

THE CUBES

LOCUST GROVE



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

2,026,490 SF

Across Four Remaining Sites With I-75 Frontage

500,220 SF

New Construction Available Now



INTEGRATED
REAL ESTATE
SOLUTIONS



CUSHMAN &
WAKEFIELD

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		51.13 ac	
Building SF		±462,000 sf	500,220 sf	±284,270 sf		±800,000 sf	
Status	SOLD — INVESTOR	Proposed BTS, Lease or Sale	Available Now	Proposed BTS, Lease or Sale	SOLD — RENEWAL BY ANDERSEN BY BTS	Proposed BTS, Lease or Sale	SOLD — CARMAX

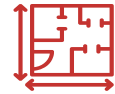
Building C
500,220 SF
New Construction
Available Now



Building C
500,220 SF
New Construction
Available Now



Site Acreage
 44.21 AC



Dimensions
 1191' x 420'



Office
 2,000 SF Planned



Parking
 234 Spaces



Trailer Parking
 156 spaces



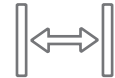
Truck Court
 185'



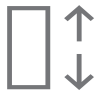
Drive-in Doors
 4



Dock Doors
 120
 *60 with 40k lb levelers,
 seals & quad power



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

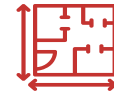


Building B

± 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



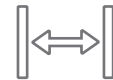
Truck Court
185' / 130'



