



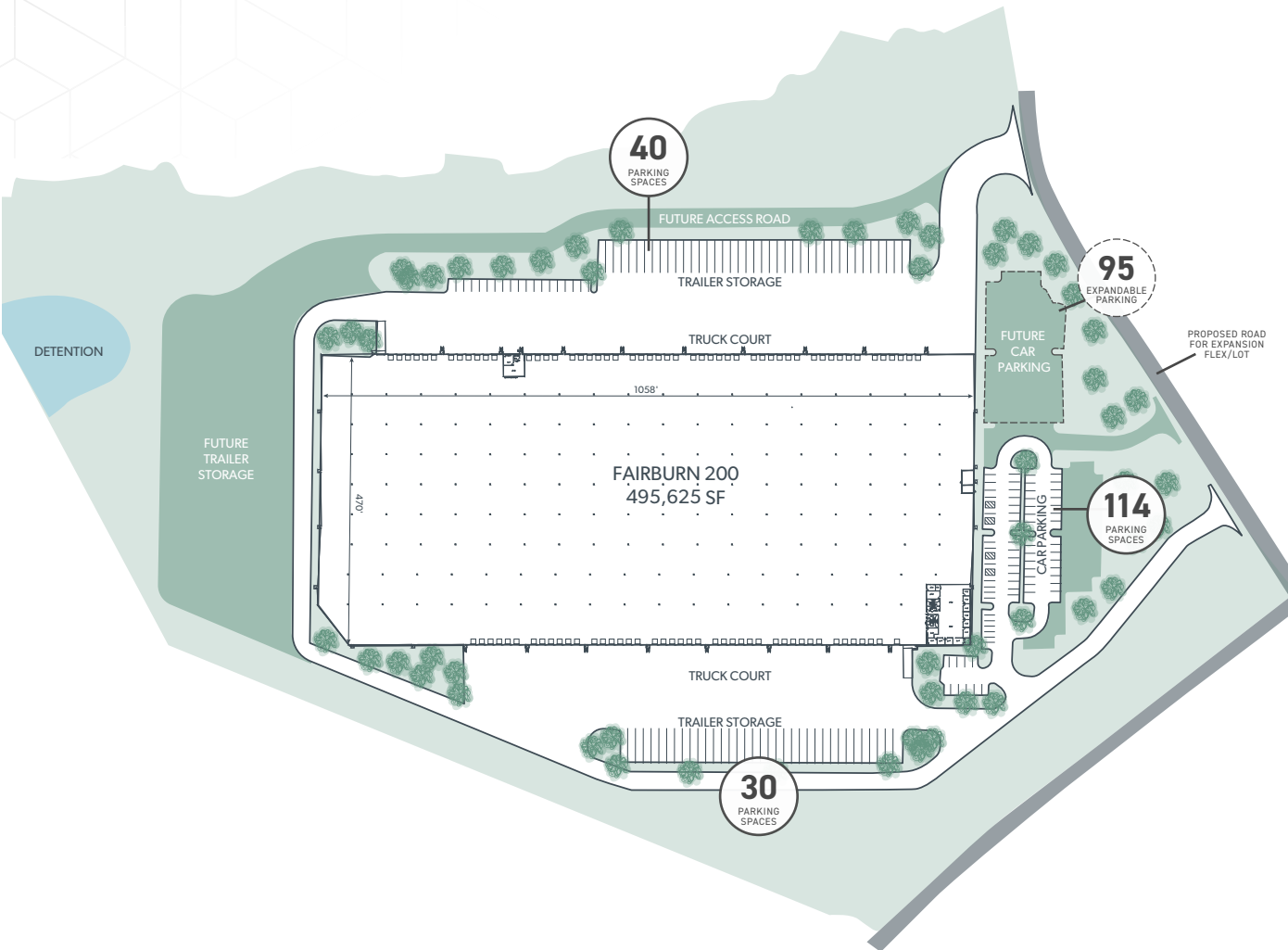
2000 LOGISTICS CENTER



495,625 SF CLASS A INDUSTRIAL SPACE FOR LEASE



PROPERTY HIGHLIGHTS



Docks: 97 ext



Drive Ins: 2 tot./12' w x 14' h



Cross Docks: Yes



Levelers: 50



Construction: Steel



Truck Court: 190'



Clear Height: 36'



Columns: 56'w x 65'd



Floor Load / Thickness: 4,000 lbs/SF' | 7"



