

# GARDNER LOGISTICS PARK

Highway 42, Locust Grove, Georgia



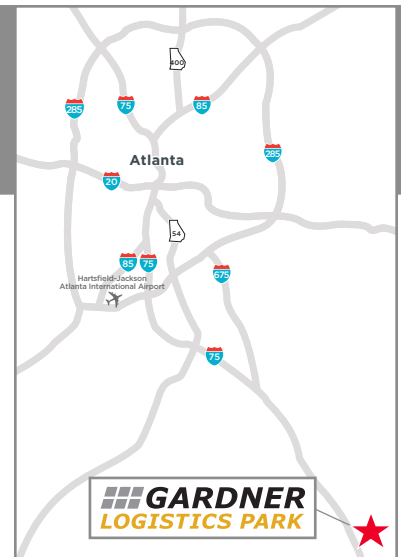
ELIGIBLE FOR  
LDCT TAX CREDITS



**1,011,907 SF**  
WAREHOUSE FOR LEASE

## KEY FEATURES

- 2 MSF Class A Park
- Easy Access to I-75
- Unmatched Local Amenities
- Interstate Exposure
- Divisible to 500,000 SF



**James Phillpott**  
Managing Director  
+1 404 853 5373  
james.phillpott@cushwake.com

**Tara Healy**  
Senior Associate  
+1 404 682 3430  
tara.healy@cushwake.com

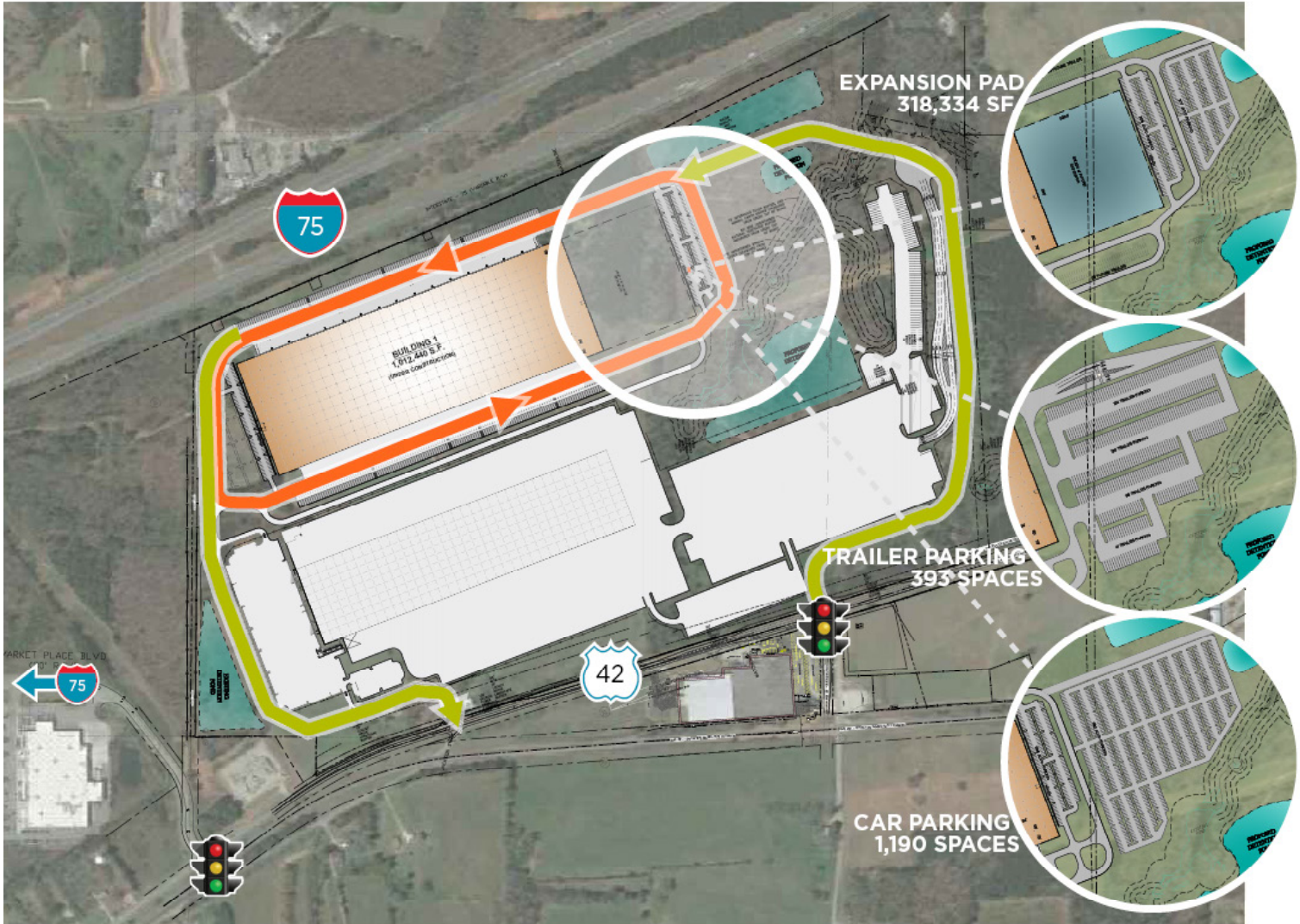
**Lisa Pittman**  
Senior Director  
Industrial Tenant Rep Lead  
+1 404 853 5277  
lisa.pittman@cushwake.com