Drive-in Doors
4



Dock Doors
112



Column Spacing
54' x 56'
60' speed bays



Clear Height
40' Minimum



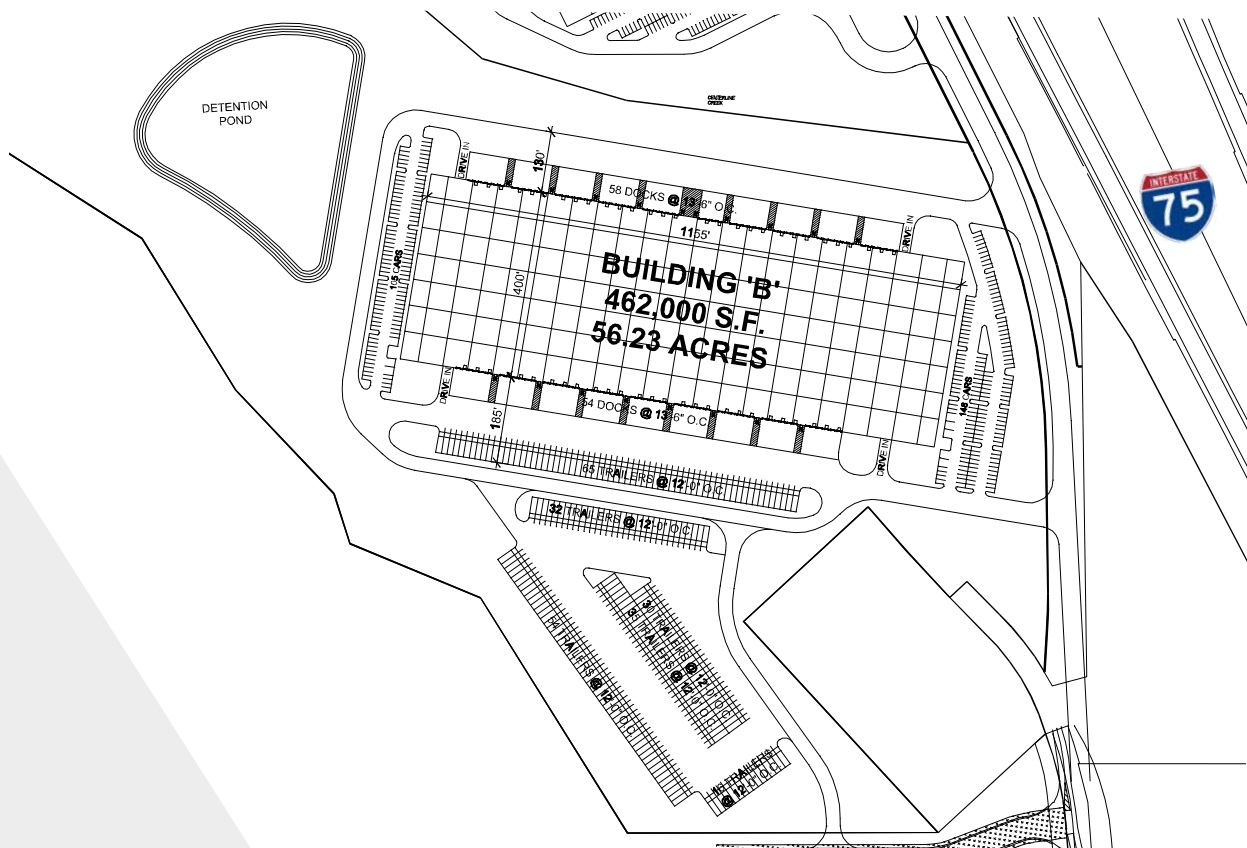
Fire Suppression
ESFR



Lighting
LED



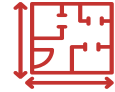
Slab Thickness
7" Slab - 4,000 PSI



Building 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



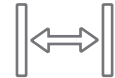
Truck Court
 185'



Drive-in Doors
 2



Dock Doors
 47



Column Spacing
 50'x 56'
 60' speed bays



Clear Height
 36' Minimum



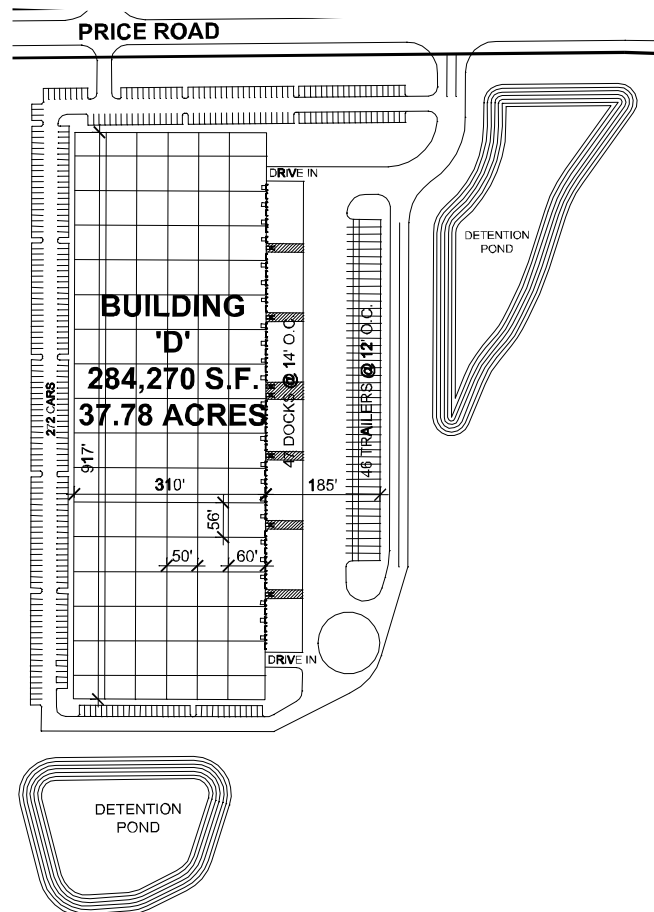
Fire Suppression
 ESFR



Lighting
 LED



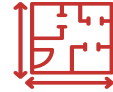
Slab Thickness
 7" Slab - 4,000 PSI



Building F
± 800,000 SF
Available for BTS,
Lease or Sale



Site Acreage
51.13 AC



Dimensions
1540' x 520'



Office
BTS



Parking
401 Spaces



Trailer Parking
190 spaces



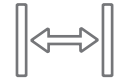
Truck Court
185'



