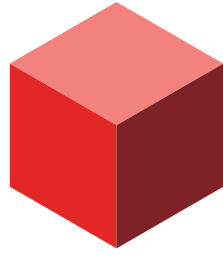


ESTIMATED DELIVERY
Q3 2024



THE CUBES

LOCUST GROVE



FOR LEASE

500,220 SF DIVISIBLE
BREAKING GROUND Q1 2024

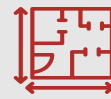
**Cross Dock Industrial Building
With I-75 Frontage**

600 PRICE ROAD | LOCUST GROVE, GA

CRG | INTEGRATED
REAL ESTATE
SOLUTIONS

 **CUSHMAN &
WAKEFIELD**

Proposed Specifications



Building Size
±500,220 SF



Dimensions
1191' x 420'



Spec Office
2,000 SF



Parking
254 Spaces



Trailer Parking
156 Spaces



Truck Court
185' Depth



Drive-in Doors
4 (14' x 16')



Dock Doors
122



Column Spacing
50'x54'
(60' Speed Bays)



Clear Height
40' Minimum



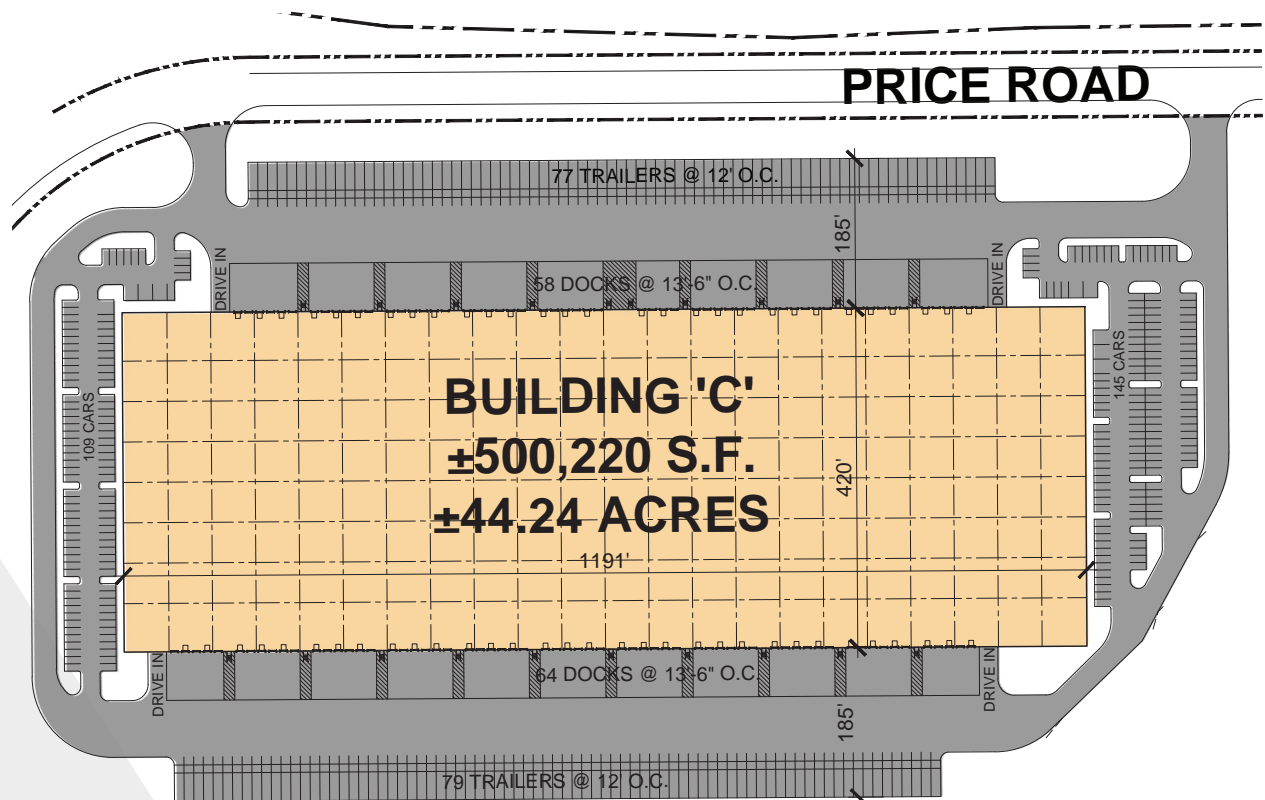
Fire Suppression
ESFR



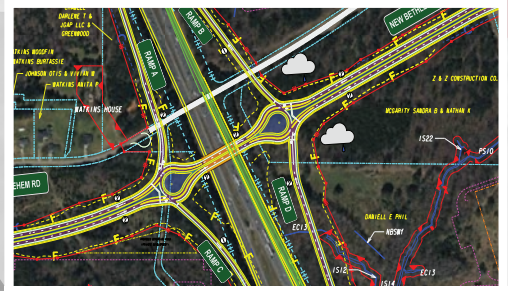
Lighting
LED



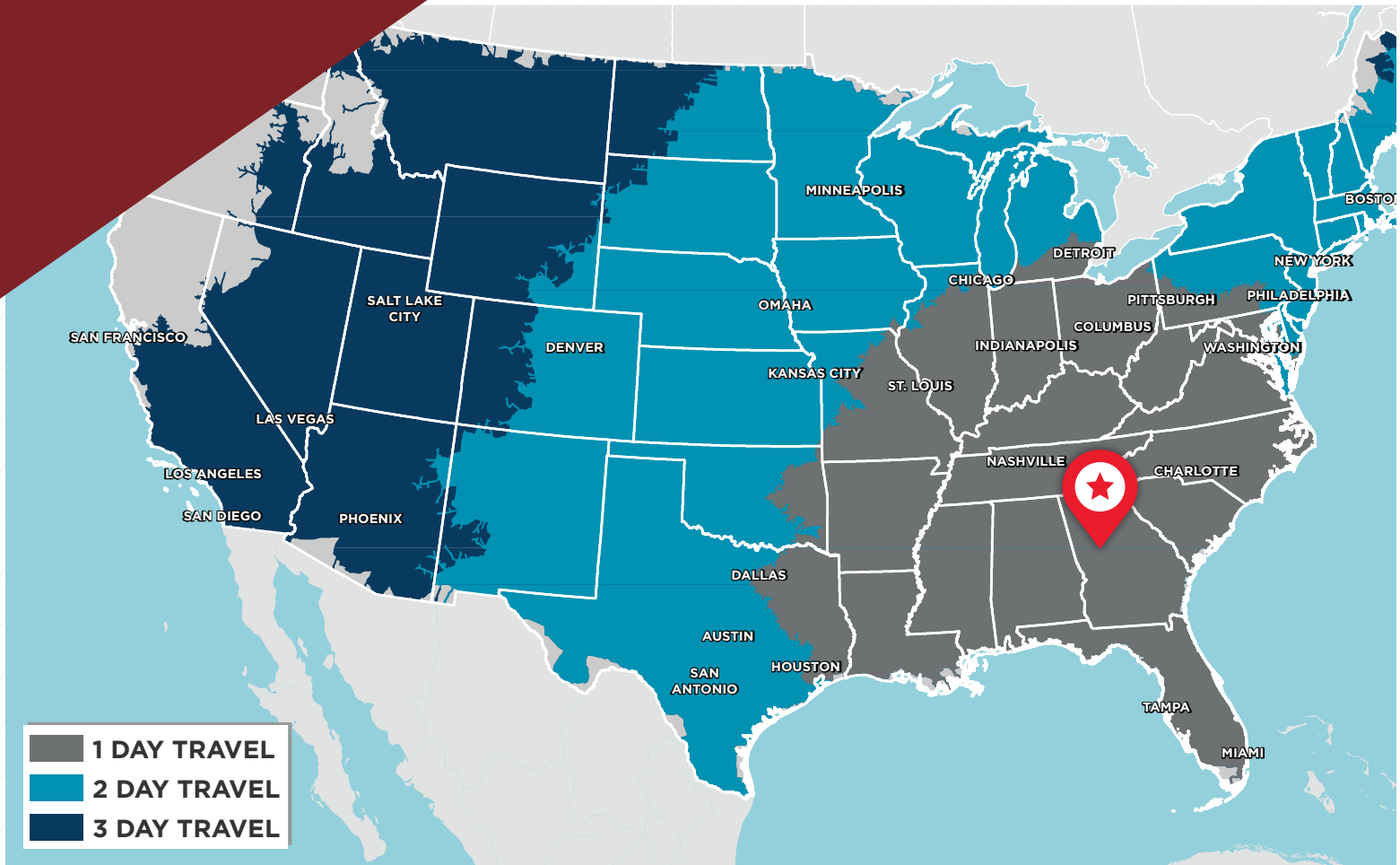
Slab Thickness
7" Slab - 4,000 PSI



Location Details