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## SITE PLAN



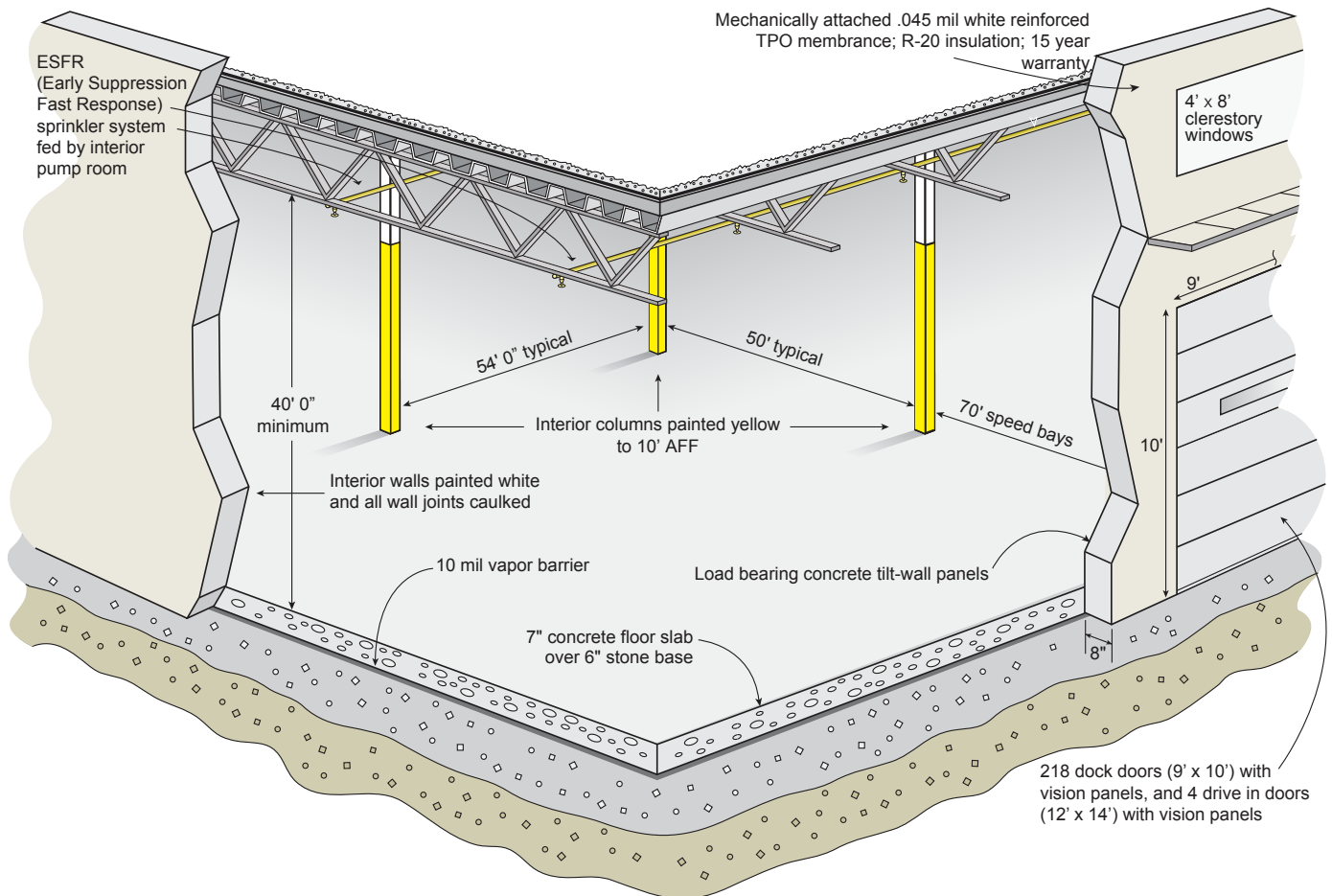
