

# UNION GROVE

## LOGISTICS CENTER

**BUILD-TO-SUIT**  
UP TO 660,000 SF AVAILABLE FOR LEASE



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# PROPERTY HIGHLIGHTS

- ▶ 60-acre master planned park  
*For verification by developer*
- ▶ Less Developed Census Tract Tax Credits
- ▶ Corporate neighbors include: Mohawk, LG, Nourison, CFL, Love's Travel Stop, Kerry Foods, and Buc-ee's
- ▶ 36' (up to 52' at ctr)
- ▶ 60' X 60' Column Spacing, 90' Speed Bay
- ▶ ¼ mile to I-75 at the new Union Grove Road interchange-Exit 310
- ▶ 38 Miles to the Appalachian Regional Port
- ▶ 54 Miles to I-24 in Chattanooga
- ▶ Fully Entitled
- ▶ Mass Grading Complete
- ▶ All Utilities In Place

## TAX INCENTIVES

100

Eligible New Jobs Created

\$350,000

Per Year

x

5

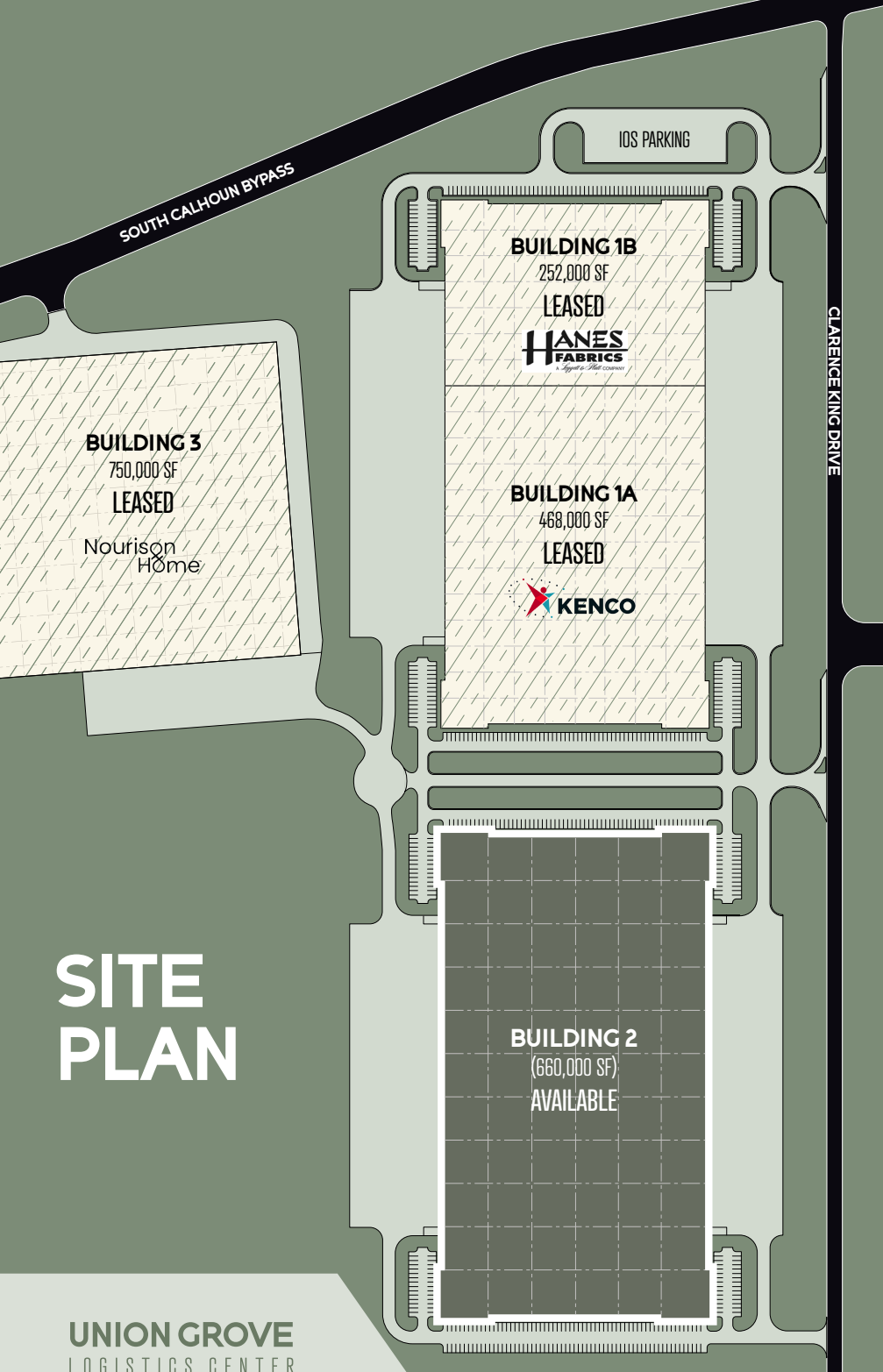
Years

\$1,750,000

Tax Savings

- ▶ Located in a less-developed census tract (LDCT)
- ▶ Federal opportunity zone
- ▶ New Markets Tax Credit Zone