Drive-in Doors
4



Dock Doors
168



Column Spacing
50' x 54'
60' speed bays



Clear Height
40' Minimum



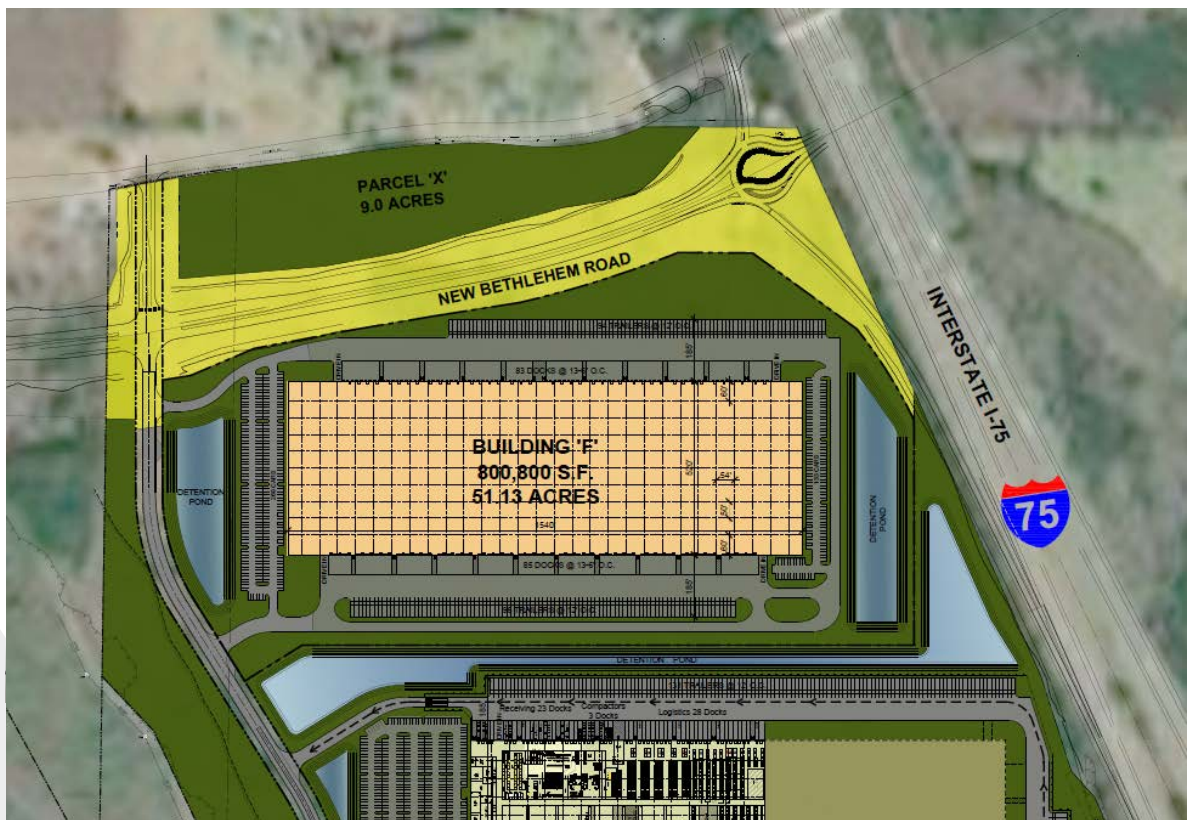
Fire Suppression
ESFR



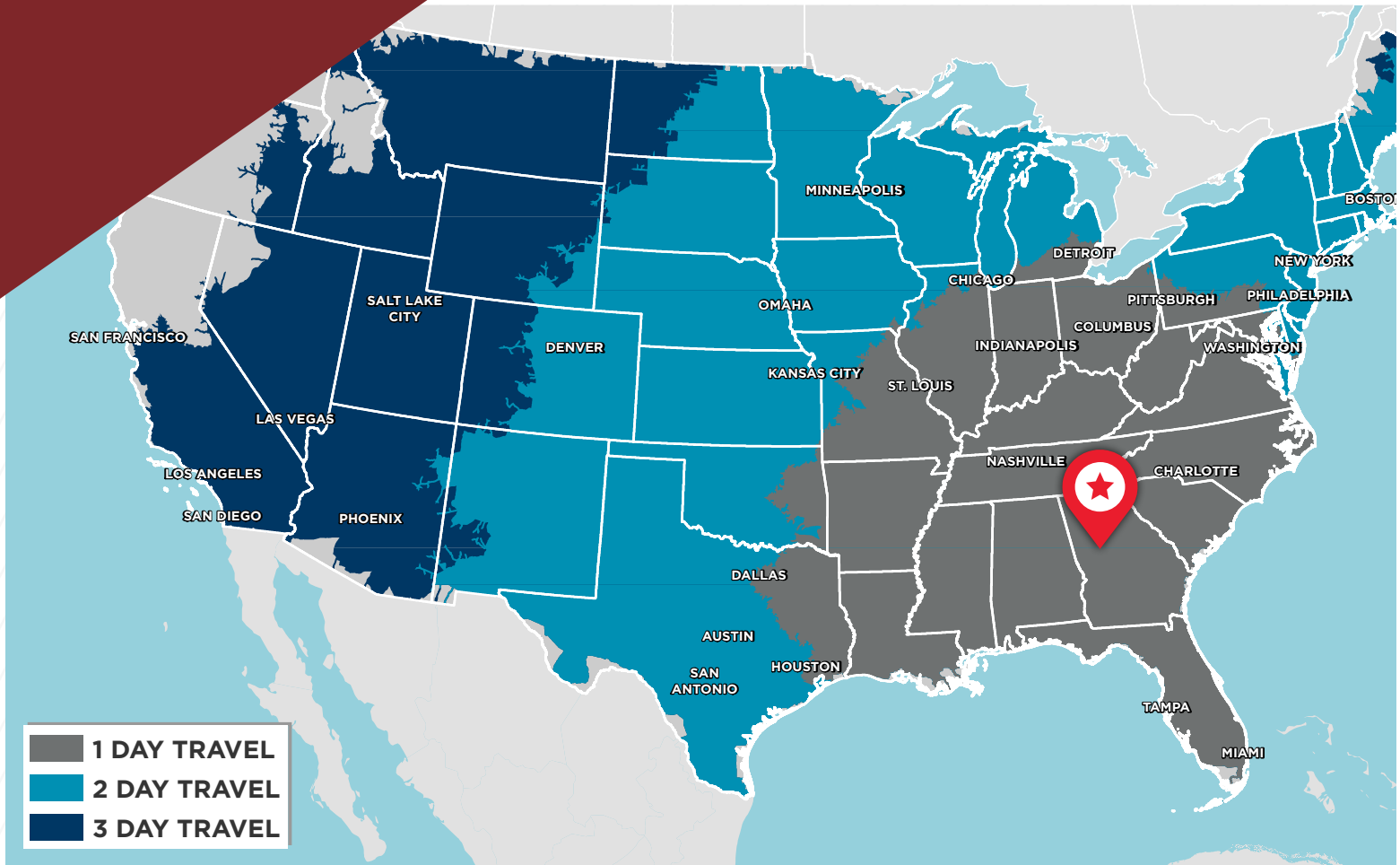
Lighting
LED



Slab Thickness