114 Auto Spaces (Expandable to 209)



99 Trailer Storage Spots



Sprinklers: ESFR



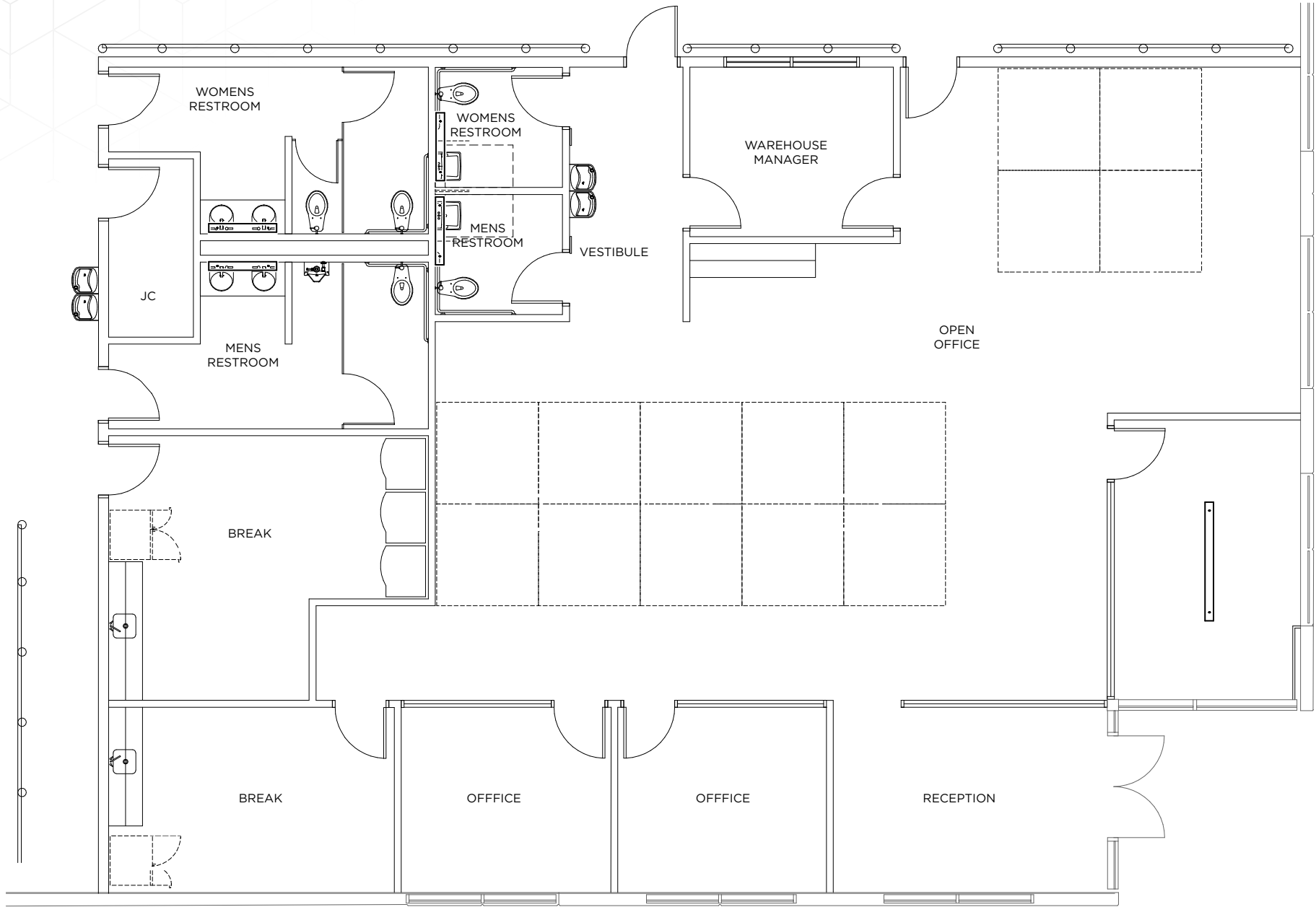
Power: 277/480v, 3-phase



Utilities: Heating - Gas

