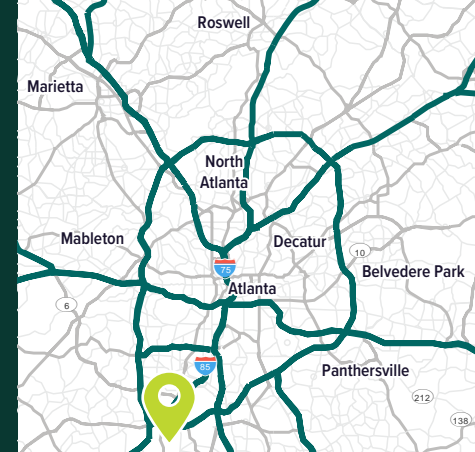




DELIVERY 2025

NOW PRE-LEASING PHASE I: BUILDINGS 100 & 200





GREENWAY COMMERCE PARK

PROPERTY OVERVIEW

Located in the up-and-coming city of Tyrone, Georgia, this 600K+ SF master-planned park is set to be Tyrone's newly built Class A Business Park. With proximity to I-85 and frontage on Highway 74, the park has prime access to executive housing in both Peachtree City and Fayette County. With buildings 100 and 200 set to deliver in 2025, this park will combine aesthetics with a plentiful labor pool to meet today's need of medical and technical companies.

Conveniently located on Hwy 74, this location provides access to major cities such as Atlanta, Jackson, Nashville, Charleston and more in 5 hours or less. Located in an amenity-rich area, Greenway Commerce Park offers the luxury of a walking trail thru the park, as well as plentiful choices ranging from eats, retail and stay. (See Amenities Map)



