

GA HWY 42



GEORGIA HIGHWAY 42, LOCUST GROVE, GEORGIA

194,250 SF Build to Suit | Available for Lease or Sale

- 2 Proposed Rear Load Buildings
- Construction can begin Aug 2022
- Recently rezoned M-1
- Rare Henry County opportunity
- 1.2 miles from planned new Bethlehem Road/I-75 interchange



PROPERTY HIGHLIGHTS



32.45 ± Acres



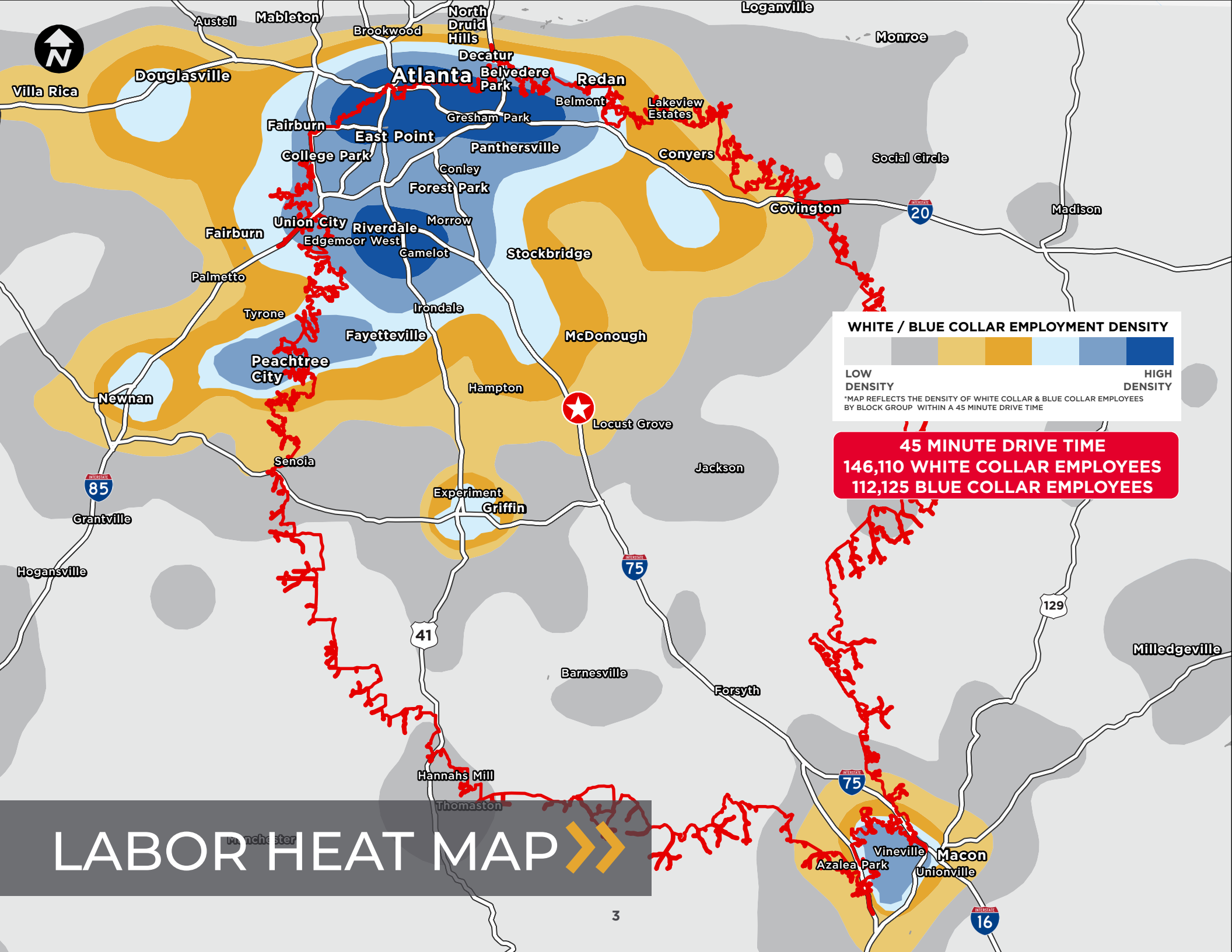
Bldg 1

92,500 SF (500' L x 185' D)
96 Auto Spaces | 5 Trailer Spaces



Bldg 2

101,750 SF (550' L x 185' D)
90 Auto Spaces | 7 Trailer Spaces



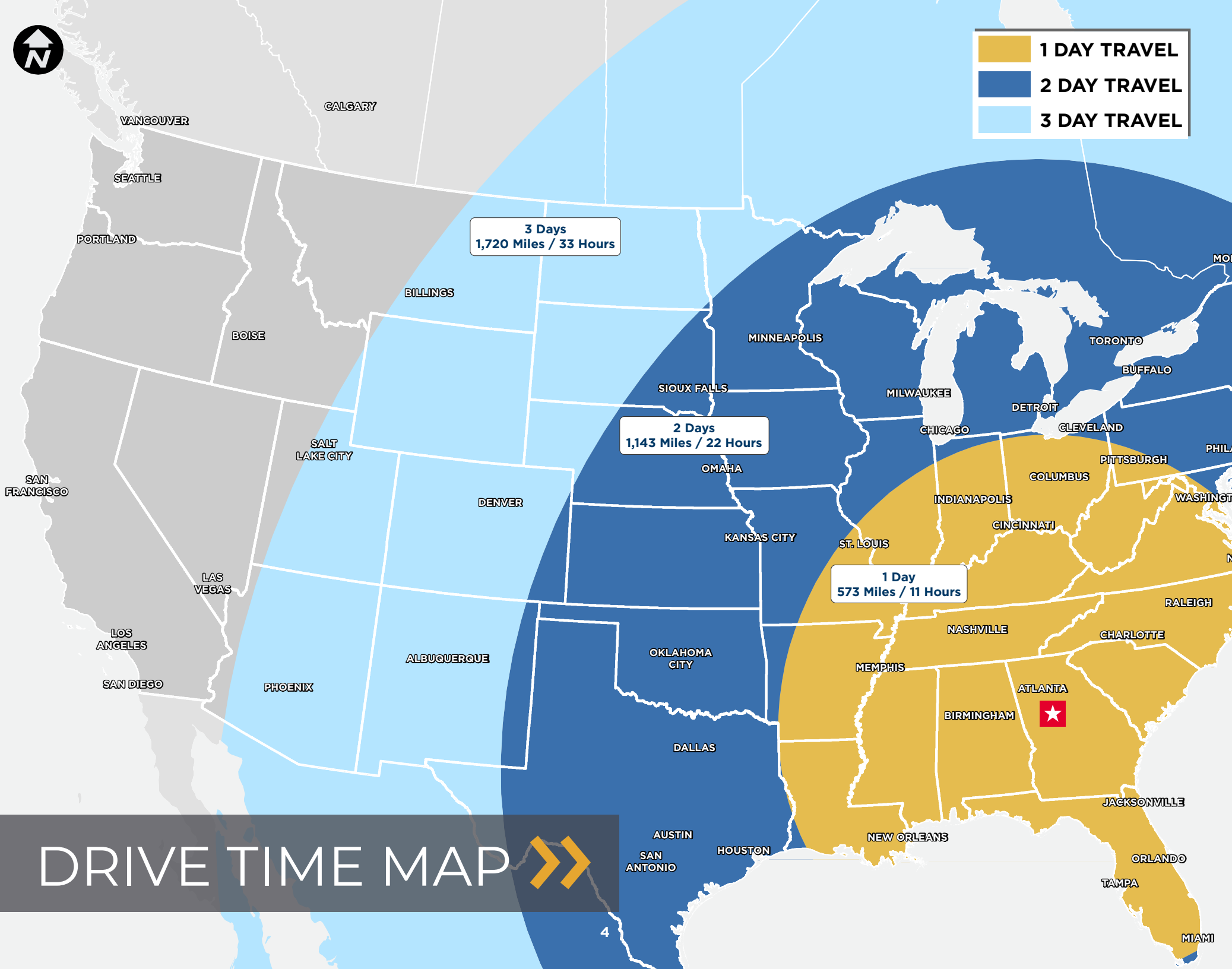
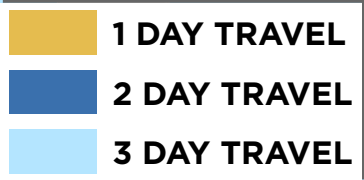
WHITE / BLUE COLLAR EMPLOYMENT DENSITY