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

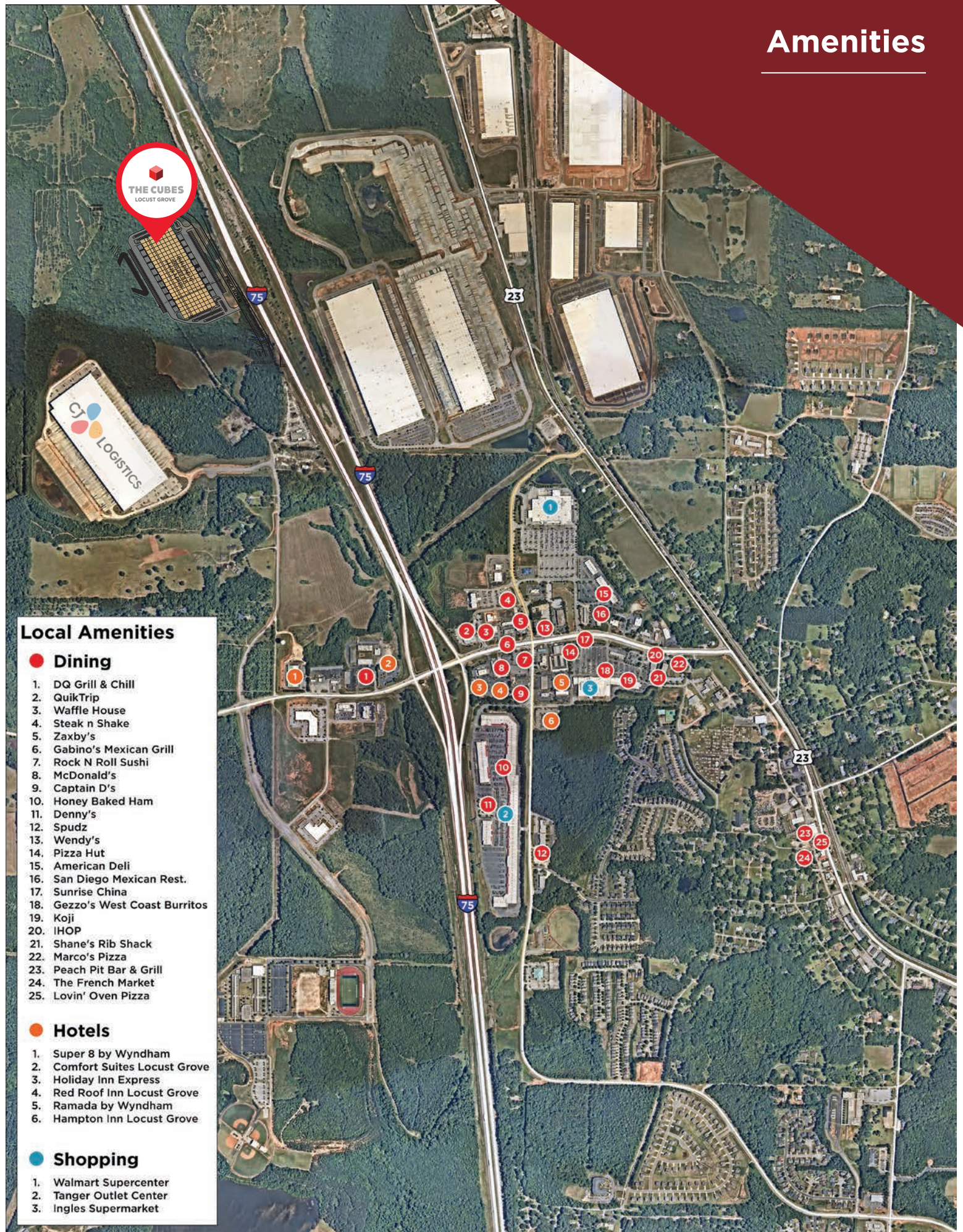
1. DQ Grill & Chill
2. QuikTrip
3. Waffle House
4. Steak n Shake
5. Zaxby's
6. Gabino's Mexican Grill
7. Rock N Roll Sushi
8. McDonald's
9. Captain D's
10. Honey Baked Ham
11. Denny's
12. Spudz
13. Wendy's
14. Pizza Hut
15. American Deli
16. San Diego Mexican Rest.
17. Sunrise China
18. Gezzo's West 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