Advanced
Manufacturing



Aerospace
& Aviation



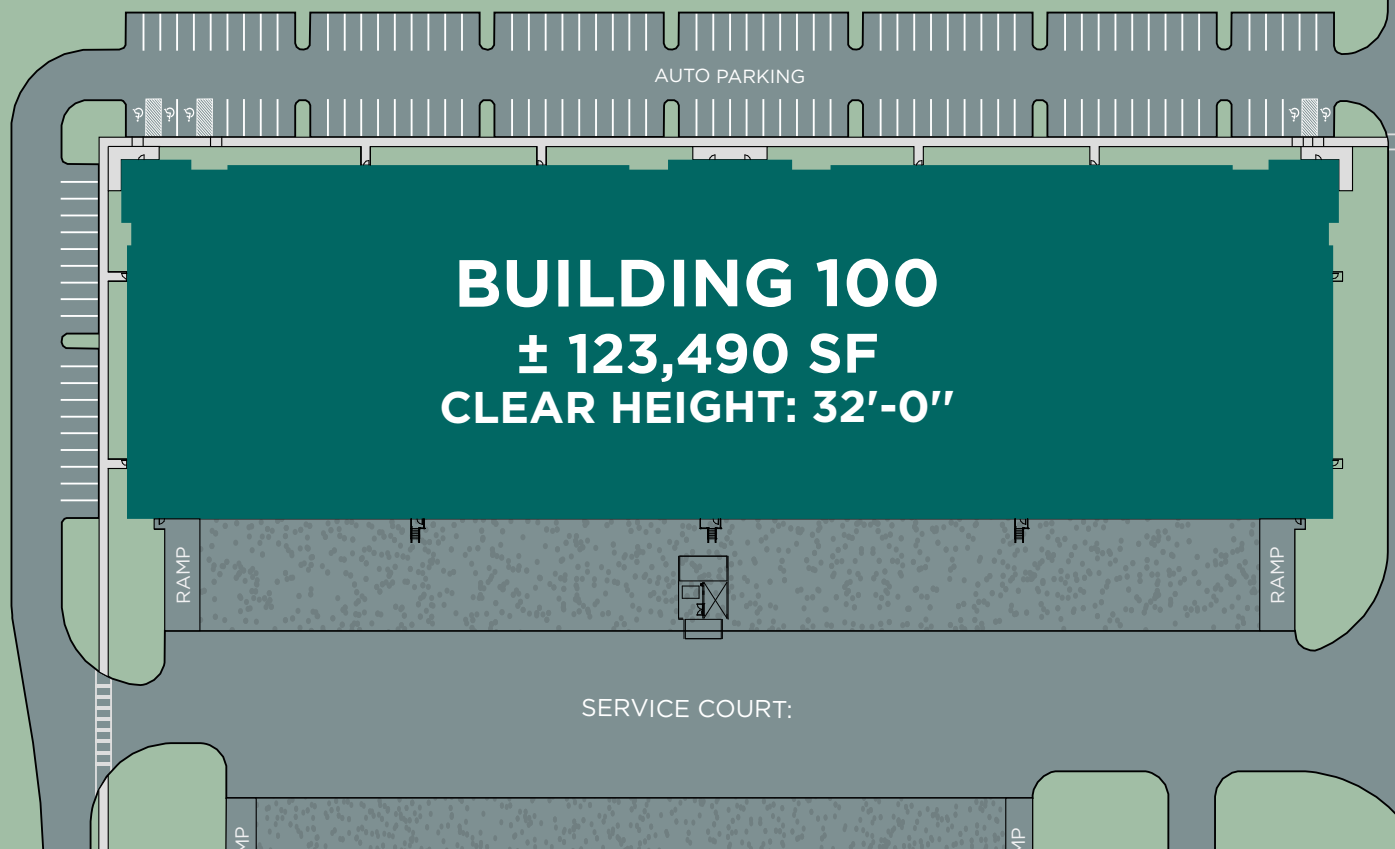
Film &
Creative Media



Technology









JENKINS ROAD



BUILDING 100

	Total Building Size:	123,490 (DIVISIBLE)
	Building Dimensions:	190' X 648'
	Office Space:	BTS
	Clear Height:	32'
	Dock High Doors:	38 (9' X 10')
	Drive In Doors:	2 (12' X 14')

	Auto Parking:	149
	Service Court:	150' DEEP
	Column Spacing:	54' X 43'4"
	Speed Bay Depth:	60'
	Configuration:	REAR LOAD
	Sprinkler:	ESFR







BUILDING 200

± 164,862 SF
CLEAR HEIGHT: 32'-0"

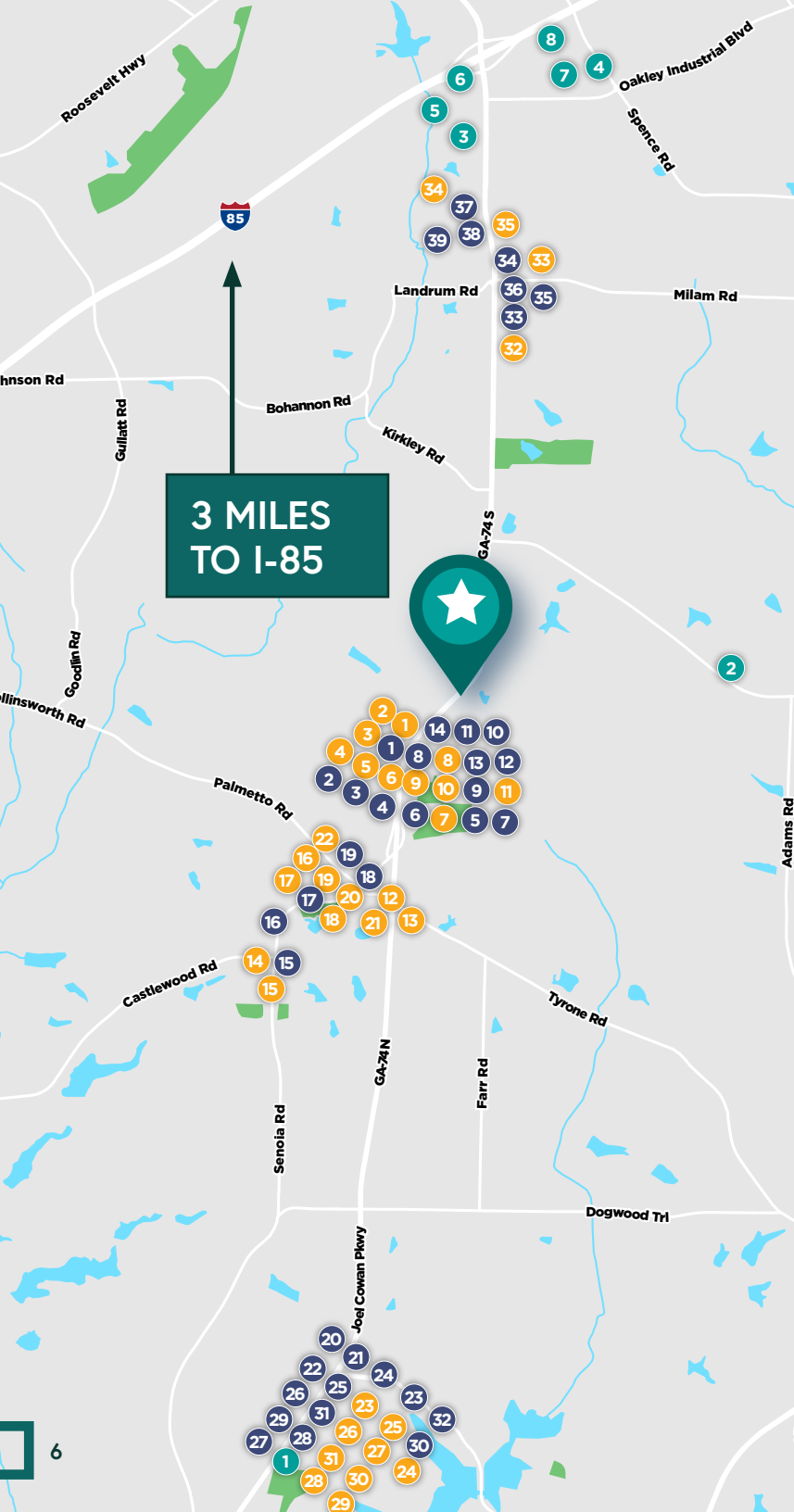
ON-SITE STORAGE:

