

THE CUBES

LOCUST GROVE



**MASTER-PLANNED 322 AC INDUSTRIAL PARK
FOR LEASE OR PURCHASE**

CRG | INTEGRATED
REAL ESTATE
SOLUTIONS

 **CUSHMAN &
WAKEFIELD**

2,026,490 SF
Across Four Remaining Sites
With I-75 Frontage

PRICE ROAD | LOCUST GROVE, GA

Park Details



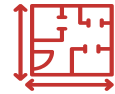
	BLDG A	BLDG B	BLDG C	BLDG D	BLDG E	BLDG F	SITE 1
Site AC		56.23 ac	44.21 ac	37.78 ac		58.14 ac	
Building SF		±462,000 sf	500,220 sf	±284,270 sf		±780,000 sf	
Status	SOLD — INVESTOR	BTS, Lease or Sale	Under Construction (delivers Q1 2025)	BTS, Lease or Sale	SOLD — RENEWAL BY ANDERSEN BTS	BTS, Lease or Sale	SOLD — CARMAX

Building B

± 462,000 SF
Available for BTS,
Lease or Sale



Site Acreage
56.23 AC



Dimensions
1155' x 400'



Office
BTS



Parking
253 Spaces



Trailer Parking
65 spaces
expandable to 232



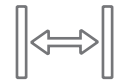
Truck Court
185' / 130'