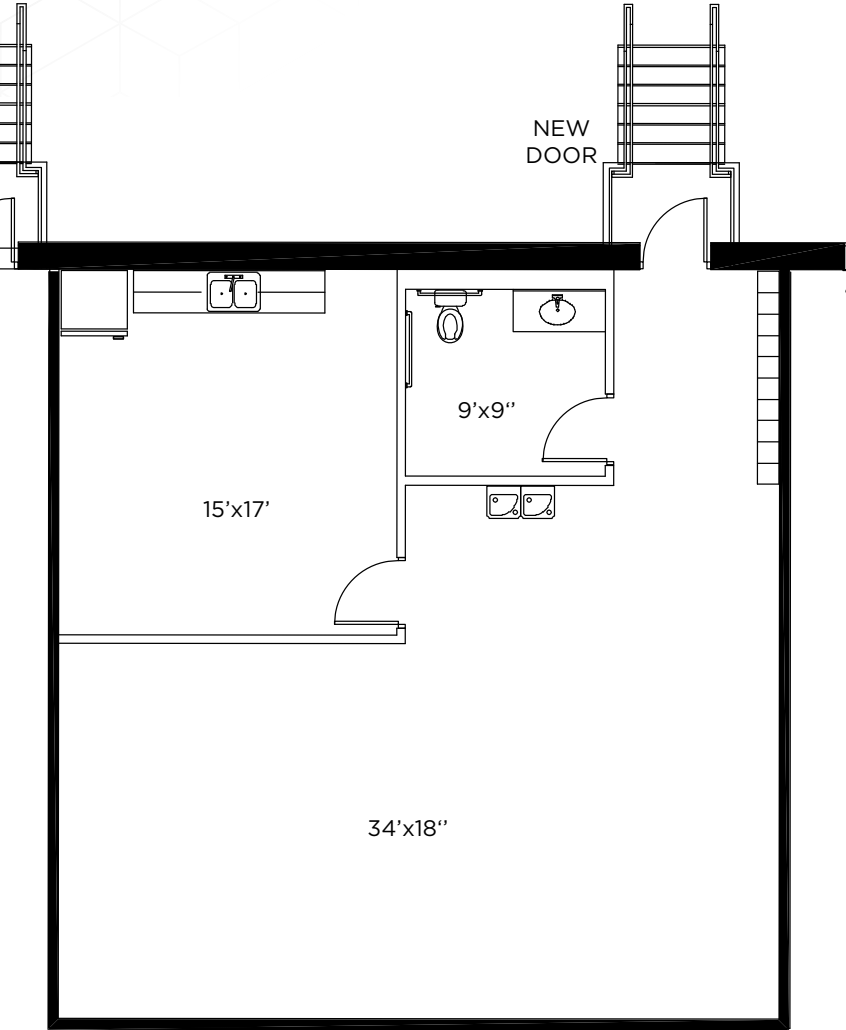
EXISTING OFFICE PLAN

3,488 SF



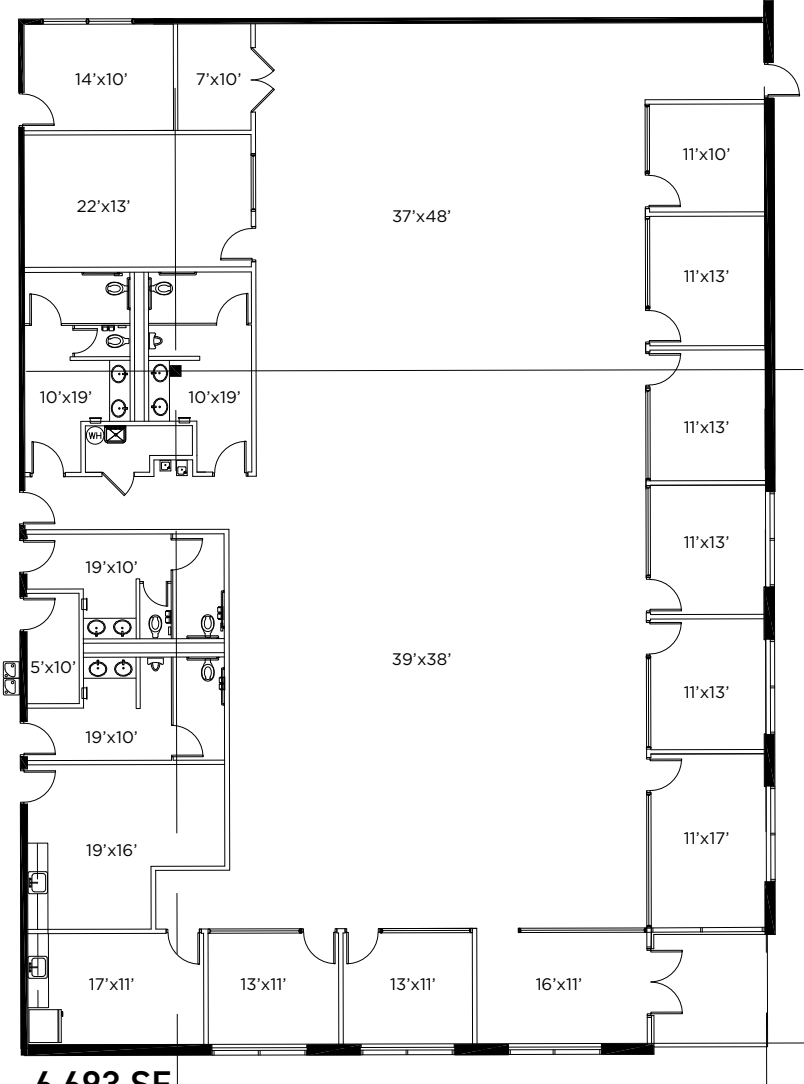
PROPOSED EXPANDED OFFICE PLANS

Proposed Trucker's Office



TRUCKERS LOUNGE 1,197 SQ.FT.

