



SPECULATIVE FREEZER/COOLER

STATE-OF-THE-ART, 50' CLEAR REFRIGERATED FACILITY

334,467 SF (Divisible) | 25 Acres

**South Park Industrial Park –
3200 South Park Blvd, Ellenwood, GA 30294**



**Broke
Ground**

**Site Pad
Ready**

**Steel
Going Up**

**Walls
Going Up**

**Roof
Complete**

**Construction
Complete**



ATLANTA BUILDING SPECIFICATIONS

RBA: ±334,467 SF (Divisible)

Freezer Areas: 100% freezer-capable, designed to be divisible

Office: (2) ±3,844 SF areas

Battery Charging: spec for ±3,300 SF per tenant

Column Spacing

58'w x 50'd Column Grids (Refrigerated Warehouse)
58'w x 60'd Column Grids (Cold Dock)

Clear Height

50' clear storage

Building Floor Slab

Shrink compensating slab with insulated underfloor and glycol underfloor heat

Refrigeration System

Rooftop zone systems providing convertible room temperatures (-10°F to +35°F with 35°F Cold Dock)

Temperature for the building can range from -10°F to +70°F in zones based on tenant requirement

Loading

52 dock high doors with vertical hydraulic levelers & 2 ramps

Fire Suppression System

Tyco K-34 Quell System

Lighting

LED high bay lighting with motion sensors

Truck Court

185' truck court, with trailer storage opposite from loading

Car Parking

232 spaces (Future expansion 110)

Trailer Parking

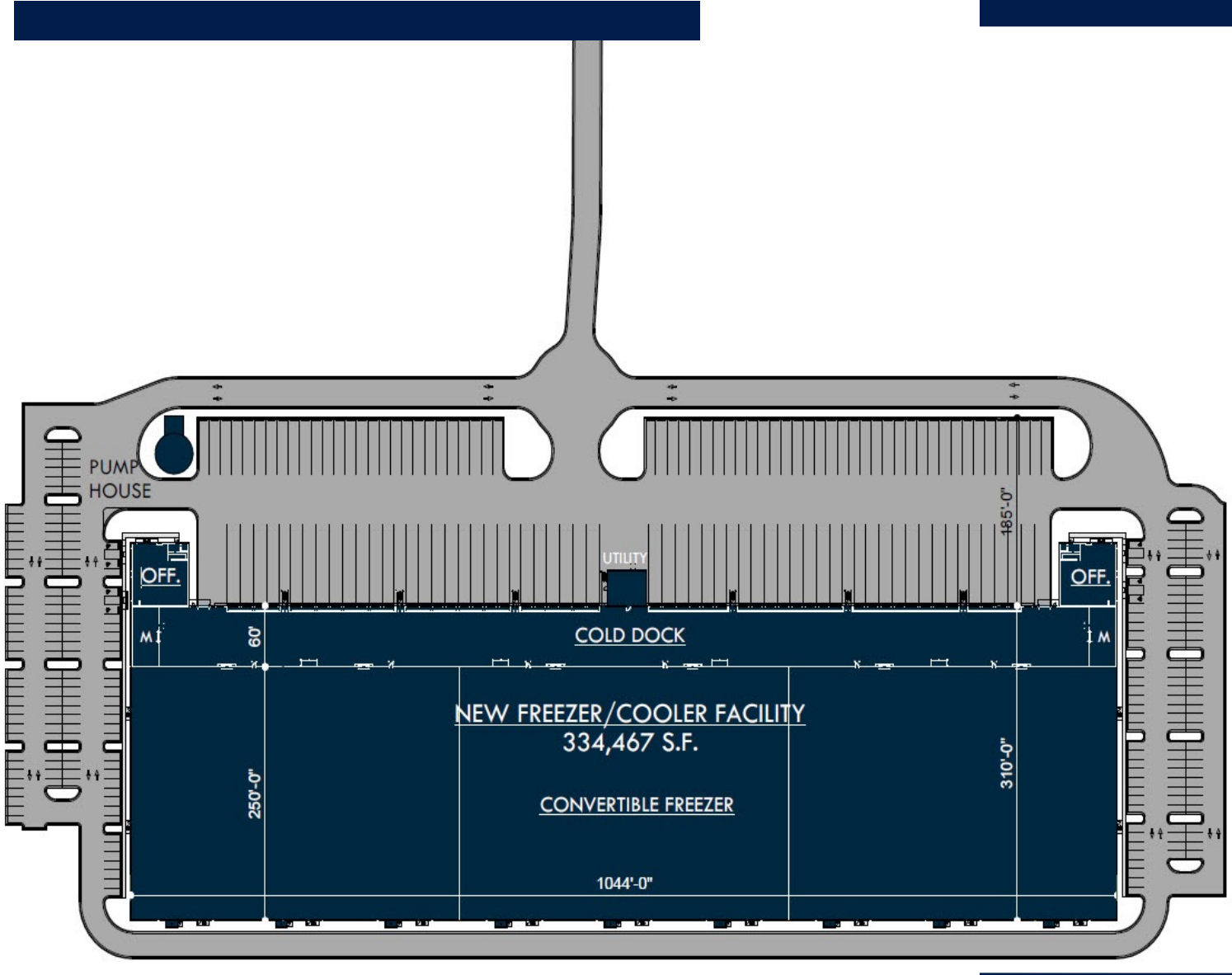
63 spaces

Roof

60 mil TPO over EPS



ATLANTA SITE PLAN



ATLANTA LOCATION HIGHLIGHTS



ATLANTA DRIVE TIME MAP

I-675

4 Miles

I-285

10 Miles

Atlanta Hartsfield International Airport

9 Miles

CSX Intermodal

14 Miles

Downtown Atlanta

16 Miles

Norfolk Southern Intermodal

20 Miles

ATLANTA DISTRIBUTION CAPABILITY



**Downtown
Atlanta**
16 Miles

Savannah
238 Miles

Charlotte
254 Miles

Nashville
266 Miles

Jacksonville
303 Miles

Memphis
405 Miles

Orlando
428 Miles

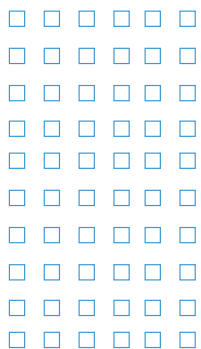
New Orleans
473 Miles

Indianapolis
553 Miles

Columbus
586 Miles

ATLANTA LOCAL AERIAL





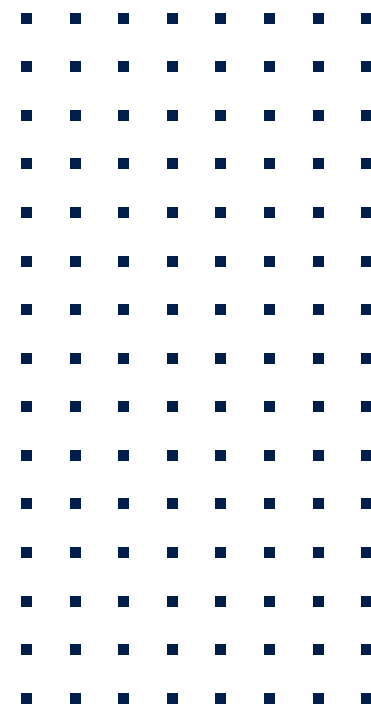
TRANSFORMING COLD STORAGE DEVELOPMENT

CONTACTS

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To learn more about Chill Development, please visit chilldevelopmentusa.com



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