Drive-in Doors
4



Dock Doors
112



Column Spacing
54'x 56'
60' speed bays



Clear Height
40' Minimum



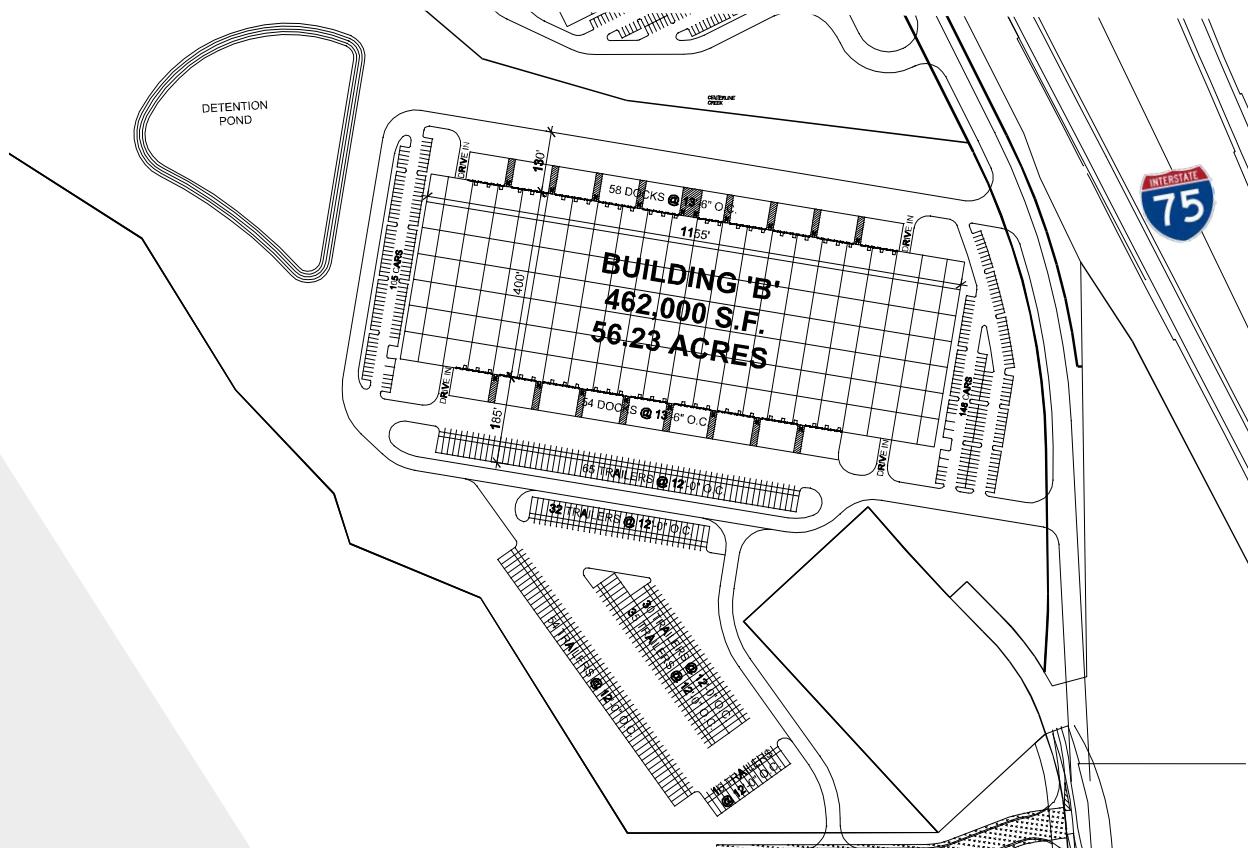
Fire Suppression
ESFR



Lighting
LED



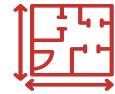
Slab Thickness
7" Slab - 4,000 PSI



Building C
500,220 SF
Under Construction
Delivers 1Q 2025



Site Acreage
44.21 AC



Dimensions
1191' x 420'



Spec Office
2,000 SF



Parking
253 Spaces



Trailer Parking
156 spaces



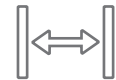
Truck Court
185'



Drive-in Doors
4



Dock Doors
122



Column Spacing
50'x 54'
60' speed bays



Clear Height
40' Minimum



Fire Suppression
ESFR



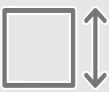
Power
3200 Amps



Slab Thickness
7" Slab - 4,000 PSI



Building D
± 284,270 SF
Available for BTS,
Lease or Sale



Site Acreage
37.78 AC



Dimensions
917' x 310'



Office
BTS



Parking
272 Spaces



Trailer Parking
46 spaces



Truck Court
185'



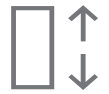
Drive-in Doors
2



Dock Doors
47



Column Spacing
50'x 56'
60' speed bays



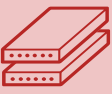
Clear Height
36' Minimum



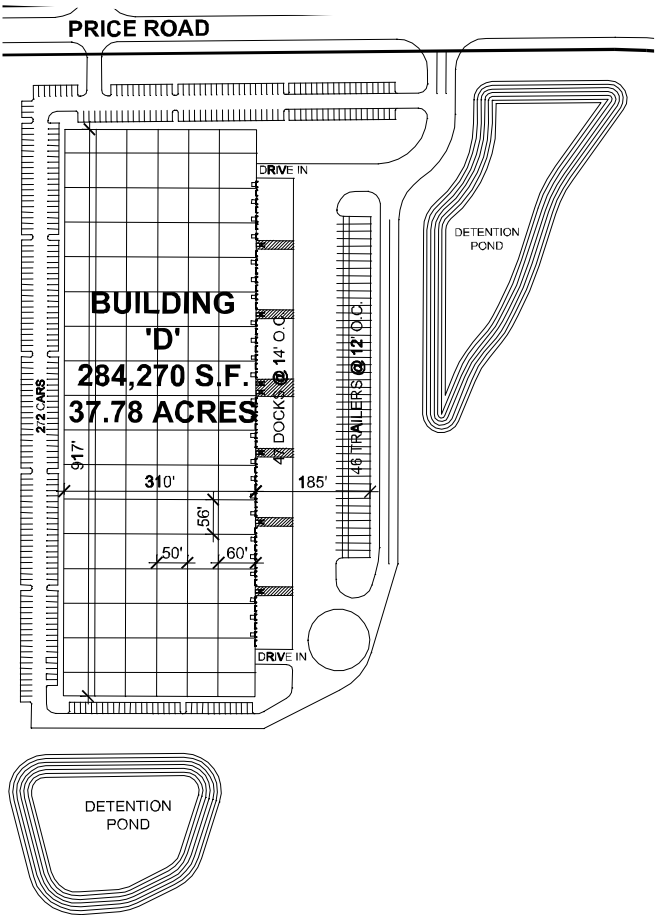
Fire Suppression
ESFR



Lighting
LED



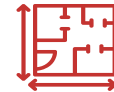
Slab Thickness
7" Slab - 4,000 PSI



Building F
± 780,000 SF
Available for BTS,
Lease or Sale



Site Acreage
58.14 AC



Dimensions
1500' x 520'