Proposed Office Expansion



6,693 SF

AERIAL

CLICK HERE FOR
INTERACTIVE
360°
TOUR



99 TRAILER SPACES

48 DOCK DOORS
(25 WITH LEVELERS)

49 DOCK DOORS
(25 WITH LEVELERS)

190' TRUCK COURT

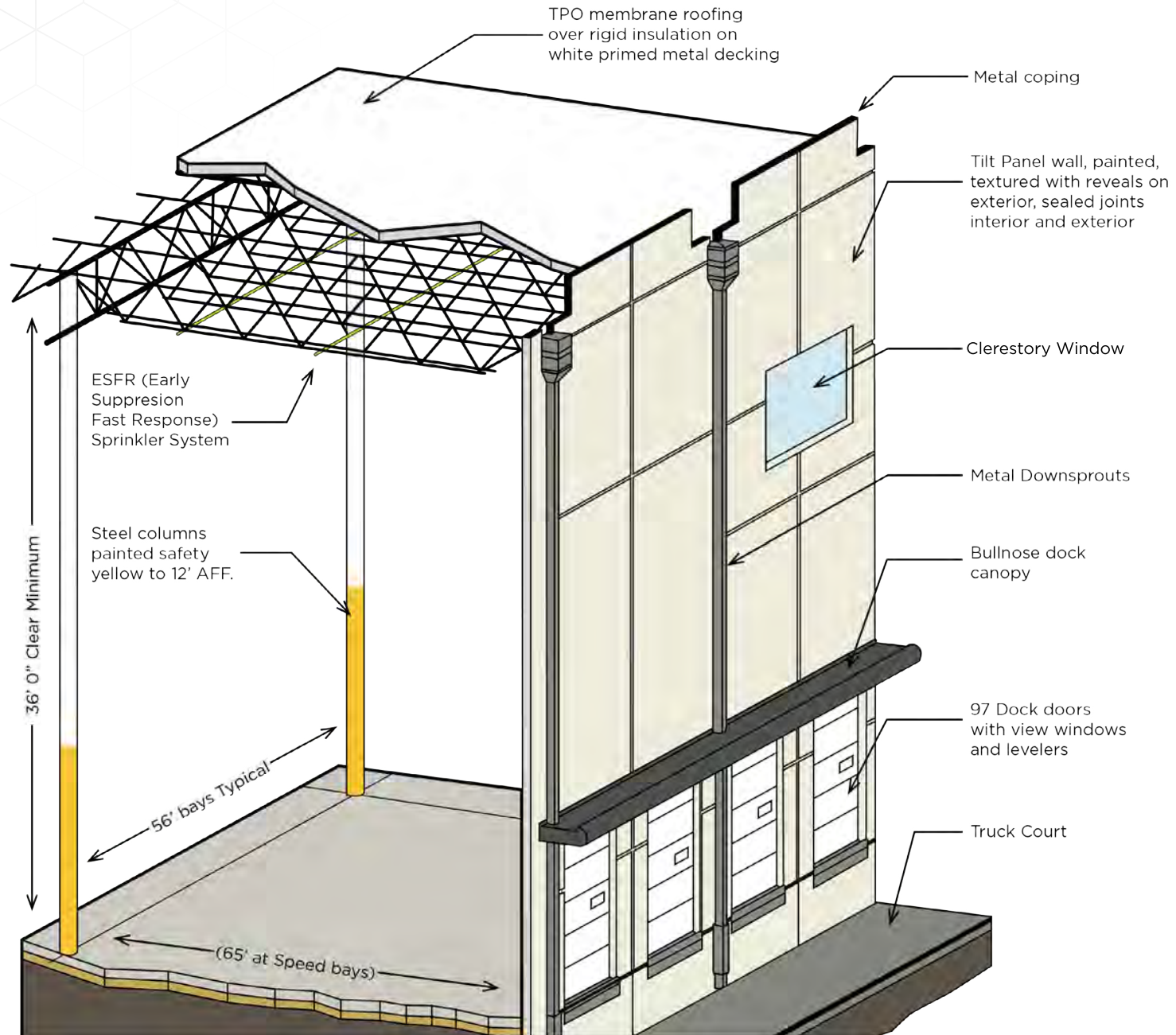
190' CONCRETE
TRUCK COURT

3,488 SF OFFICE

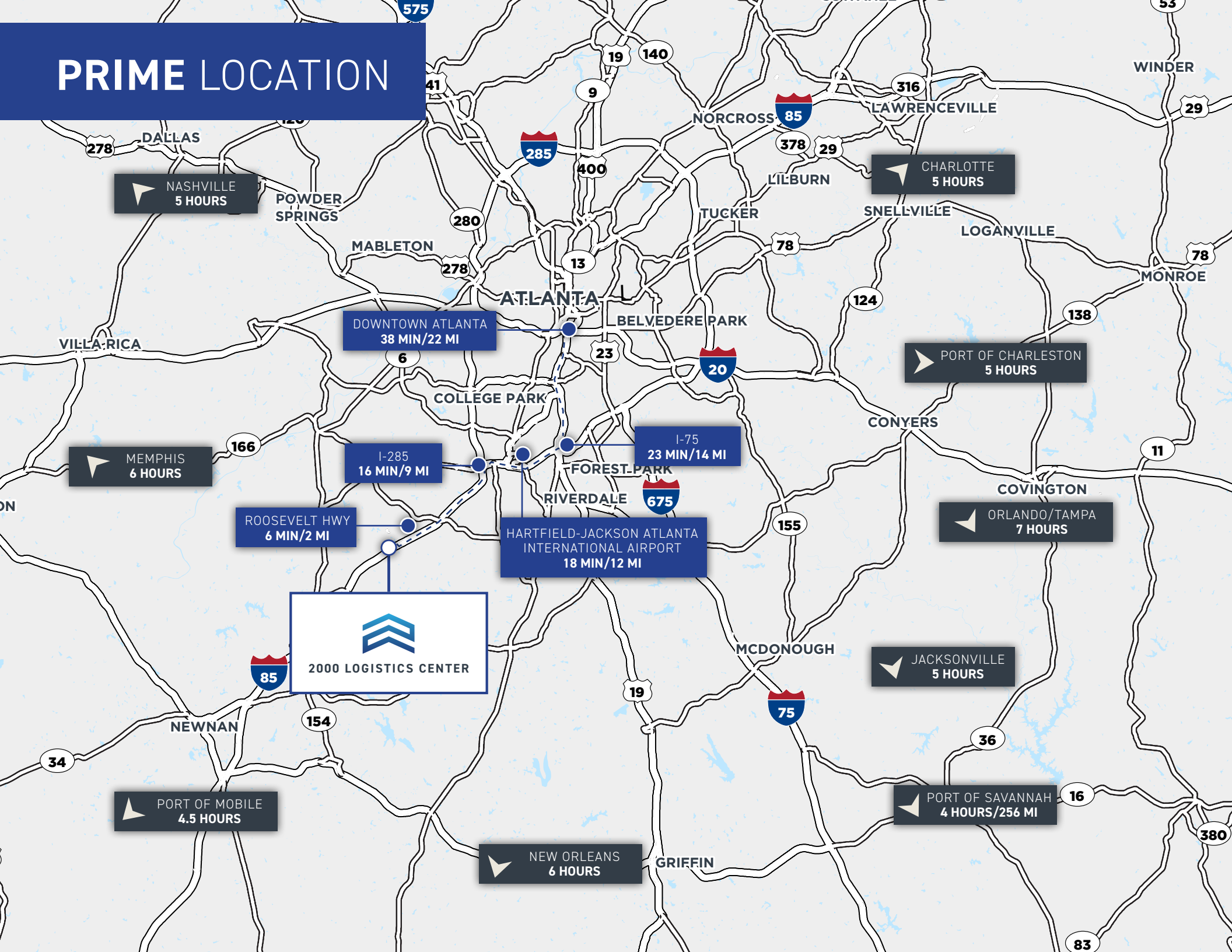
114 AUTO SPACES
(EXPANDABLE)