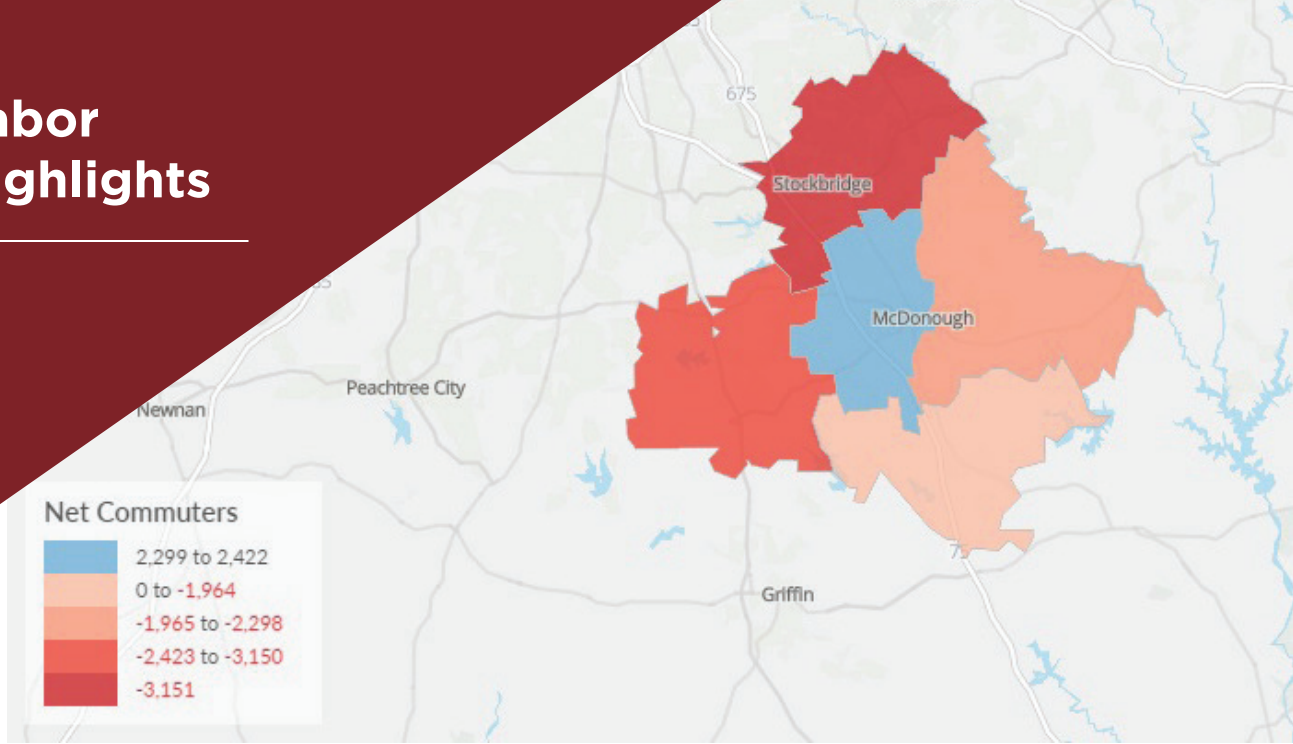
1. Super 8 by Wyndham
2. Comfort Suites Locust Grove
3. Holiday Inn Express
4. Red Roof Inn Locust Grove
5. Ramada by Wyndham
6. Hampton Inn Locust Grove

Shopping

1. Walmart Supercenter
2. Tanger Outlet Center
3. Ingles Supermarket



Labor Highlights



253,504

**POPULATION
IN 2023**



124,822

**TOTAL REGIONAL
EMPLOYMENT**



\$77.2K

**MEDIAN HOUSEHOLD
INCOME FOR 2023**

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.

- 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%.

FOR MORE INFORMATION, PLEASE CONTACT:

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