



# 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**

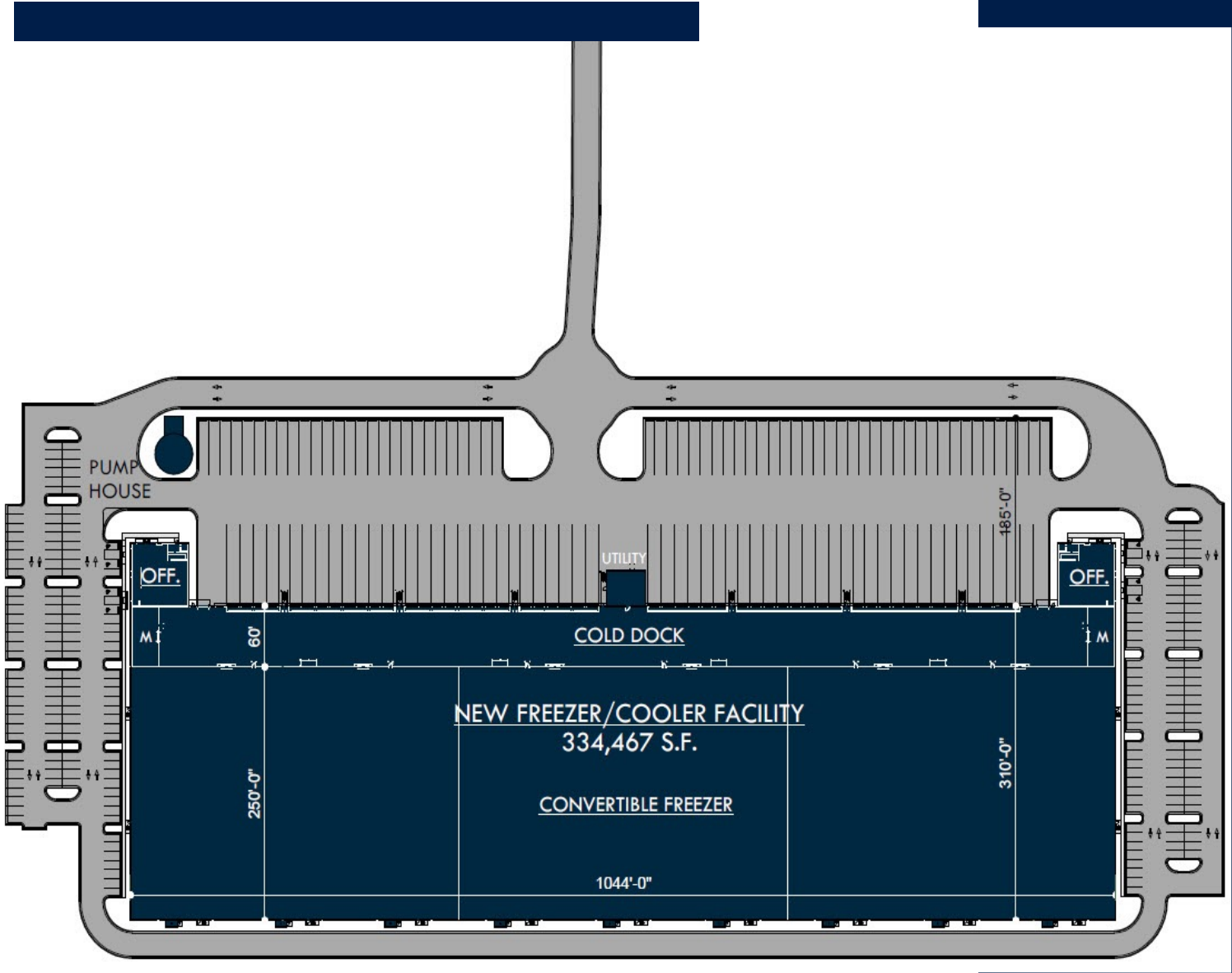
63 spaces

## **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

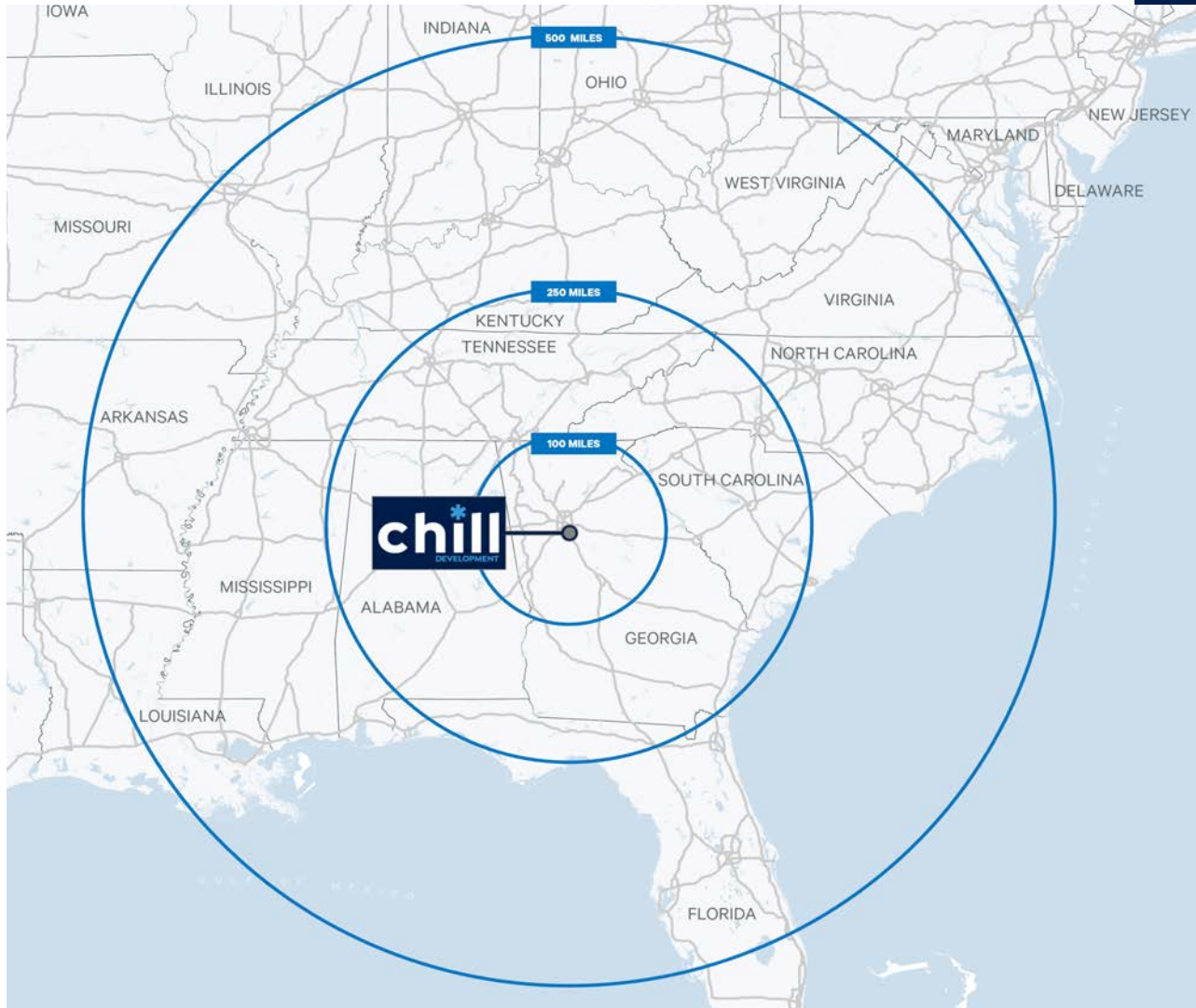
16 Miles

### 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



## ATLANTA DRIVE TIME MAP

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**CSX Intermodal**

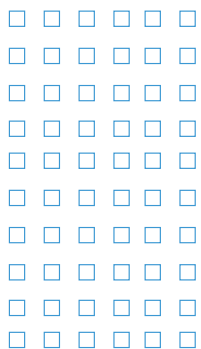
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**Downtown Atlanta**

16 Miles

**Norfolk Southern Intermodal**

20 Miles



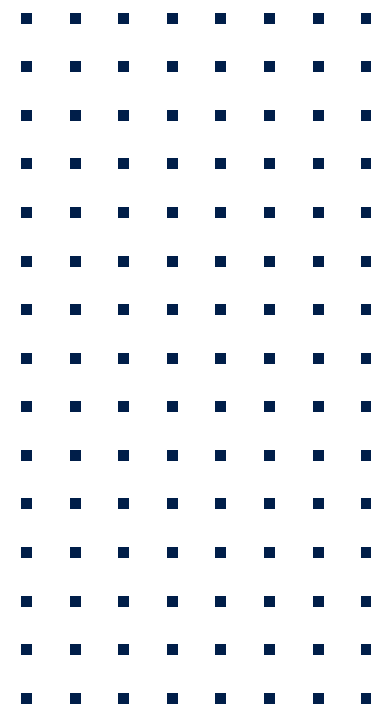
## TRANSFORMING COLD STORAGE DEVELOPMENT

### CONTACTS

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To learn more about Chill Development, please visit [chilldevelopmentusa.com](http://chilldevelopmentusa.com)



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