

I-85 SOUTH CROSSING

5400 HWY 29 | SOUTH GRANTVILLE, GA 30220

WAREHOUSE SPACE **1,006,880 SF**



For more information, please contact:

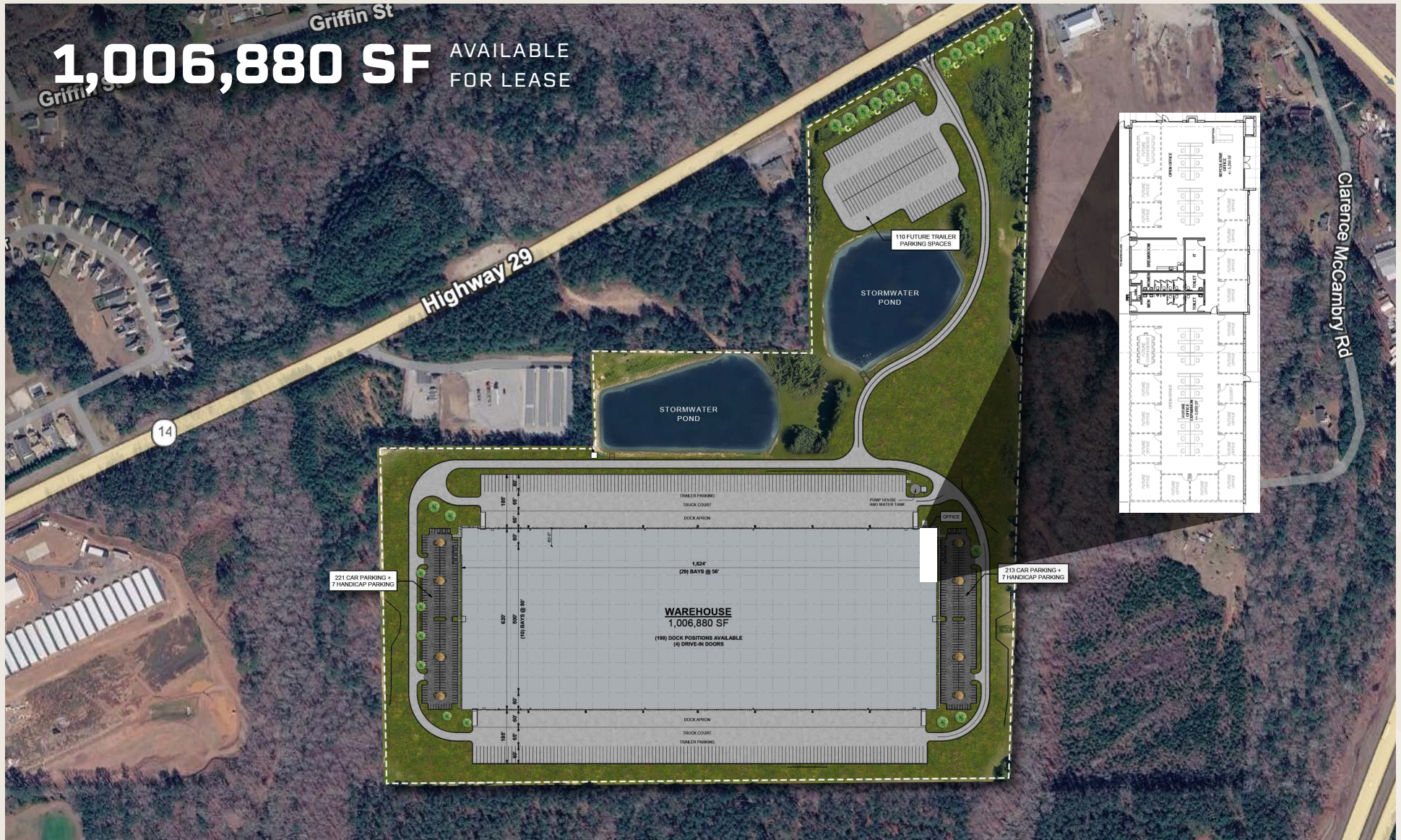
WESLEY BUDD 404 812 4065 | wbudd@naibg.com

