

STOCKBRIDGE LOGISTICS CENTER

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FOR LEASE

498,160 SQ. FT



CROSS-DOCK CONFIGURATION



CLASS A FACILITY

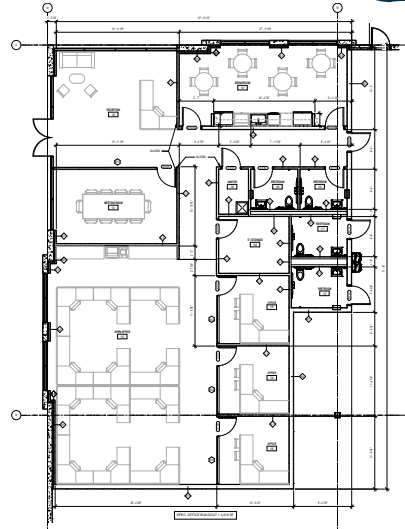
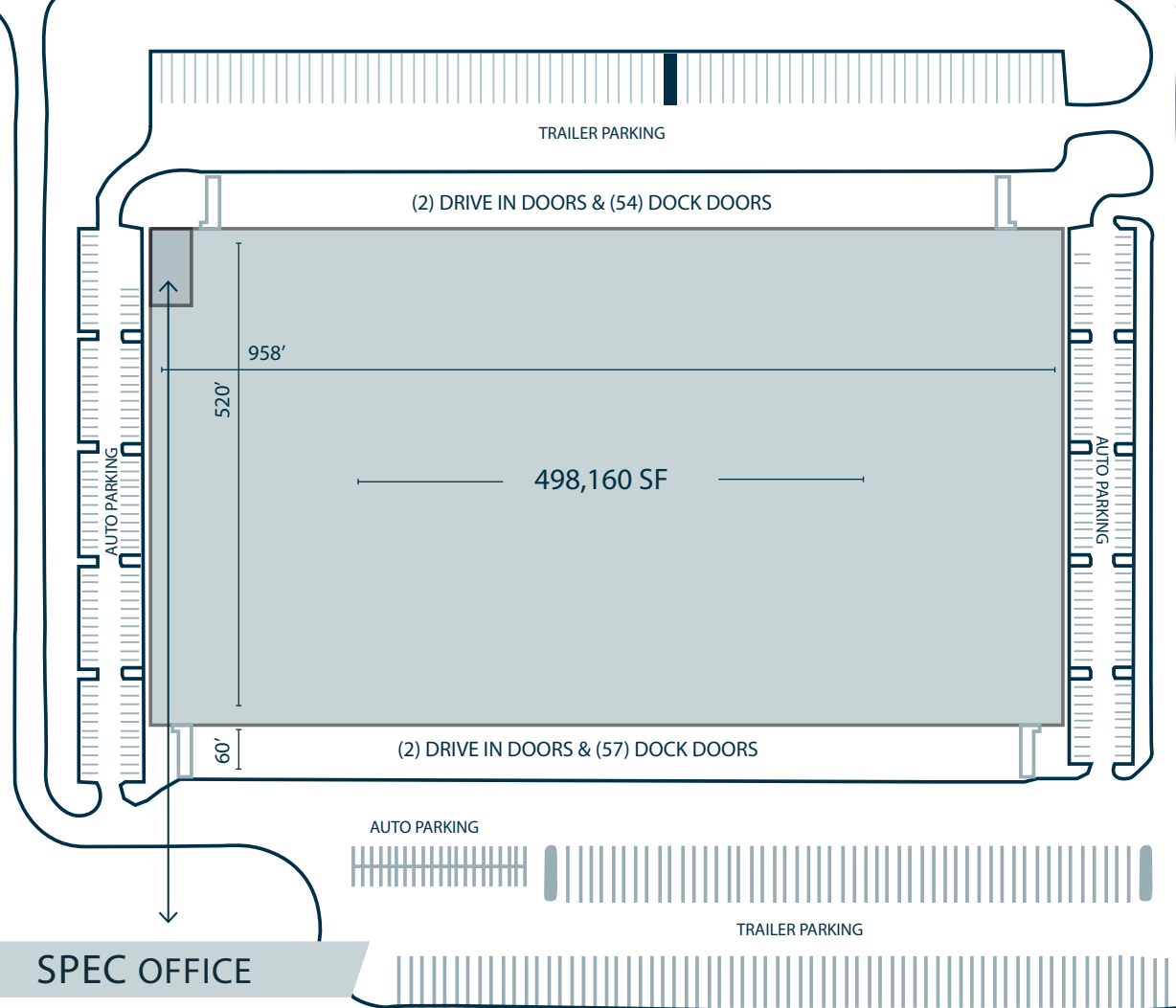


