

3090 HIGHWAY 42
LOCUST GROVE, GEORGIA

251,074 SF CLASS A
INDUSTRIAL SPACE AVAILABLE

PROPERTY DETAILS

TOTAL SPACE AVAILABLE:	251,074 SF
TOTAL BUILDING SIZE:	1,011,907 SF
OFFICE SPACE:	3,196 SF
CLEAR HEIGHT:	40'
EXTERIOR DOCKS:	38 (10 with levelers)
DRIVE-IN DOORS:	2
CAR PARKING:	60 Spaces (Expandable to 208)
TRAILER PARKING:	59 Stalls
COLUMN SPACING:	50' x 54' with 70' speed bays
CONFIGURATION:	Cross Dock
POWER:	2,500-amp, 480/277 v, 3-phase, 4-wire service
FLOORING:	7" concrete slab over 6" GAB with 10 mil vapor barrier
TRUCK COURT:	185' Concrete apron
SPRINKLER SYSTEM:	ESFR
ROOFING:	45 mil TPO R-20
HVAC:	2 RTU's, 2 roof vents, 1 Cambridge air unit

HIGHLIGHTS



1.5 MILES TO I-75
FULL INTERCHANGE



3,196 SF
OFFICE



FLEXIBLE ONSITE
CAR & TRAILER
PARKING



MODERN DESIGN
WITH SOARING
40' CLEAR HEIGHT



CROSS DOCK
CONFIGURATION



CLASS A
INDUSTRIAL
BUILDING



AMENITIES

Dining

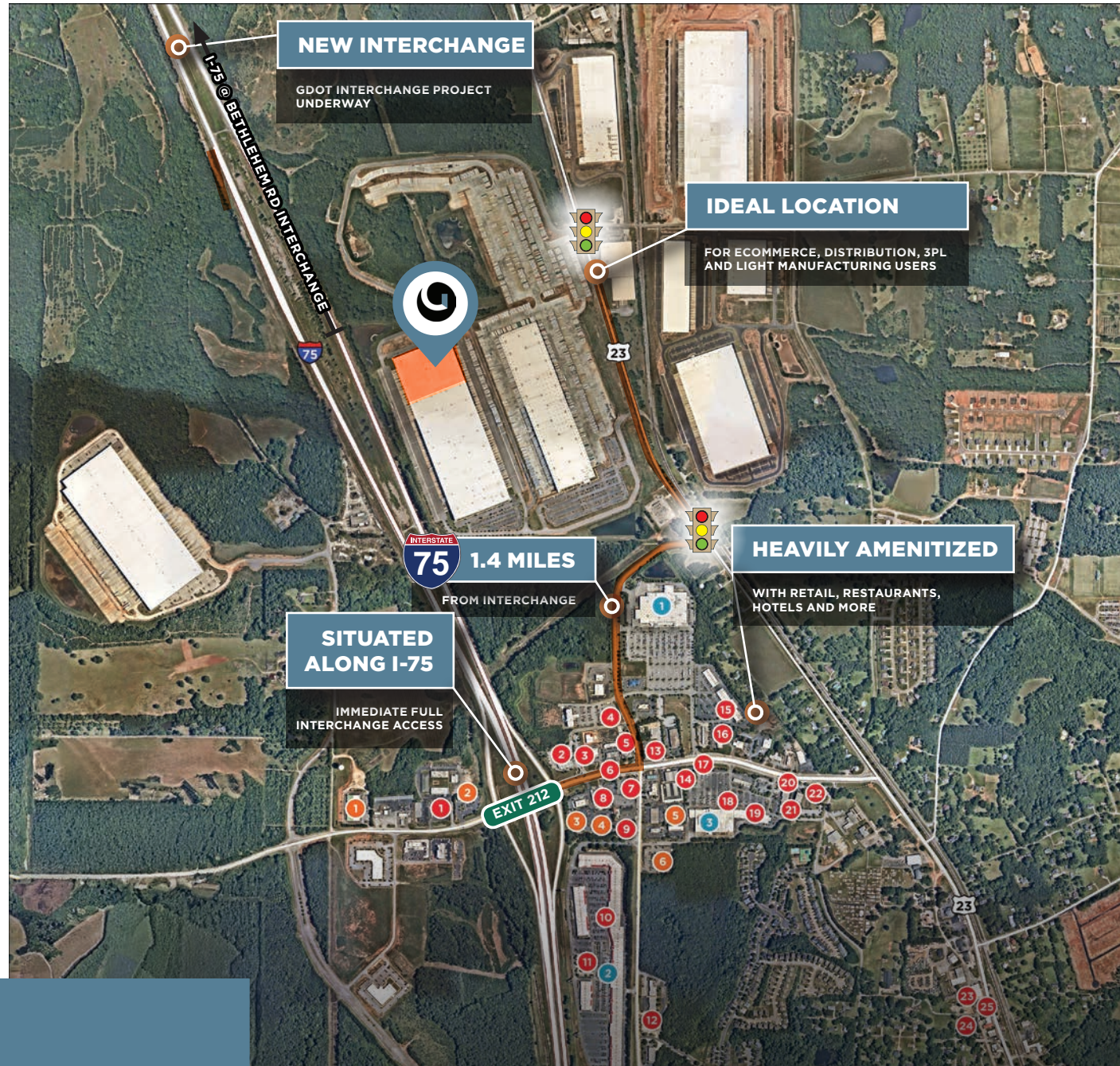
1. DQ Grill & Chill
2. QuikTrip
3. Waffle House
4. Steak n Shake
5. Zaxby's
6. Gabino's Mexican Grill
7. Rock N Roll Sushi
8. McDonald's
9. Captain D's
10. Honey Baked Ham
11. Denny's
12. Spudz
13. Wendy's
14. Pizza Hut
15. American Deli
16. San Diego Mexican Rest.
17. Sunrise China
18. Gezzo's West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