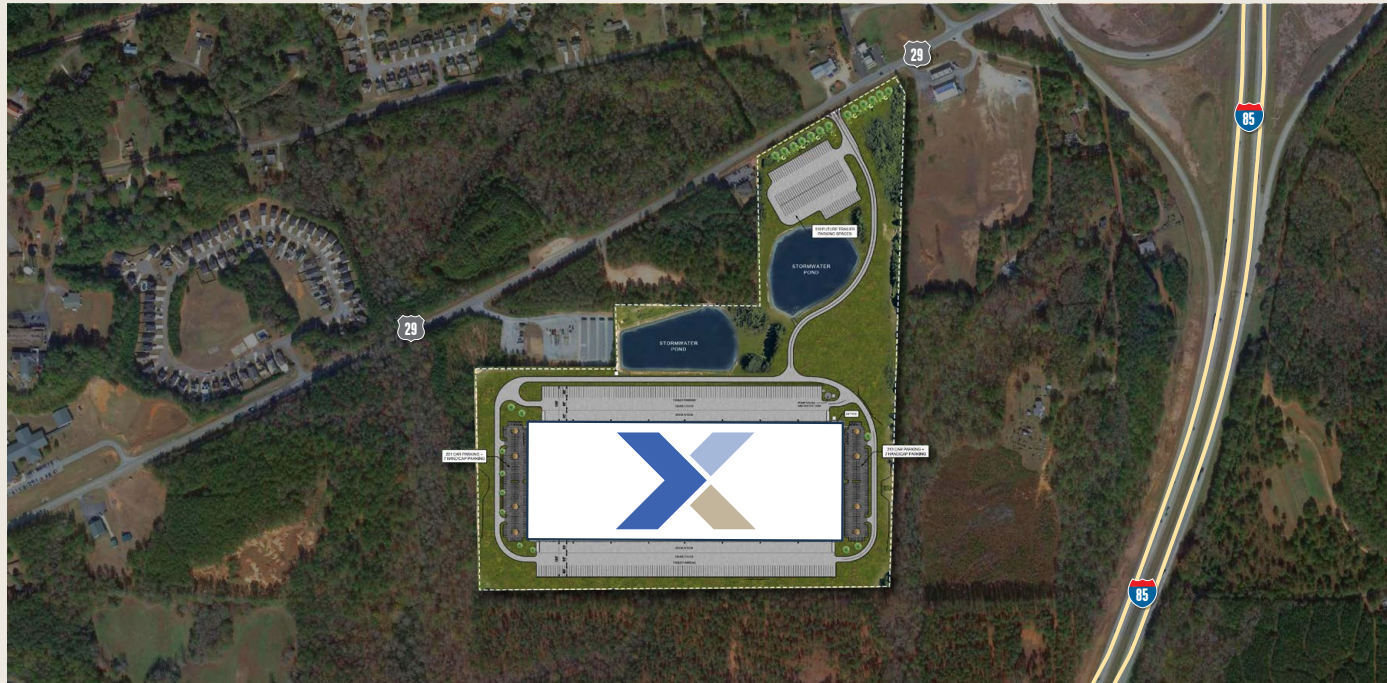
NATHAN ANDERSON 404 812 4020 | nanderson@naibg.com