AVAILABLE JANUARY 1, 2027



PROPERTY HIGHLIGHTS

- ✓ 498,160 SF Available
- ✓ 3,210 SF Office Space
- ✓ 2 Store Fronts
- ✓ 40' Minimum Clear Height at First Column
- ✓ Cross-Dock Loading
- ✓ 111 Dock High Doors | 15 equipped with 40,000 lbs capacity levelers
- ✓ 4 (12' x 14') Ramped Drive-in Doors
- ✓ 197 Trailer Parking Spaces
- ✓ 271 Auto Parking Spaces
- ✓ 185' & 300' Truck Court (60' Concrete Apron)
- ✓ LED lighting throughout @ 30FC
- ✓ 958' x 520' Building Dimensions
- ✓ 53'2"W x 50'D (60' Staging) Column Spacing
- ✓ 7" - 4,000 PSI Floors
- ✓ 1,500 KVA, 277/480v, 3-phase
- ✓ ESFR Fire Protection
- ✓ 45-mil TPO Roof Type
- ✓ Roof Installed in '23 | 15-yr Warranty
- ✓ Concrete Tilt-Wall Construction
- ✓ 43.68 Site Acres



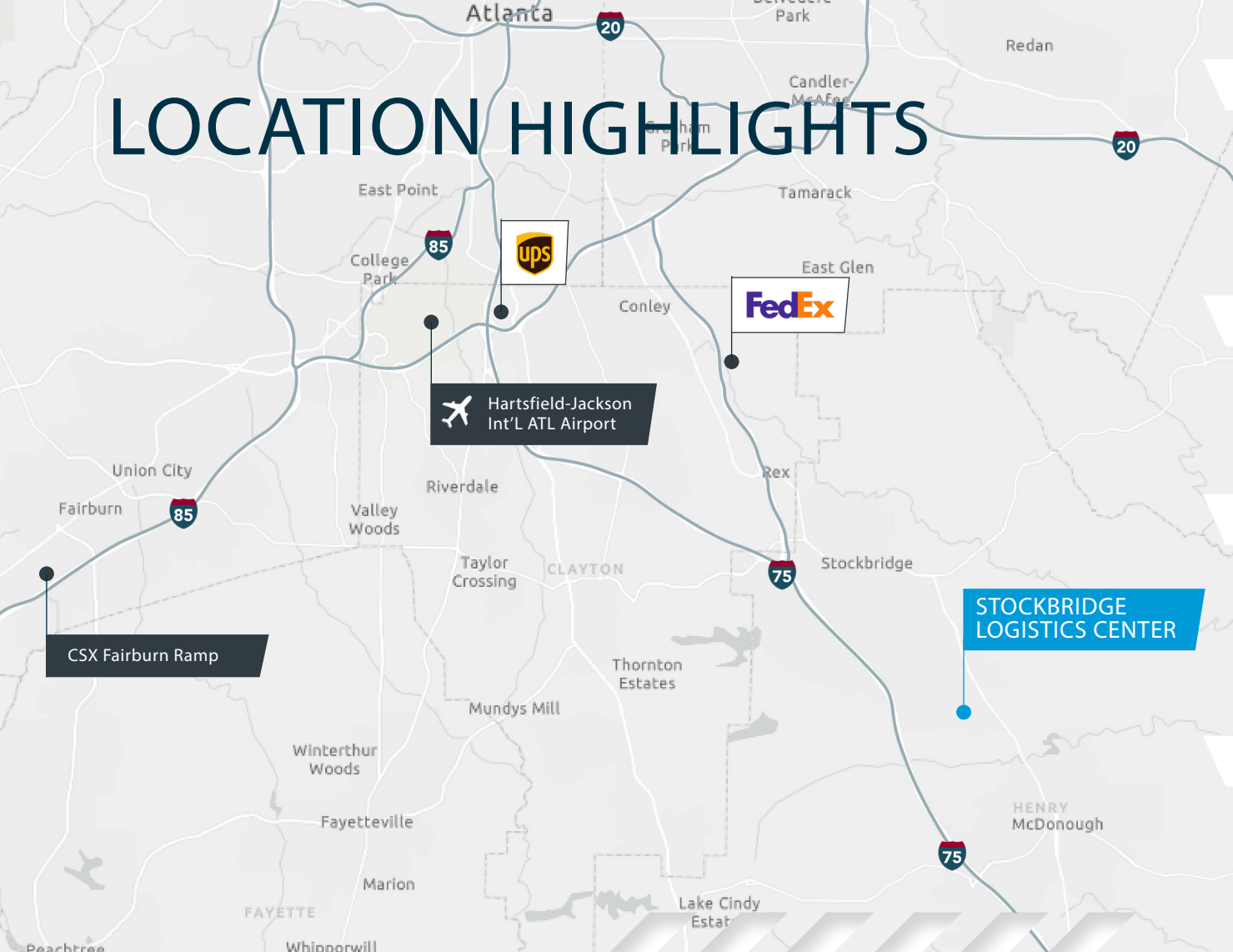
SITE PLAN

EXPLORE PROPERTY TOUR





LOCATION HIGHLIGHTS



PARCEL HUBS

Fedex Ground
(15.2 Miles)

