



SPECULATIVE FREEZER/COOLER

STATE-OF-THE-ART, 50' CLEAR REFRIGERATED FACILITY

220,626 SF Available (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

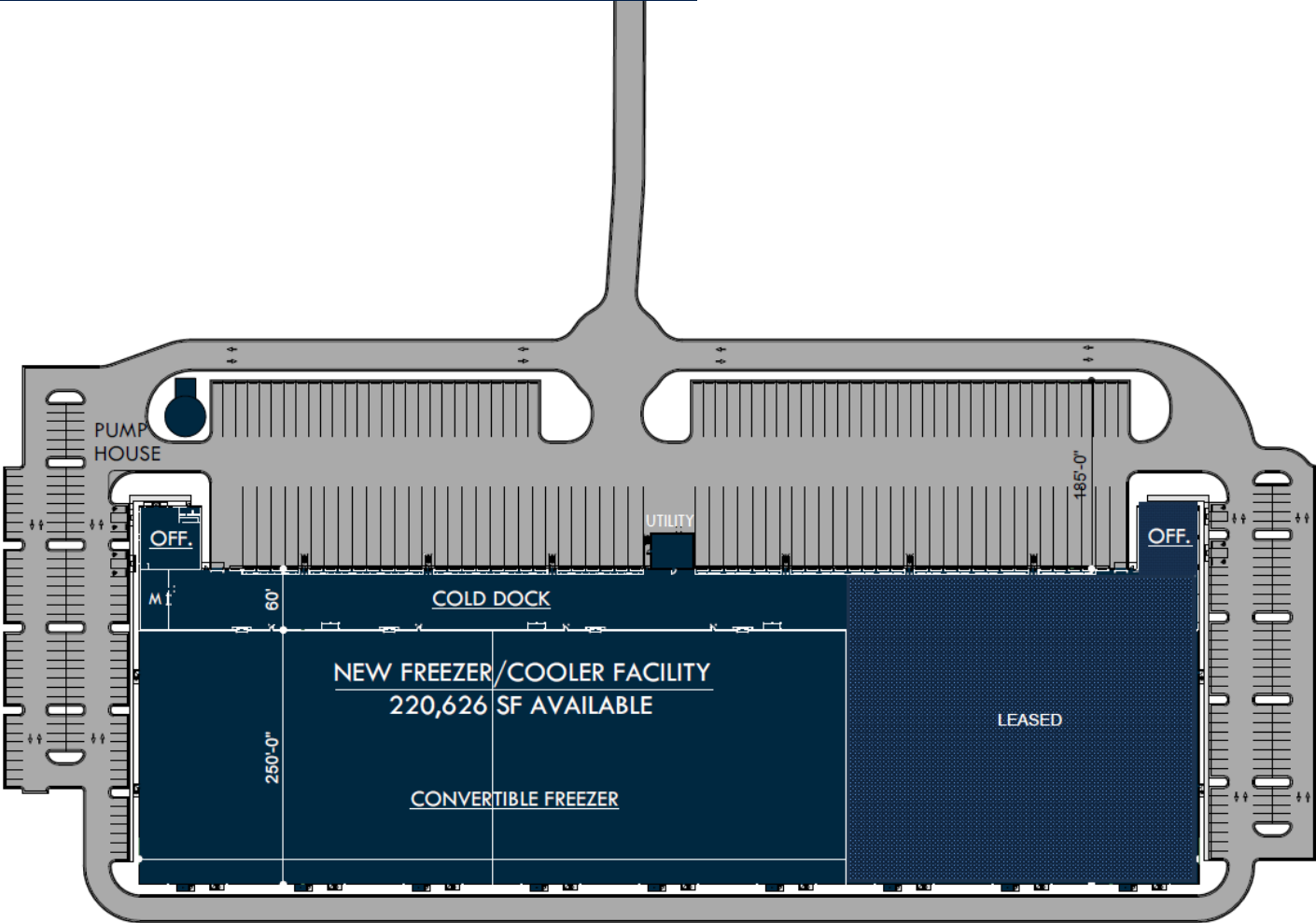


ATLANTA BUILDING SPECIFICATIONS

RBA: ±334,467 SF 220,626 Available (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

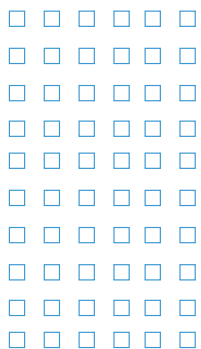
New Orleans
473 Miles

Indianapolis
553 Miles

Columbus
586 Miles

ATLANTA LOCAL AERIAL





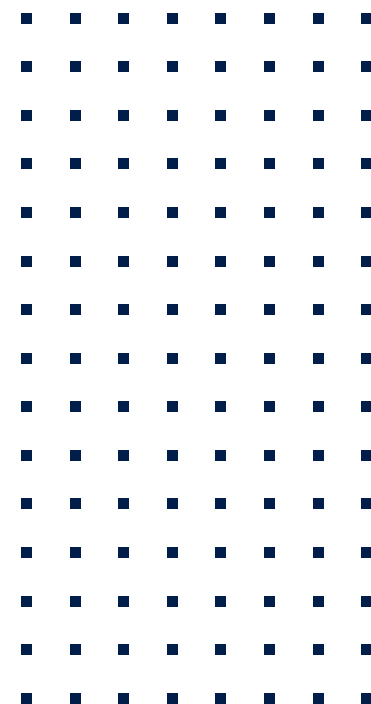
TRANSFORMING COLD STORAGE DEVELOPMENT

CONTACTS

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