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ROBINSON | WEEKS
PARTNERS

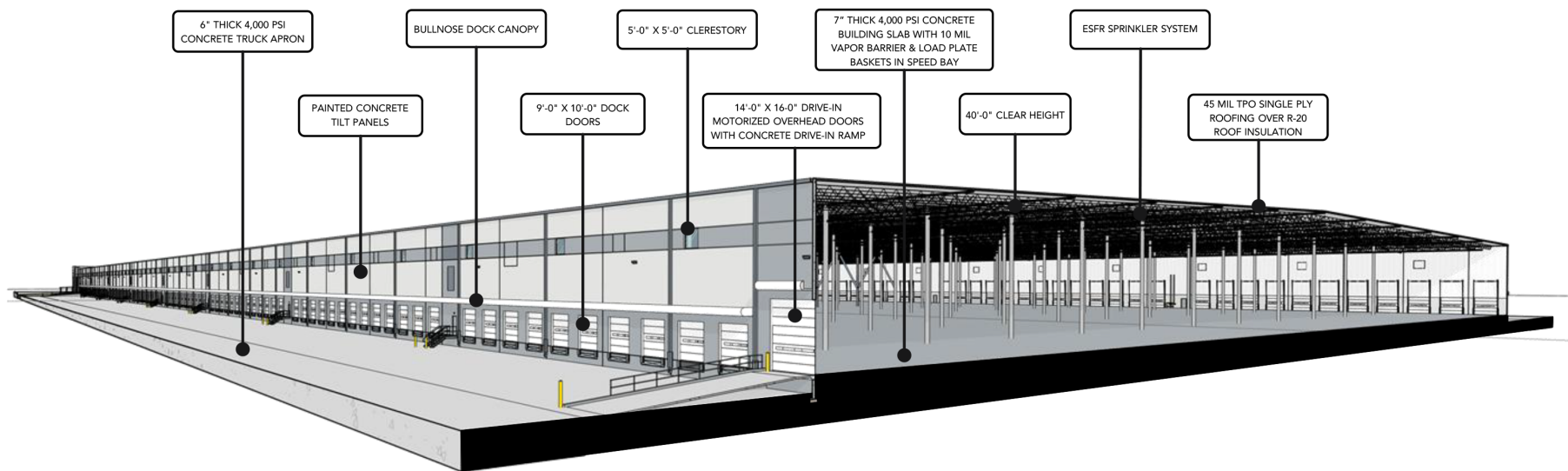
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PROPERTY HIGHLIGHTS

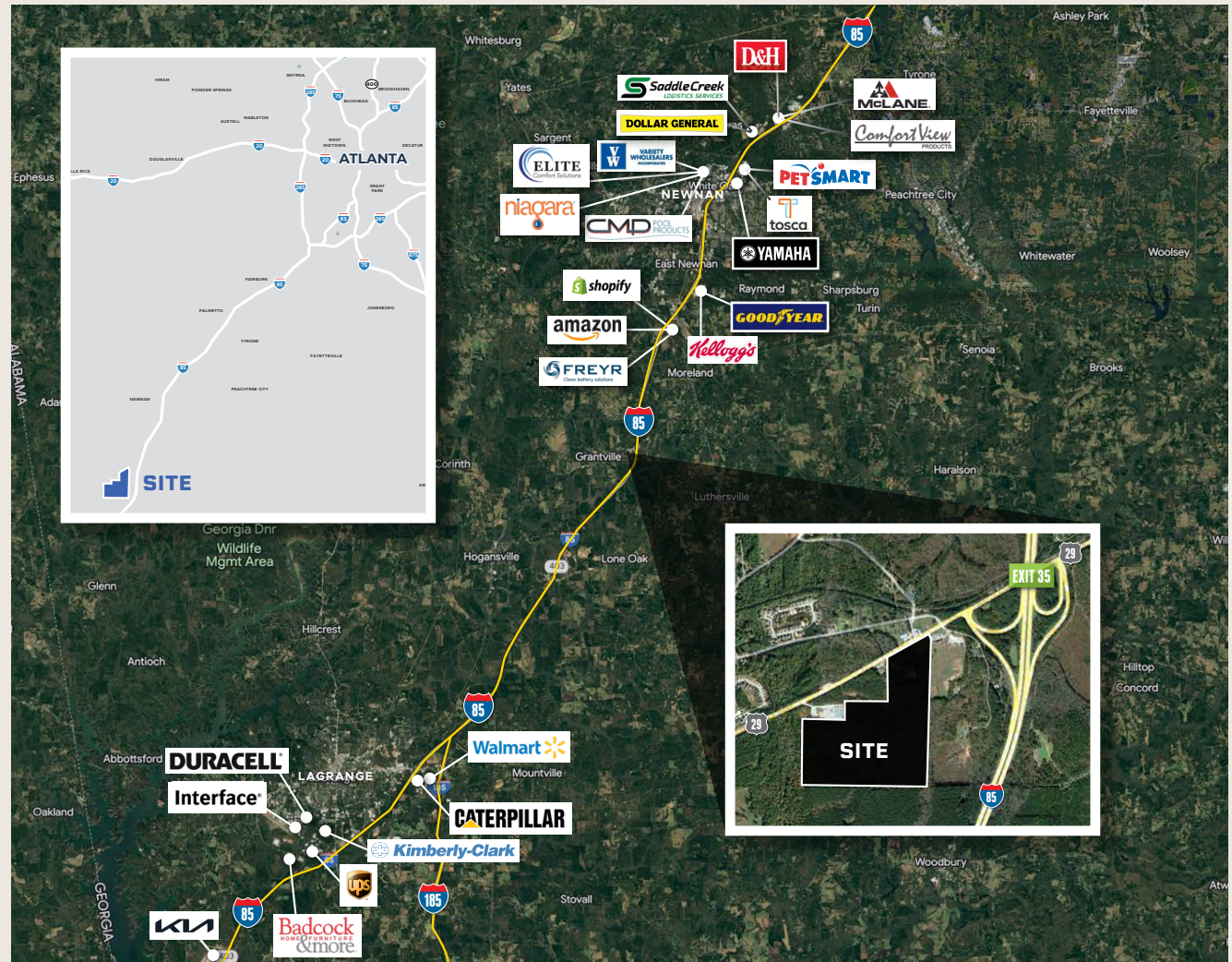
TOTAL SQUARE FEET	1,006,880 SF Total	DOCK-HIGH DOORS	198 (9' x 10')	ELECTRICAL	2 Separate 4000A, 480V, 3P Services at Each End of the Building
CONFIGURATION	Cross Dock	DRIVE-IN DOORS	4 (14' x 16') Ramped, Drive-in Doors	LIGHTING	LED Warehouse Lighting at 30FC, LED Wall Packs for Exterior
SPEC OFFICE	5,288 SF with Breakroom, Covered Exterior Patio, expandable to 10,330 SF	COLUMN SPACING	56' Wide x 50' Deep with 60' Speed Bays	SPRINKLER	ESFR Sprinkler System
SLAB	7", 4,000 PSI	TRUCK COURT DEPTH	185' Deep, All Concrete	ROOF	45 Mil TPO Single-Ply with R-20 Insulation
DIMENSIONS	620' x 1,624'	TRAILER PARKS	250 Trailer Parks, +110 Additional available		
CLEAR HEIGHT	40' Clear Minimum	AUTO PARKS	448 Auto Spaces		