UPS Ground
(19.9 Miles)

RAIL INTERMODAL

CSX Fairburn
(33.4 Miles)

AIRPORTS

Hartsfield-Jackson ATL
Int'l Airport
(8.8 Miles)

INTERSTATES

Interstate 75
(2.3 Miles)

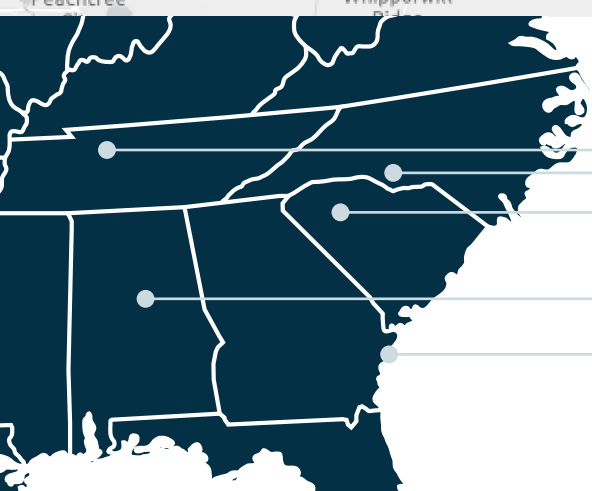
Interstate 675
(7.6 Miles)

Interstate 85
(22.1 Miles)

PORTS

Gainesville Inland Port
(80.4 Miles)

Savannah Ports
(227 Miles)



CHARLOTTE | 4 HRS

GREENVILLE | 2.5 HRS

BIRMINGHAM | 3 HRS

SAVANNAH | 3.5 HRS

NASHVILLE | 4.5 HRS



SMOOTHER ROUTES. SMARTER LOGISTICS.

TRAILER TRAFFIC

1

GA-155 | EXIT 216
1,519 Trailers
7% of 21,700 Avg. Count

2

CANDLER ROAD | EXIT 222
264.3 Trailers
3% of 8,810 Avg. Count

Source: <https://gdottrafficdata.drakewell.com/publicmultinodemap.asp>



WORKFORCE DENSITY WITHIN 30-MI RADIUS

279 Workers

46,086 Workers

The Industrial Workforce is comprised of Manufacturing workers within a 30-radius.. All information is sourced from ESRI.

TAX BENEFITS

Tier 3 county

\$1,250/Job Per Year \$500 Increase \$1,750 Total

Henry County Means Business

Recognized as a leading destination for business expansion in Georgia and the Southeast, Henry County continues to earn high marks across key economic indicators. Georgia has consistently ranked as the #1 state for business and workforce development, making Henry County a natural fit for companies seeking growth, talent, and long-term success.

Strategic Access & Quality of Life

Located just 20 miles southeast of Atlanta, Henry County offers unmatched connectivity to global markets via Hartsfield-Jackson International Airport, direct rail access, and quick routes to the Port of Savannah. In addition to its logistical advantages, the county provides access to Atlanta's deep talent pool and top-tier education—along with a low cost of living, strong schools, and a high quality of life.

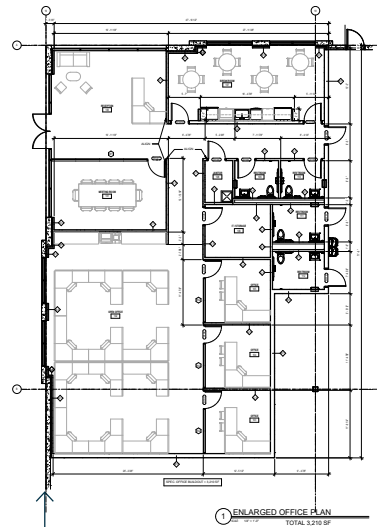
Source: Henry County Development Authority | choosehenry.com

	HENRY COUNTY	30-MI RADIUS
Total Employees	128,612	1,114,080
Avg. HH Income	\$104,273	\$108,686
Industrial workforce	25,991	184,895
Projected Population growth '30	7.8%	3.3%

All information regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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