Rainbow Shops |
| 2. Walmart | 23. Family Dollar Stores | 44. Rainbow Shops |
| 3. Sam's Club | 24. Burlington Stores | 45. Rainbow Shops |
| 4. Party City | 25. Harbor Freight Tools | 46. Victoria's Secret |
| 5. Shoppers World | 26. Best Buy | 47. Express |
| 6. Casual Male XL | 27. Aaron's | 48. Hot Topic |
| 7. K & G Fashion Superstore | 28. Aaron's | 49. David's Bridal |
| 8. Ross Stores | 29. Ashley Furniture HomeStore | 50. H&M (Hennes & Mauritz) |
| 9. T.J. Maxx | 30. Lowe's | 51. DTLR |
| 10. Kohl's | 31. Lowe's | 52. Citi Trends |
| 11. Roses | 32. The Home Depot | 53. Macy's |
| 12. Roses | 33. The Home Depot | 54. ALDI |
| 13. Dollar General | 34. Goodwill Industries | 55. ALDI |
| 14. Dollar General | 35. Office Depot | 56. Kroger |
| 15. Dollar General | 36. PetSmart | 57. Kroger |
| 16. Dollar General | 37. Plato's Closet | 58. Food Depot |
| 17. Dollar Tree | 38. Once Upon a Child | 59. Publix Super Markets |
| 18. Dollar Tree | 39. The Children's Place | 60. Lidl US |
| 19. Family Dollar Stores | 40. Aéropostale | 61. IGA (Independent Grocers Alliance) |
| 20. Family Dollar Stores | 41. Clothes Mentor | 62. Ingles Markets |
| 21. Family Dollar Stores | 42. Rainbow Shops | 63. America's Thrift Store |

RESTAURANTS

- | | | |
|-------------------------------|----------------------------|------------------------------|
| 1. Checkers | 14. Bojangles' | 28. TGI Fridays |
| 2. Sonic | 15. Chick-fil-A | 29. Applebee's |
| 3. Steak 'n Shake | 16. Chick-fil-A | 30. Zaxby's |
| 4. Burger King | 17. Chick-fil-A | 31. Carrabba's Italian Grill |
| 5. Wendy's | 18. Panda Express | 32. Hooters |
| 6. Wendy's | 19. Panda Express | 33. Chili's Grill & Bar |
| 7. McDonald's | 20. Moe's Southwest Grill | 34. SUBWAY |
| 8. McDonald's | 21. Chipotle Mexican Grill | 35. SUBWAY |
| 9. McDonald's | 22. Buffalo Wild Wings | 36. Panera Bread |
| 10. Dairy Queen | 23. Waffle House | 37. American Deli |
| 11. Arby's | 24. Waffle House | 38. Jersey Mike's |
| 12. Popeyes Louisiana Kitchen | 25. IHOP | 39. Del Taco |
| 13. KFC | 26. Olive Garden | 40. Taco Bell |
| | 27. LongHorn Steakhouse | |

HOTELS

- | | | |
|-------------------------------------|----------------------------|--|
| 1. Country Inn & Suites by Radisson | 5. InTown Suites | 10. Fairfield Inn & Suites by Marriott |
| 2. Quality Inn | 6. InTown Suites | 11. Days Inn |
| 3. Extended Stay America | 7. Motel 6 | |
| 4. Hampton | 8. Americas Best Value Inn | |
| | 9. Drury Hotels | |





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GCP | G R O W T H
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P A R T N E R S

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