AUTOPARK
EXPANSION/FLEX LOT

BUILDING CROSS SECTION



PRIME LOCATION



STRONG LABOR FORCE

134,524

Warehouse Employees

\$72,356

Med HH Income

5.2%

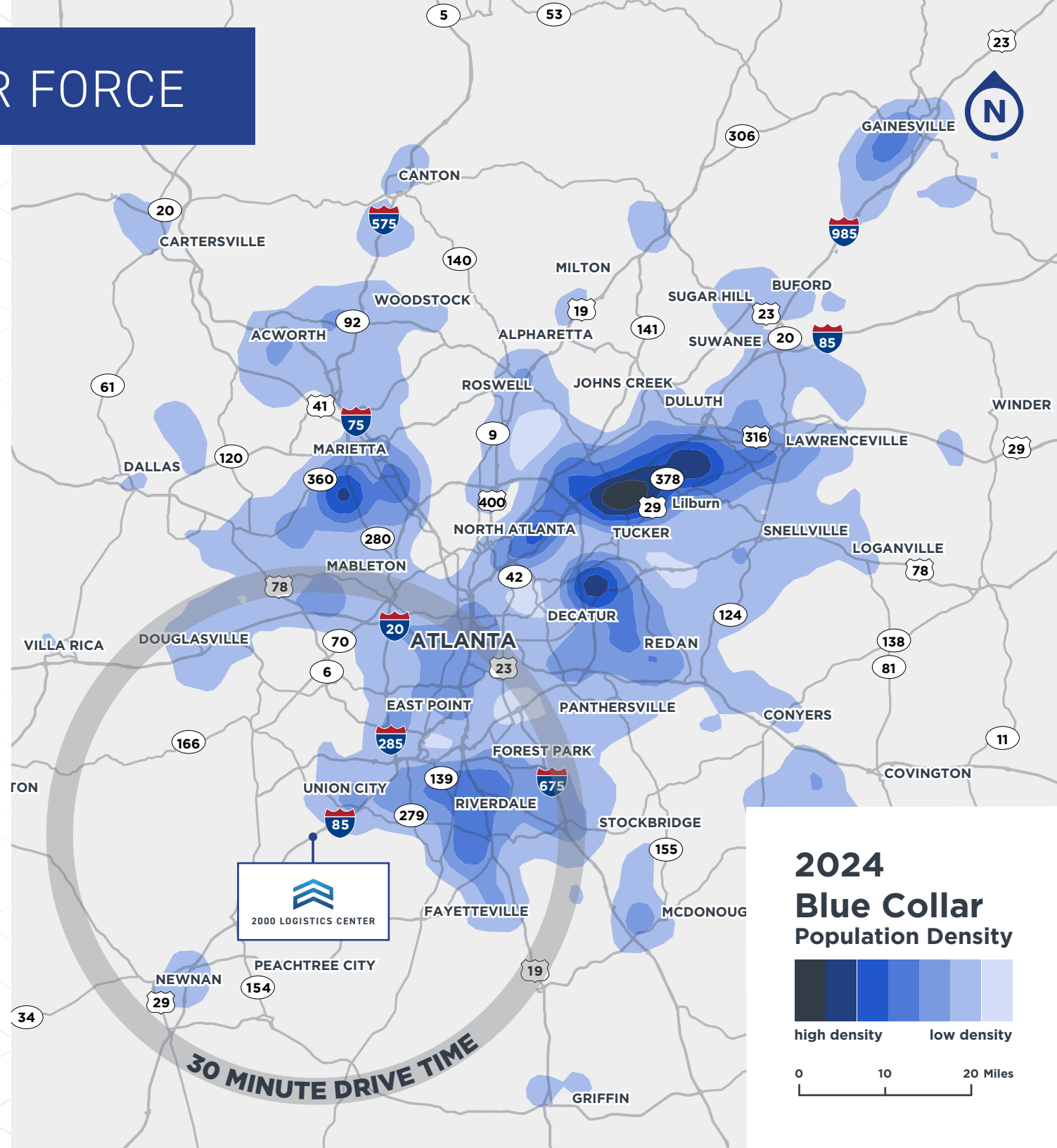
Unemployment Rate

28.1%

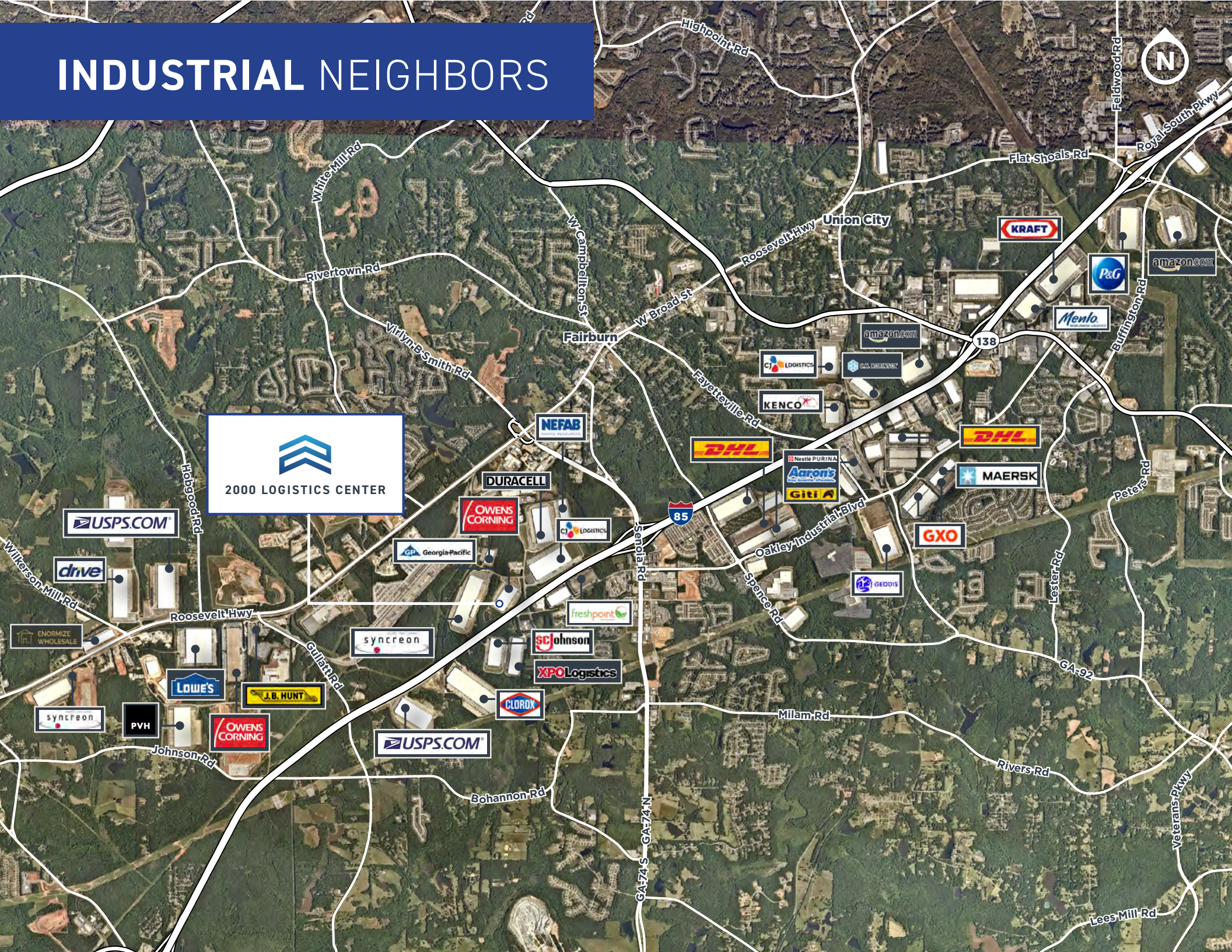
High School Educated

45.7%

College Educated



INDUSTRIAL NEIGHBORS




2000 LOGISTICS CENTER

USPS.COM

drive

ENORMIZE WHOLESALE

Roosevelt Hwy

LOWE'S

J.B. HUNT

syncreon

PVH

OWENS CORNING