LOW DENSITY HIGH DENSITY

*MAP REFLECTS THE DENSITY OF WHITE COLLAR & BLUE COLLAR EMPLOYEES BY BLOCK GROUP WITHIN A 45 MINUTE DRIVE TIME

45 MINUTE DRIVE TIME
146,110 WHITE COLLAR EMPLOYEES
112,125 BLUE COLLAR EMPLOYEES

LABOR HEAT MAP >>>



3 Days
1,720 Miles / 33 Hours

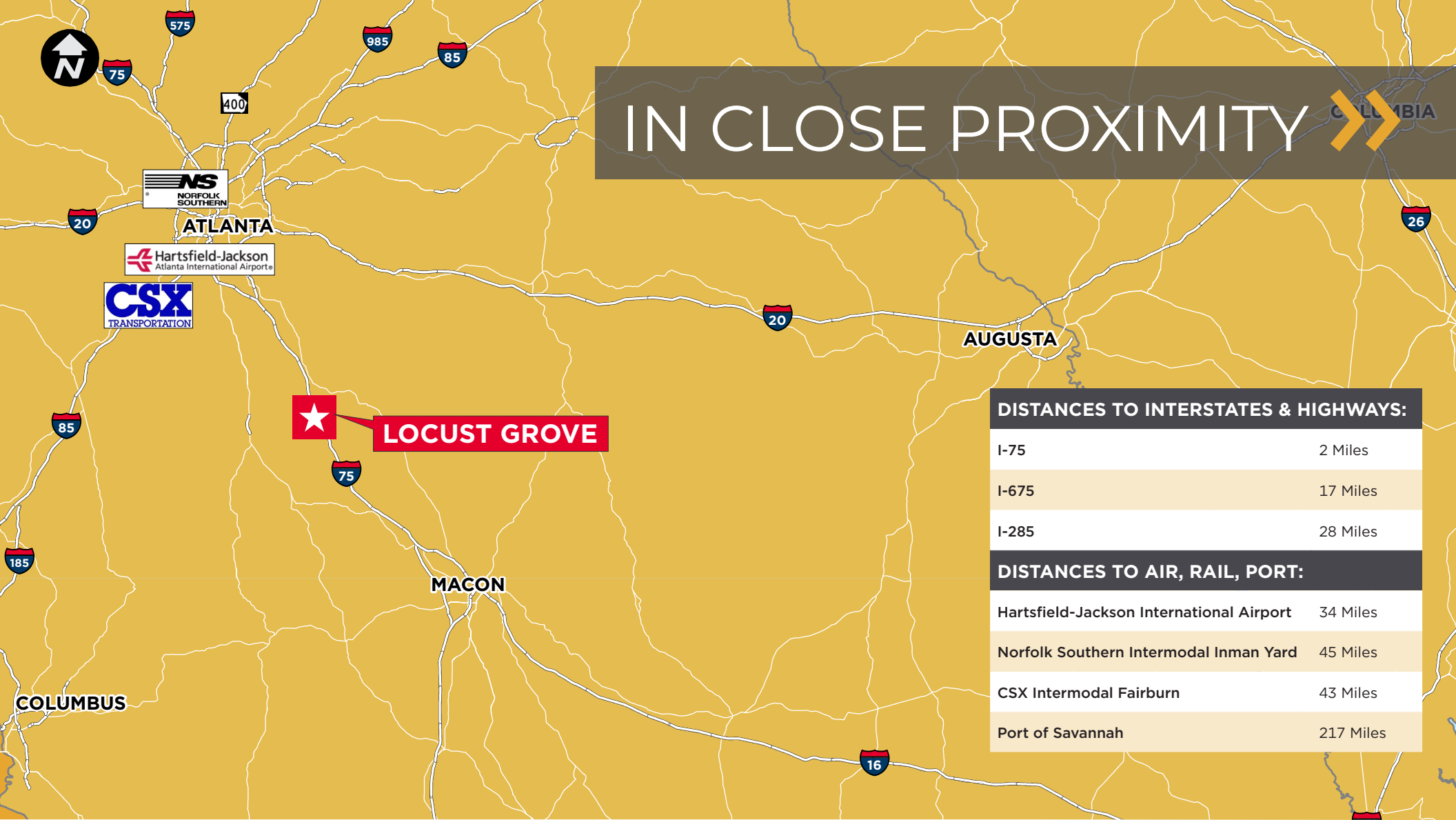
2 Days
1,143 Miles / 22 Hours

1 Day
573 Miles / 11 Hours

DRIVE TIME MAP



IN CLOSE PROXIMITY



DISTANCES TO INTERSTATES & HIGHWAYS:

I-75	2 Miles
I-675	17 Miles
I-285	28 Miles

DISTANCES TO AIR, RAIL, PORT:

Hartsfield-Jackson International Airport	34 Miles
Norfolk Southern Intermodal Inman Yard	45 Miles
CSX Intermodal Fairburn	43 Miles
Port of Savannah	217 Miles

For More Information, Please Contact:

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