TENANT DEMAND

While e-commerce demand has normalized, it continues to drive demand requirements for the Logistics and Parcel Delivery industry. This year the Logistics and Parcel Delivery industry remained in the number one spot, with over 194 million square feet in requirements.

Since 2021, the automotive industry has seen demand increase by more than 156%. An influx of electric vehicle and battery manufacturing endeavors across the country has also contributed to this demand.



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5400 Hwy 29 South
Grantville, GA 30220



SOUTHWEST GEORGIA IS READY TO WORK

Coweta and Troup Counties are equipped with a substantial workforce, highly trained in advanced manufacturing, robotics and automation, healthcare, distribution, logistics and higher education.

1,627,819 POPULATION AND 860,000+ PERSON LABORFORCE

In eight county region: Coweta, Carroll, Fayette, Fulton, Heard, Meriwether, Spalding and Troup County.

Georgia Department of Labor; U.S. Census Bureau.

6TH IN GEORGIA

Coweta and Troup Counties rank sixth in Georgia for the number of people employed by international companies. Businesses from Canada, China, Denmark, Germany, India, Japan, the Netherlands, South Korea and the United Kingdom are happy to call Southwest Georgia home.

Georgia Department of Economic Development

ATLANTA

THE LARGEST HUB OF LOGISTICS IN THE SOUTHEAST



Hartsfield-Jackson Atlanta Int'l Airport is the busiest airport in the world.



One of the most extensive freight rail systems transporting over 196 million tons of freight.



Over 80% of U.S. consumers are within a 2-hour flight time from Atlanta.



UPS, FedEx, DHL & Airborne Express all have major distribution hubs in the metro area.



Cargo is within two or fewer days by truck from 80% of U.S. consumers.



11 major sea/inland ports are within 350 mi. including Ports of Savannah and Brunswick.

Georgia Department of Economic Development, GeorgiaLogistics.com

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