Office
BTS



Parking
491 Spaces



Trailer Parking
190 spaces



Truck Court
185'



Drive-in Doors



Dock Doors



Column Spacing
50' x 54'
60' speed bays



Clear Height
40' Minimum



Fire Suppression

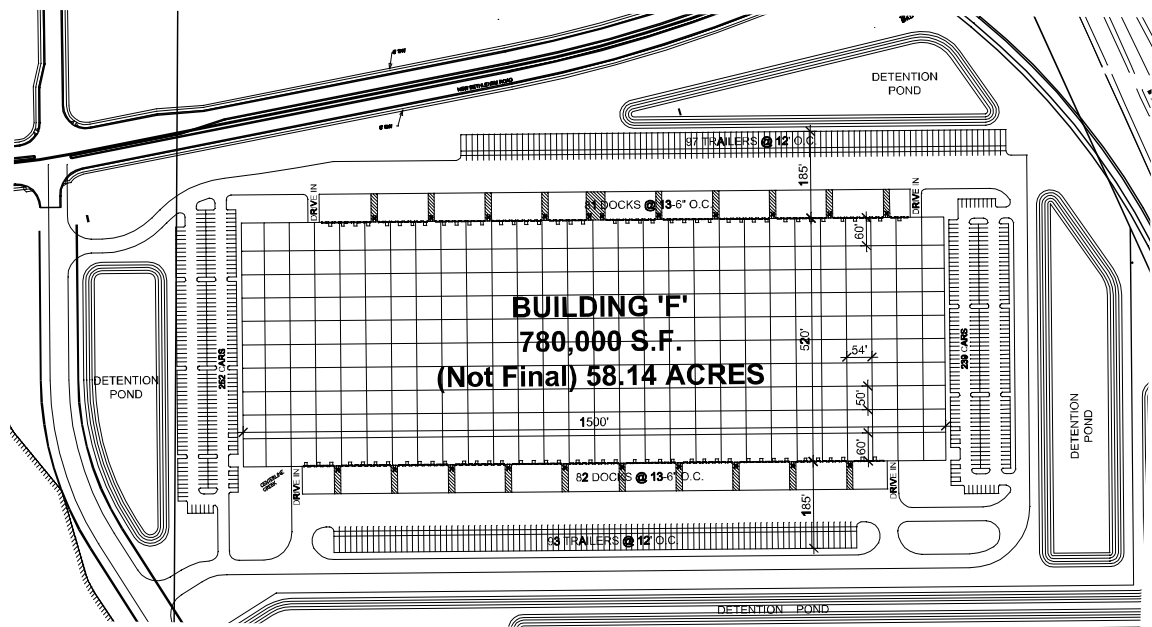


Lighting
LED

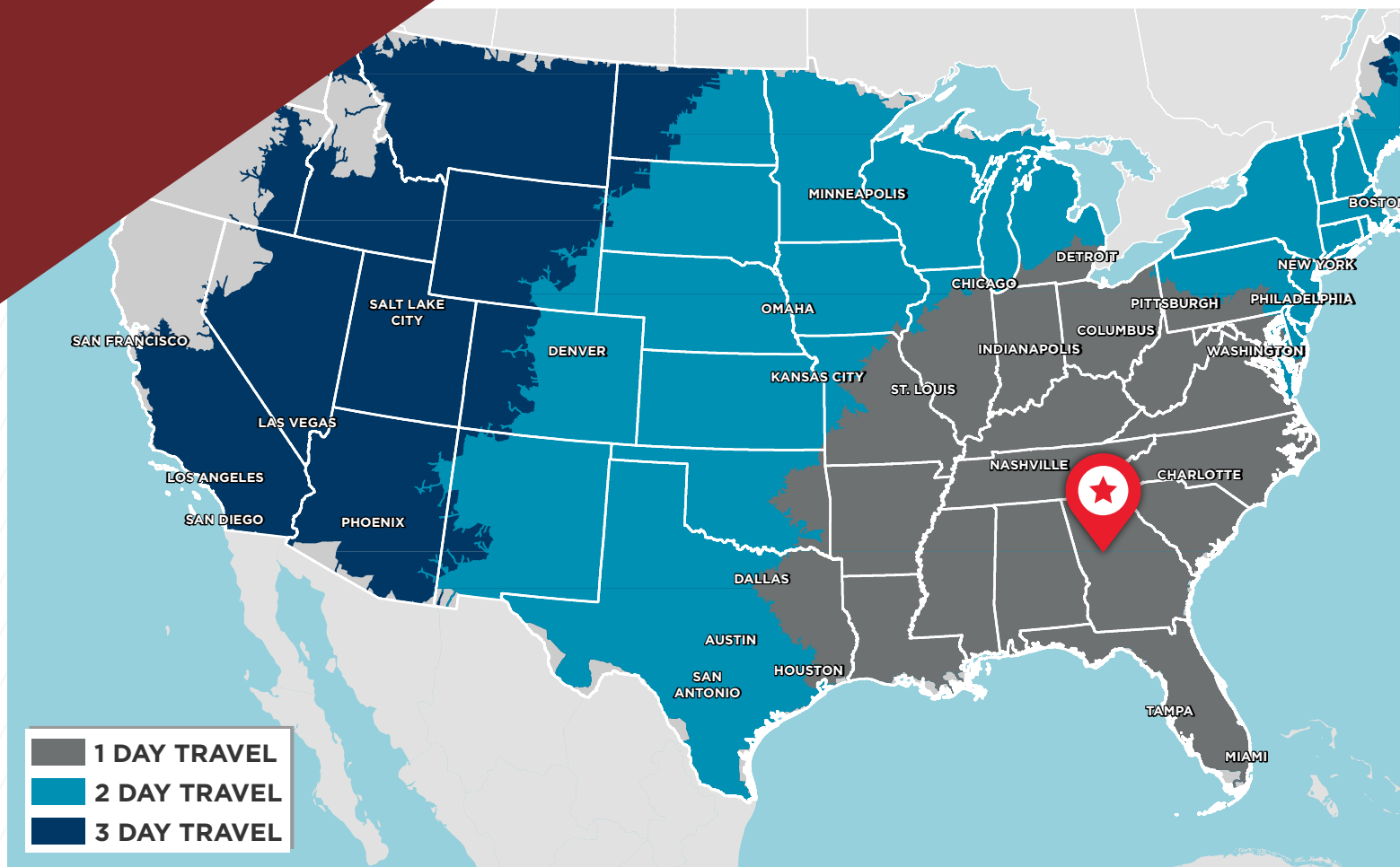


Slab Thickness

7" Slab - 4,000 PSI



Logistics Overview



UNOBSTRUCTED ACCESS WITH NO TRAFFIC TO I-75 SOUTH