# BUILDING SPECS



**CONTRACTOR:** FoxBrindle Construction Company

**CLEAR HEIGHT:** 36' (up to 52' at ctr)

**SQUARE FOOTAGE:** 126,000 to 660,000 SF

**BUILDING DEPTH:** 600 FT

**OFFICE AREA:** 3,400 SF (Expandable)

**ACRES:** 98 Acres (Total Site)

**CONFIGURATION:** Cross Dock

**SLAB:** 6" Slab 4,000 PSI with 10 mil vapor barrier

**COLUMN SPACING:** 60' X 70' spans; speed bays are 90' wide

**WALLS:** Masonry, minimum 7" thick

## LOADING DOORS:

80 Dock high doors (9'X10')\* with vision panels and 6' X 7', 50,000 lbs, capacity hydraulic pit levelers. 2 drive-in doors (14'X14') with concrete ramps-electrically operated  
*\*For confirmation by developer*

## CANOPIES:

Prefinished bullnose over docks; decorative structural steel and concrete at office area

## TRUCK COURT:

180' concrete-8" thick, 3,000 psi over 4" stone base

## PARKING SPACES:

120 auto; 30 trailer storage. Site is designed for 113 trailers and 160 docks at full buildout

## ELECTRICAL:

One 1,200-amp, 277/480v, 3-phase, 4-wire services underground rough-in for an additional 4,000-amp service for 660,000 SF space