Johnson Rd

syncreon

Georgia-Pacific

OWENS CORNING

DURACELL

NEFAB

Fairburn

GA-74 S GA-74 N

85

Senolia Rd

W Campbellton St

W Broad St

freshpoint

sc Johnson

XPO Logistics

CLOROX

USPS.COM

Bohannon Rd

DHL

Nestle PURINA

Aaron's

Giti

Spence Rd

Oakley Industrial Blvd

Milam Rd

GXO

GEODIS

MAERSK

DHL

CJ LOGISTICS

amazon.com

amazon.com

GA-92

Rivers Rd

Lester Rd

Lees Mill Rd

Veterans Pkwy

Peters Rd

Burkington Rd

Flat Shoals Rd

Royal South Pkwy

Feldwood Rd

N

Union City

Roosevelt Hwy

Highpoint Rd

White Mill Rd

Rivertown Rd

Virline Smith Rd

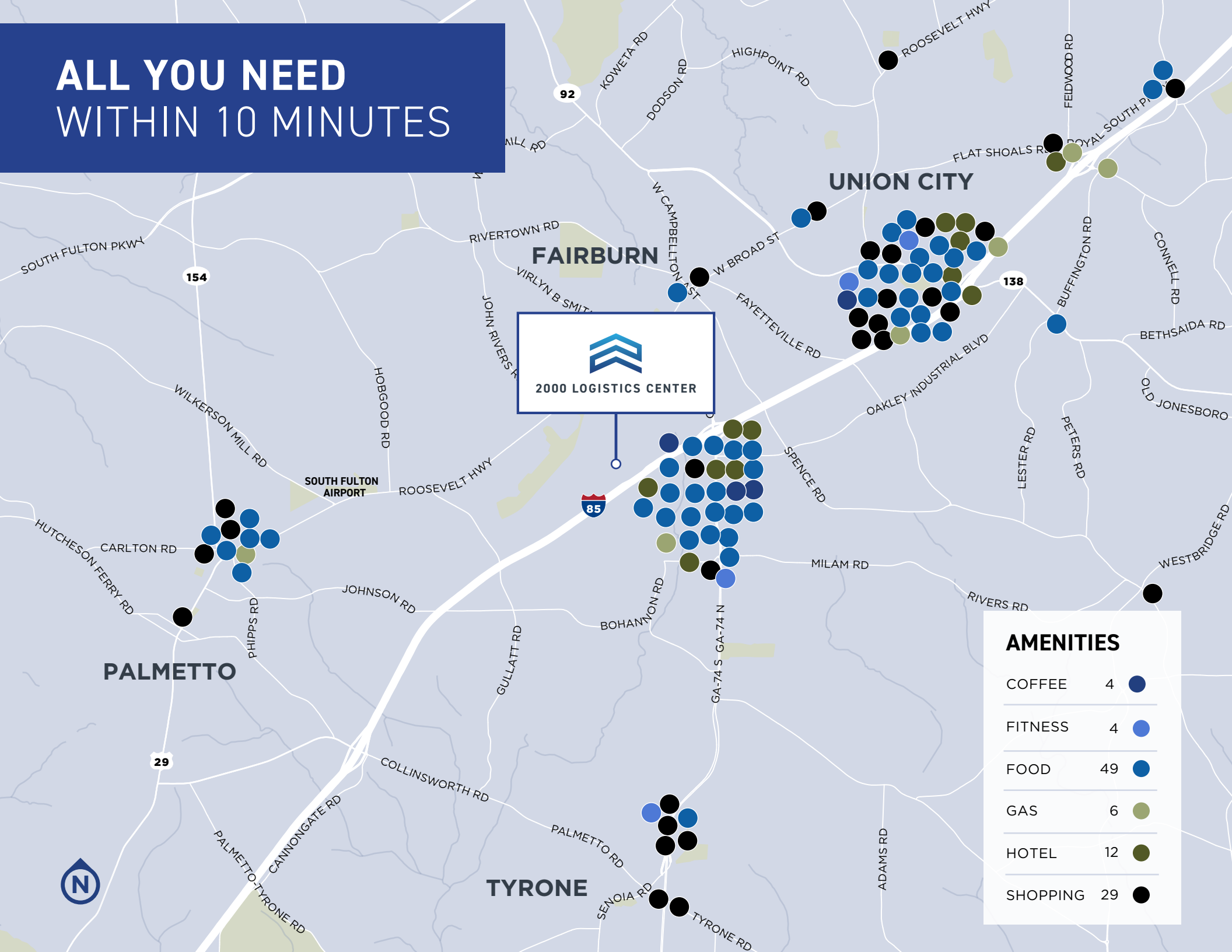
Hobgood Rd

Wilkinson Mill Rd

A CLOSER LOOK



ALL YOU NEED WITHIN 10 MINUTES



2000 LOGISTICS CENTER

AMENITIES

COFFEE	4	
FITNESS	4	
FOOD	49	
GAS	6	
HOTEL	12	
SHOPPING	29	



2000 LOGISTICS CENTER

FOR MORE INFORMATION, PLEASE CONTACT:

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