I-75:
±1 mile



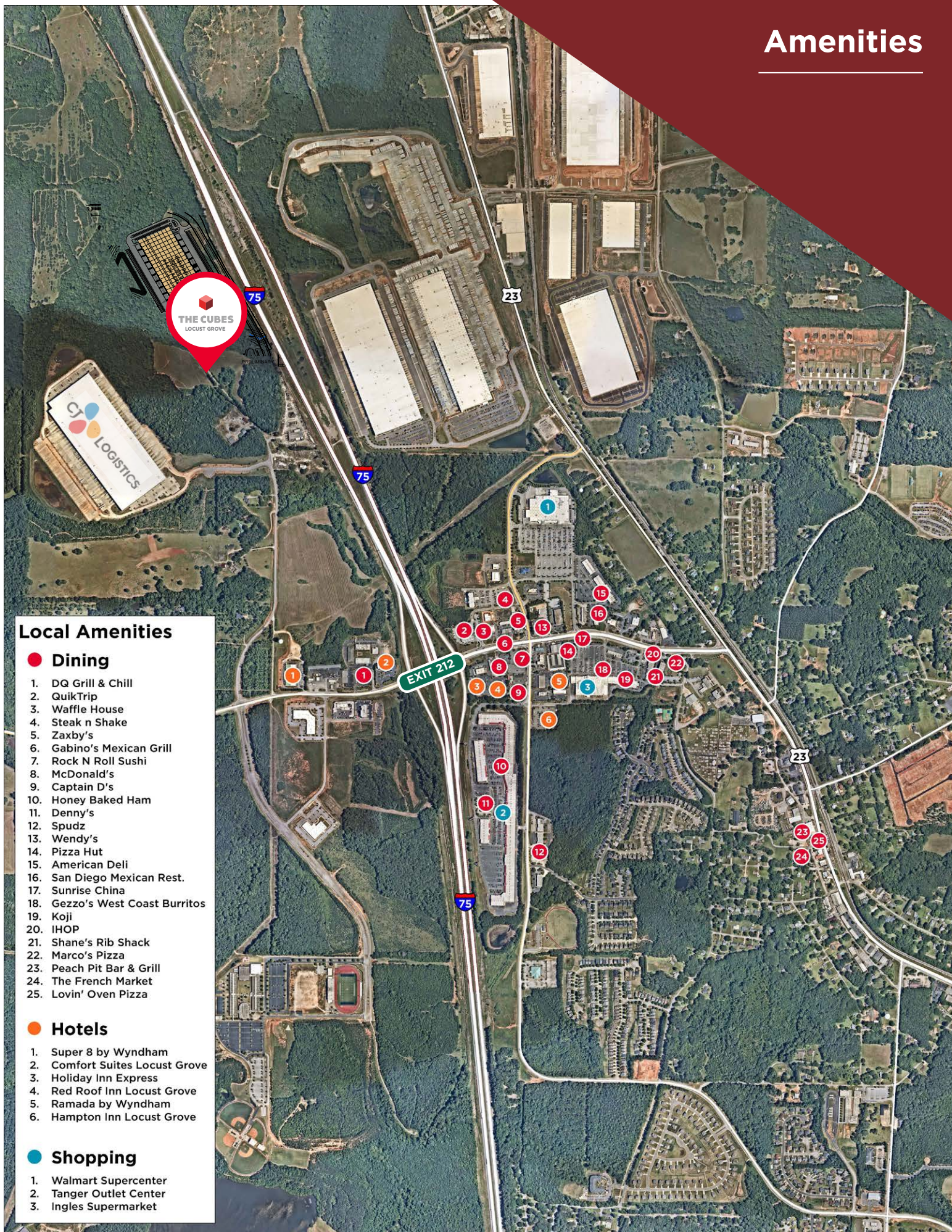
Port of Savannah:
215 miles
Port of Charleston:
294 miles



Hartsfield-Jackson
Int'l Airport:
32 miles

ECOMMERCE SUPPORT

- UPS Ground: 23 miles
- FedEx Air: 27 miles
- Norfolk Southern Intermodal: 42 Miles
- UPS Freight: 9.5 miles
- FedEx Ground: 27 miles
- BNSF/CSX Intermodal: 39 Miles



Local Amenities

Dining

1. DQ Grill & Chill
2. QuikTrip
3. Waffle House
4. Steak n Shake
5. Zaxby's
6. Gabino's Mexican Grill
7. Rock N Roll Sushi
8. McDonald's
9. Captain D's
10. Honey Baked Ham
11. Denny's
12. Spudz
13. Wendy's
14. Pizza Hut
15. American Deli
16. San Diego Mexican Rest.
17. Sunrise China
18. Gezzo's West Coast Burritos
19. Koji
20. IHOP
21. Shane's Rib Shack
22. Marco's Pizza
23. Peach Pit Bar & Grill
24. The French Market
25. Lovin' Oven Pizza