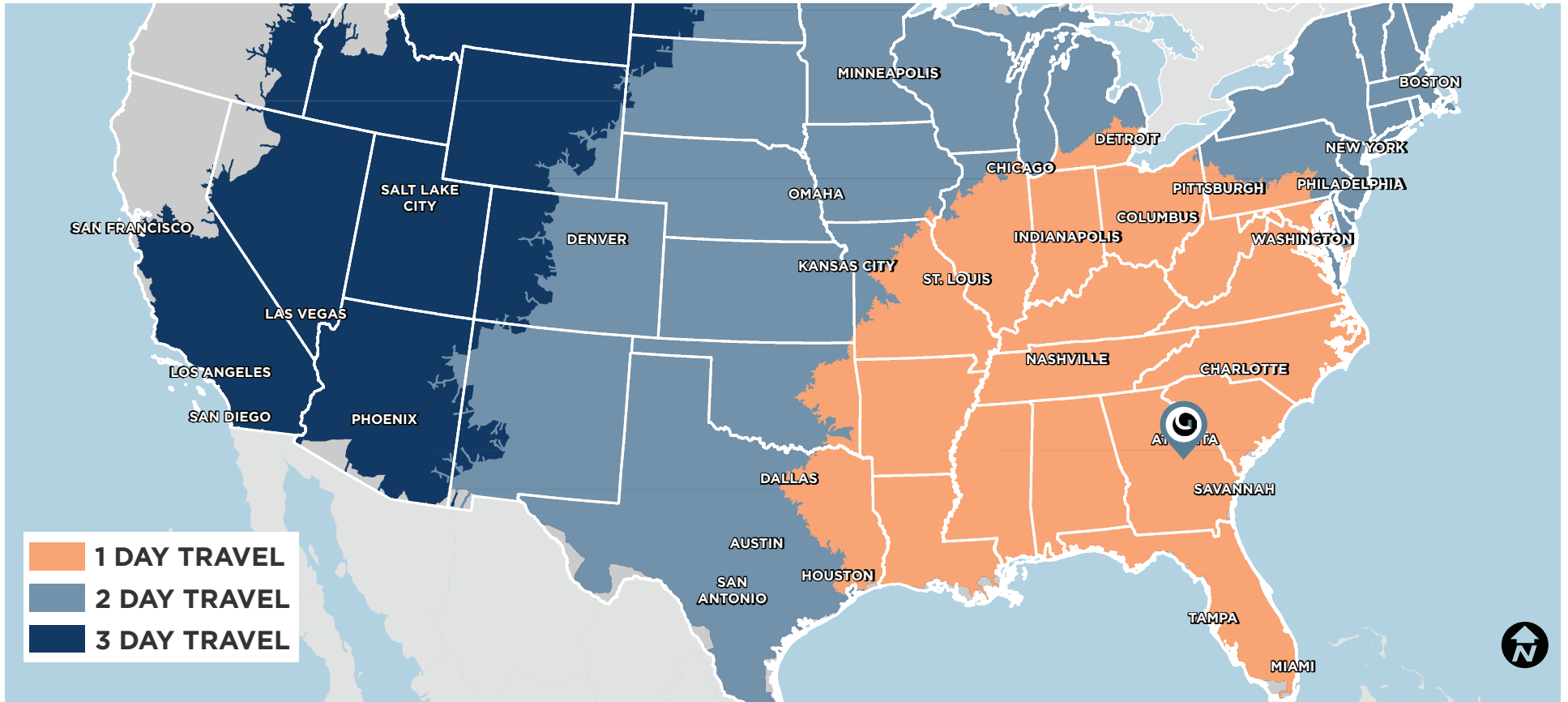
1. Super 8 by Wyndham
2. Comfort Suites Locust Grove
3. Holiday Inn Express
4. Red Roof Inn Locust Grove
5. Ramada by Wyndham
6. Hampton Inn Locust Grove

Shopping

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



TAKE YOUR BUSINESS FURTHER



1.5 MILES
TO I-75

29 MILES
TO ATLANTA
INTERNATIONAL AIRPORT

35 MILES
TO CSX HULSEY
INTERMODAL YARD

54 MILES
TO NORFOLK SOUTHERN
INTERMODAL YARD

26 MILES
TO I-285

36 MILES
TO DOWNTOWN ATLANTA

217 MILES
TO PORT OF SAVANNAH

300 MILES
TO PORT OF CHARLESTON

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LOCUST GROVE, GEORGIA

GRANITE 

 CUSHMAN &
WAKEFIELD



FOR MORE INFORMATION

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