BUILDING 200

	Total Building Size:	164,862 (DIVISIBLE)
	Building Dimensions:	220' X 756'
	Office Space:	BTS
	Clear Height:	32'
	Dock High Doors:	44 (9' X 10')
	Drive In Doors:	2 (12' X 14')

	Auto Parking:	122
	On-Site Storage:	49 SLOTS
	Column Spacing:	54'X40'
	Speed Bay Depth:	60'
	Configuration:	REAR LOAD
	Sprinkler:	ESFR

EVERYTHING AT YOUR FINGERTIPS



3 MILES TO I-85

- | | | |
|--------------------------------|-------------------------------|-------------------------|
| 1. Nikko Japanese Steakhouse | 13. Chapultepec Mexican Grill | 25. Starbucks |
| 2. American Deli | 14. Modern Thai | 26. Panera Bread |
| 3. Mindbender Pizza and VR Bar | 15. Circa Coffee | 27. Planet Smoothie |
| 4. Ohio Hog Company | 16. She Craft | 28. Jet's Pizza |
| 5. Papa Johns | 17. Partners II Pizza | 29. Stix & Sushi |
| 6. Waffle House | 18. Kako Café | 30. The BeiRut |
| 7. Hot Tuna Seafood & Bar | 19. Mimmo's Gourmet Pizza | 31. Borgo Italia |
| 8. Burrito Brothers | 20. Chick-fil-A | 32. Mt. Fuji Steakhouse |
| 9. Zesto Drive-In | 21. Outback Steakhouse | 33. Subway |
| 10. S2 Bistro | 22. Wendy's | 34. Pizza Hut |
| 11. All Rights Reserved | 23. Chicken Salad Chick | 35. The Golden Bite |
| 12. Southern Soultrition | 24. Palmer's | 36. Dragon House |
| | | 37. Chipotle |
| | | 38. Firehouse Subs |



FOOD

- | | | |
|-----------------------------|--------------------------------|--------------------------|
| 1. Advance Auto Parts | 13. O'Reilly Auto Parts | 23. Kroger |
| 2. CVS | 14. Complete Hardware | 24. The UPS Store |
| 3. Workout Anytime | 15. Red Door Consignment Co | 25. Trek Store |
| 4. Majestic Nails & Spa | 16. Tyrone Barber & Style Shop | 26. Target |
| 5. Publix Super Market | 17. Dollar General | 27. Sally Beauty |
| 6. Maya Hair Boutique | 18. Spezzano's Village Market | 28. Kirkland's |
| 7. Goodwill | 19. Magnolia Oaks Flowers | 29. Ross |
| 8. Dogwood Gallery & Framer | 20. The Yellow Daisy Antiques | 30. Petco |
| 9. SkinOnTin | 21. Anthony's Barbershop | 31. Bed Bath & Beyond |
| 10. Savvy Elite Hair Salon | 22. West Fayette Barbell | 32. The Gym 24/7 Fitness |
| 11. The Legacy Theatre | | 33. Family Dollar |
| 12. Dollar Tree | | 34. Verizon |
| | | 35. AT&T Store |



SHOPPING

- Holiday Inn & Suites
- Pleasanton Courtyard B&B
- Holiday Inn Express & Suites
- Wingate by Wyndham
- Best Western
- Comfort Inn & Suites
- Hampton Inn
- Fairfield Inn & Suites



HOTEL

DRIVE TIMES

I-85: Southbound via Collinsworth Rd: **4.6 MILES**

I-85: Northbound via Hwy 74: **3 MILES**

HWY 285: **11 MILES**

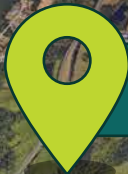
ATL Int. Airport: **14 MILES**

Peachtree City: **8 MILES**

CSX Fairburn Intermodal: **5.2 MILES**

DOWNTOWN
ATLANTA

HARTSFIELD-JACKSON
ATLANTA INTERNATIONAL
AIRPORT



GREENWAY
COMMERCE PARK

JENKINS ROAD

FOR MORE INFORMATION,
PLEASE CONTACT:

PAT MURPHY

Managing Director
Direct: +1 404 682 3405
Pat.murphy@cushwake.com

TARA HEALY

Director
Direct: +1 404 682 3430
Tara.healy@cushwake.com

ANDREW THURMAN

Senior Associate
+1 404 682 3429
Andrew.thurman@cushwake.com



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