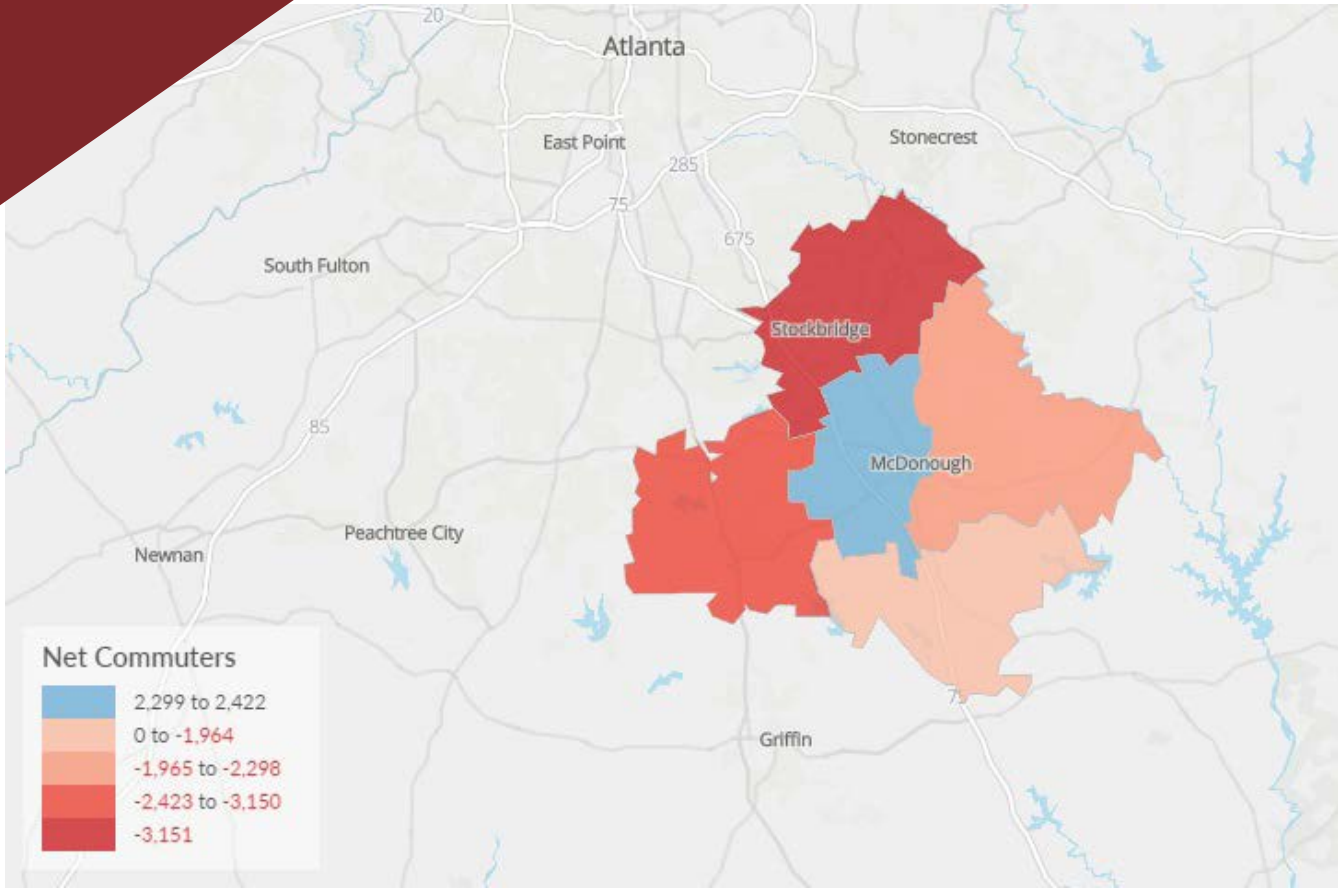
Hotels

1. Super 8 by Wyndham
2. Comfort Suites Locust Grove
3. Holiday Inn Express
4. Red Roof Inn Locust Grove
5. Ramada by Wyndham
6. Hampton Inn Locust Grove

Shopping

1. Walmart Supercenter
2. Tanger Outlet Center
3. Ingles Supermarket

Labor Highlights



As of 2023 the region's population increased by **24.3%** since 2010, growing by 49,615. Population is expected to increase by **4.71%** between 2023 and 2028, adding **11,937**.



253,504

POPULATION
IN 2023



124,822

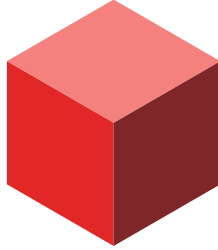
TOTAL REGIONAL
EMPLOYMENT



\$77.2K

MEDIAN HOUSEHOLD
INCOME FOR 2023

- Transportation/Moving Material = 14.2% of total employment (17,725)
- Core Warehousing & Distribution Workforce increased by 5,231 from 2017-2022 (72.7%), outpacing the national growth rate of 14.4%. The occupations are projected to increase by 2,130 from 2022-2027 (17.1%), outpacing the national projected growth rate of 8.1%.



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