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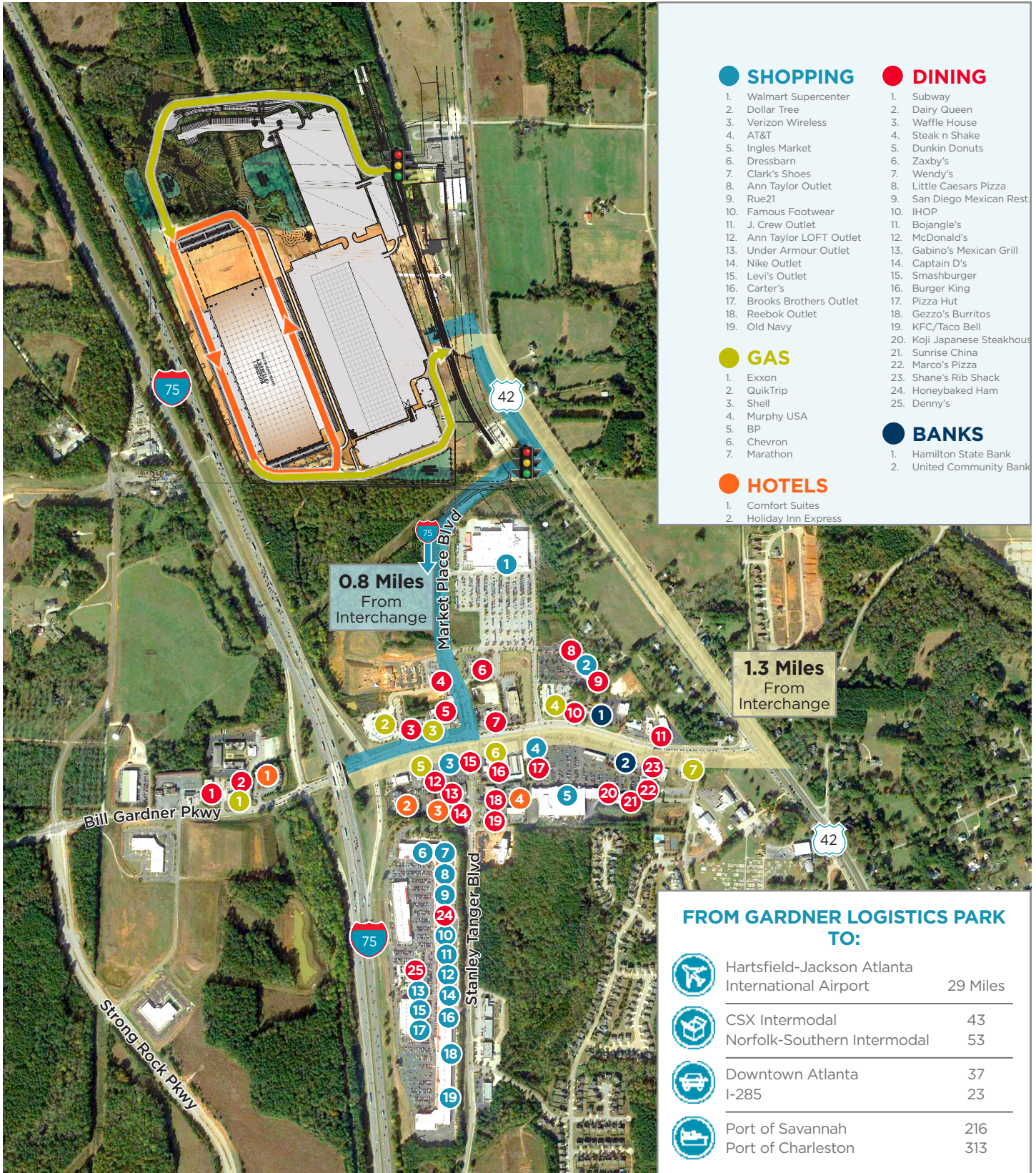