7" Slab - 4,000 PSI





Logistics Overview



UNOBSTRUCTED ACCESS WITH NO TRAFFIC TO I-75 SOUTH

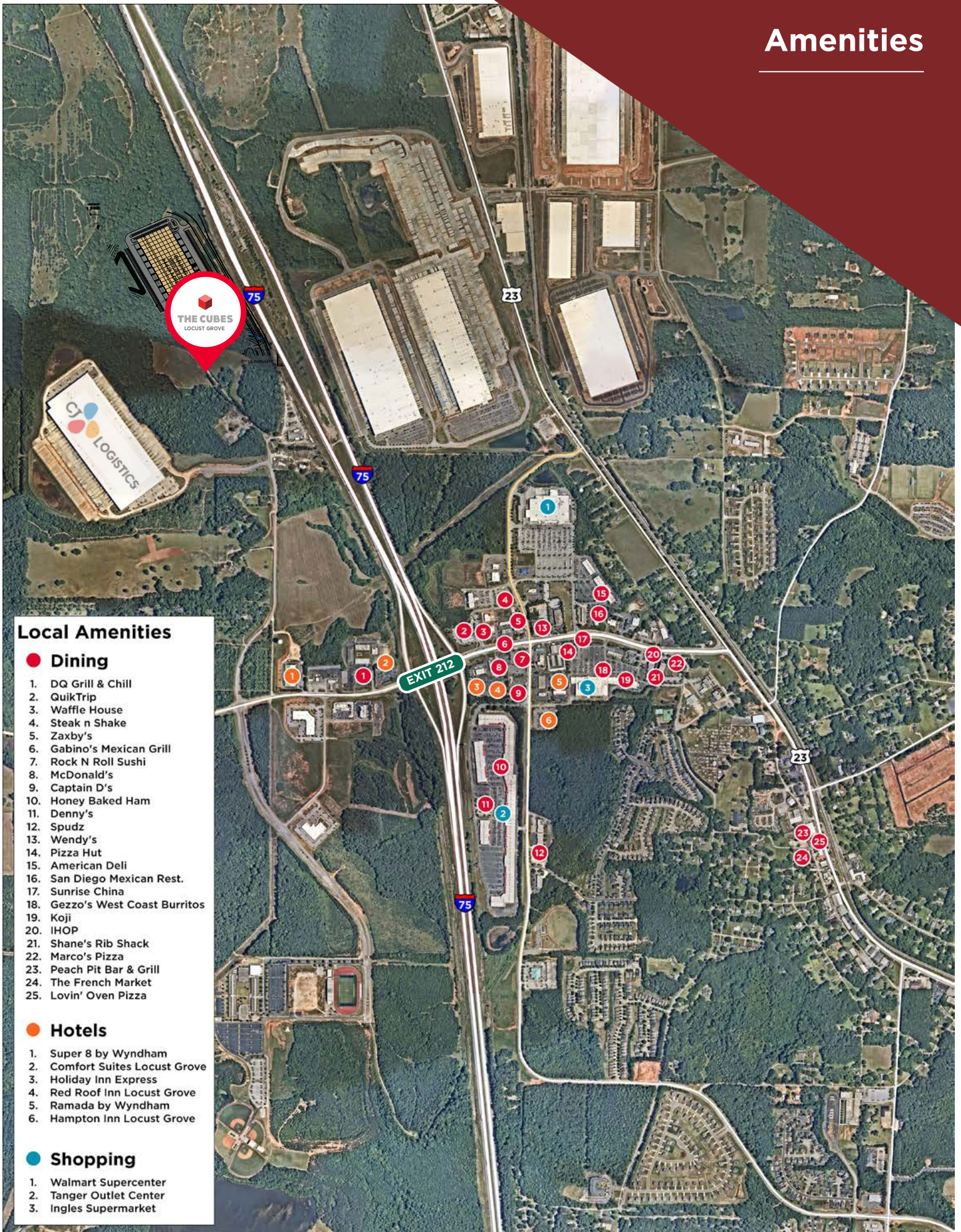
I-75
I-75: ±1 mile

 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

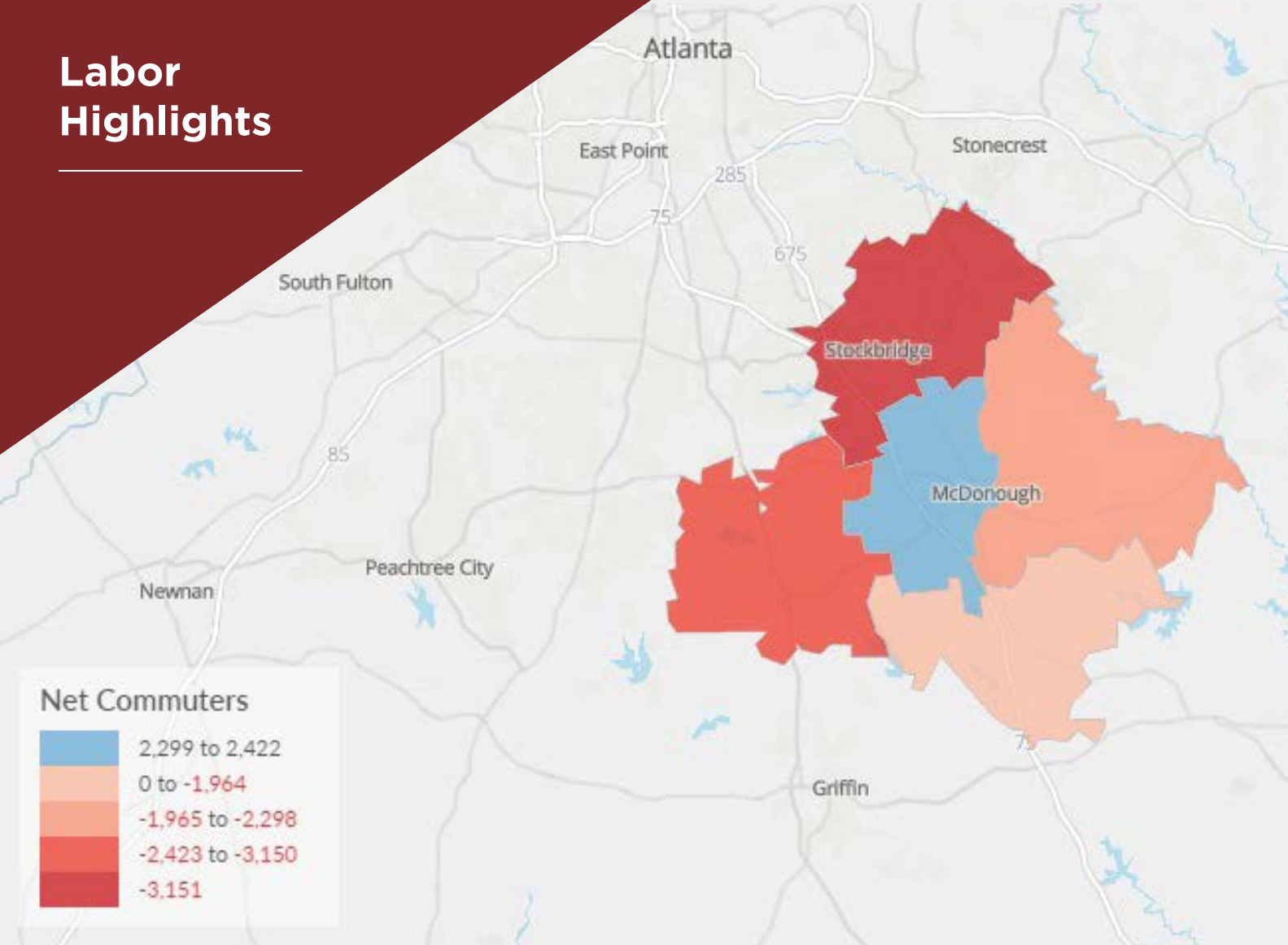
Hotels

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



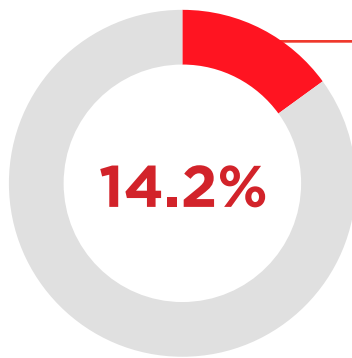
124,822

TOTAL REGIONAL
EMPLOYMENT



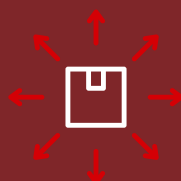
\$77.2K

MEDIAN HOUSEHOLD
INCOME FOR 2023



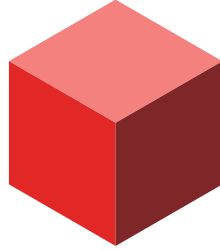
**TRANSPORTATION/MOVING
MATERIAL**

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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WAKEFIELD

CRG

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