## SPRINKLER TYPE:

ESFR System

## ROOFING SYSTEM:

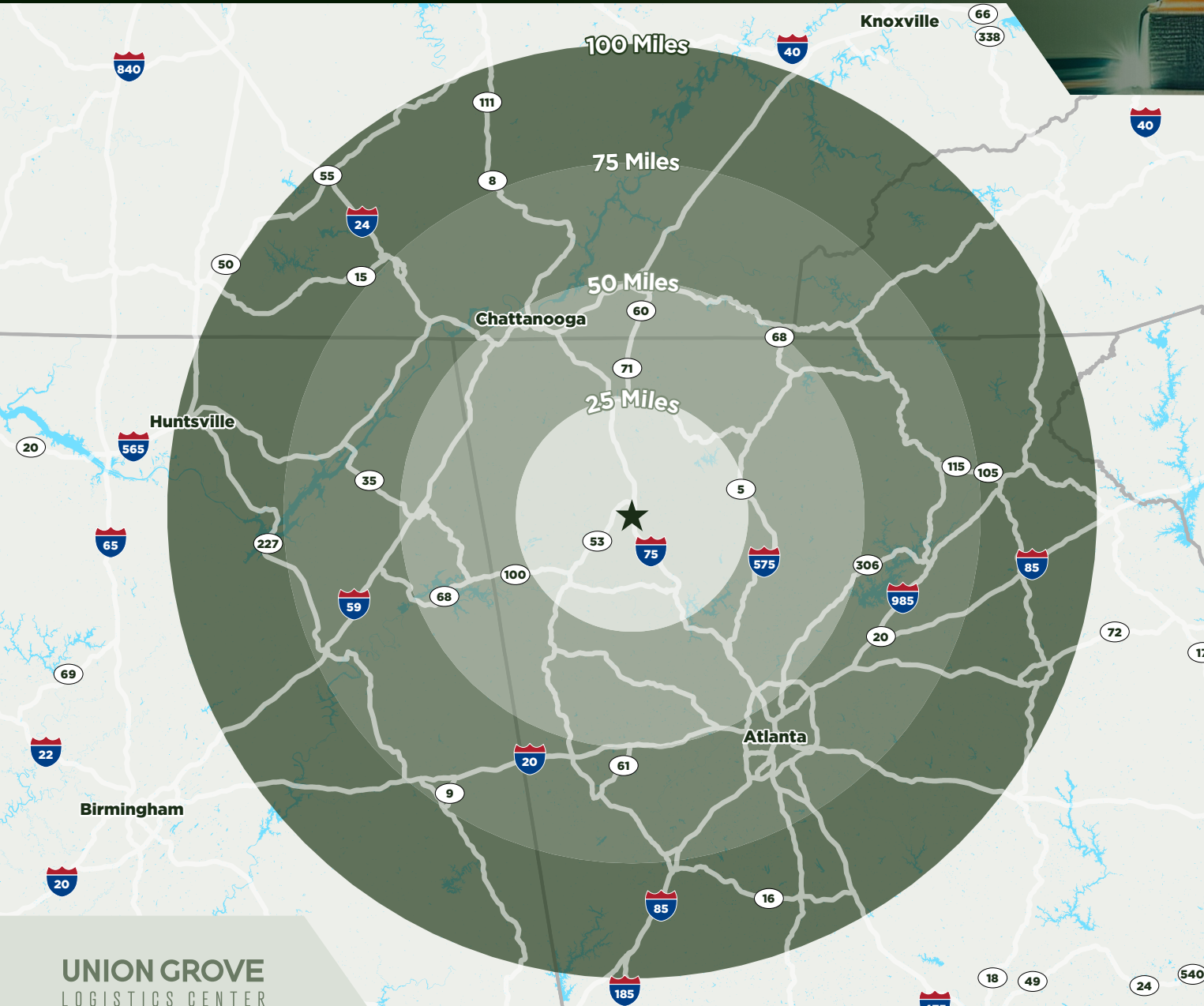
60 mil, fully adhered, white, TPO with 3.5" ISO (R-20 min rating)

## VENTILATION FANS/LOUVERS:

Intake and exhaust for 3 air changes per hour



# SUPERIOR ACCESSIBILITY



## DRIVE TIMES

Atlanta	64 Miles
Atlanta Int'l Airport	75 Miles
Appalachian Regional Port	38 Miles
Athens	131 Miles
I-24	54 Miles
Chattanooga	55 Miles
Birmingham	141 Miles
Nashville	187 Miles
Knoxville	150 Miles
Charlotte	304 Miles
Columbia	279 Miles
Port of Charleston	372 Miles
Port of Savannah	314 Miles
Huntsville	124 Miles



# CENTER OF A MANUFACTURING HUB

**UNION GROVE  
LOGISTICS CENTER**

**UNION GROVE  
LOGISTICS CENTER**

Engineered  
FLOORS.

53

Shaw

TEKLAS

MOHAWK  
INDUSTRIES, INC.

NOTS  
LOGISTICS

LX Hausys

Shaw

SOUTHWEST GREENS  
GOLF & GARDENS

MOHAWK  
INDUSTRIES, INC.

S-Wall St

GAS INCORPORATED

TAYSE

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RACEMARK

Mannington

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FOR MORE INFORMATION, PLEASE CONTACT:

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