## BUILDING SPECIFICATIONS



<b>Square Footage</b>	1,011,907 SF / 590' D x 1,716' W BTS site for an additional 1,000,000 SF
<b>Configuration</b>	Cross Dock
<b>Floors</b>	7" concrete slab over 6" GAB with 10 mil vapor barrier
<b>Column Spacing</b>	50' x 54' with 70' speed bays
<b>Loading Doors</b>	186 dock doors (9' x 10') with vision panels, and 4 drive in doors (12' x 14') with vision panels
<b>Truck Court Depth</b>	185' total depth, 60' concrete apron and 70' heavy duty asphalt, 55' trailer parking area
<b>Parking</b>	Parking for 474 autos; 261 trailers
<b>Electrical</b>	Two (2) 2500-amp, 480/277 v, 3-phase, 4 wire service
<b>Ceiling Height</b>	40' minimum at 1st bay bar joist
<b>Sprinkler Type</b>	100% via ESRF systems with K22 heads at 40 psi above 40' deck height, with K17 at 52 psi below 40' deck height
<b>Roofing System</b>	A mechanically attached 0.045 mil white reinforced TPO membrane with (R-20) polyisocyanurate roof insulation; manufacturer's 15-year labor and material warranty included
<b>HVAC</b>	Combination of gas fired unit heaters and make-up air units with Factory Mutual approved gas burners and 3-way discharge diffusers. Roof mounted fans to achieve one air change per hour with ability to upgrade to three air changes per hour.

## AMENITIES



### SHOPPING

1. Walmart Supercenter
2. Dollar Tree
3. Verizon Wireless
4. AT&T
5. Ingles Market
6. Dressbarn
7. Clark's Shoes
8. Ann Taylor Outlet
9. Rue21
10. Famous Footwear
11. J. Crew Outlet
12. Ann Taylor LOFT Outlet
13. Under Armour Outlet
14. Nike Outlet
15. Levi's Outlet
16. Carter's
17. Brooks Brothers Outlet
18. Reebok Outlet
19. Old Navy

### DINING

1. Subway
2. Dairy Queen
3. Waffle House
4. Steak n Shake
5. Dunkin Donuts
6. Zaxby's
7. Wendy's
8. Little Caesars Pizza
9. San Diego Mexican Rest.
10. IHOP
11. Bojangle's
12. McDonald's
13. Gabino's Mexican Grill
14. Captain D's
15. Smashburger
16. Burger King
17. Pizza Hut
18. Gezzo's Burritos
19. KFC/Taco Bell
20. Koji Japanese Steakhouse
21. Sunrise China
22. Marco's Pizza
23. Shane's Rib Shack
24. Honeybaked Ham
25. Denny's

### GAS

1. Exxon
2. QuikTrip
3. Shell
4. Murphy USA
5. BP
6. Chevron
7. Marathon

### BANKS

1. Hamilton State Bank
2. United Community Bank

### HOTELS

1. Comfort Suites
2. Holiday Inn Express

### FROM GARDNER LOGISTICS PARK TO:

	Hartsfield-Jackson Atlanta International Airport	29 Miles
	CSX Intermodal	43
	Norfolk-Southern Intermodal	53
	Downtown Atlanta	37
	I-285	23
	Port of Savannah	216
	Port of Charleston	313