

**FOR LEASE**



**PROPOSED EXPANSION  
PAD AVAILABLE**

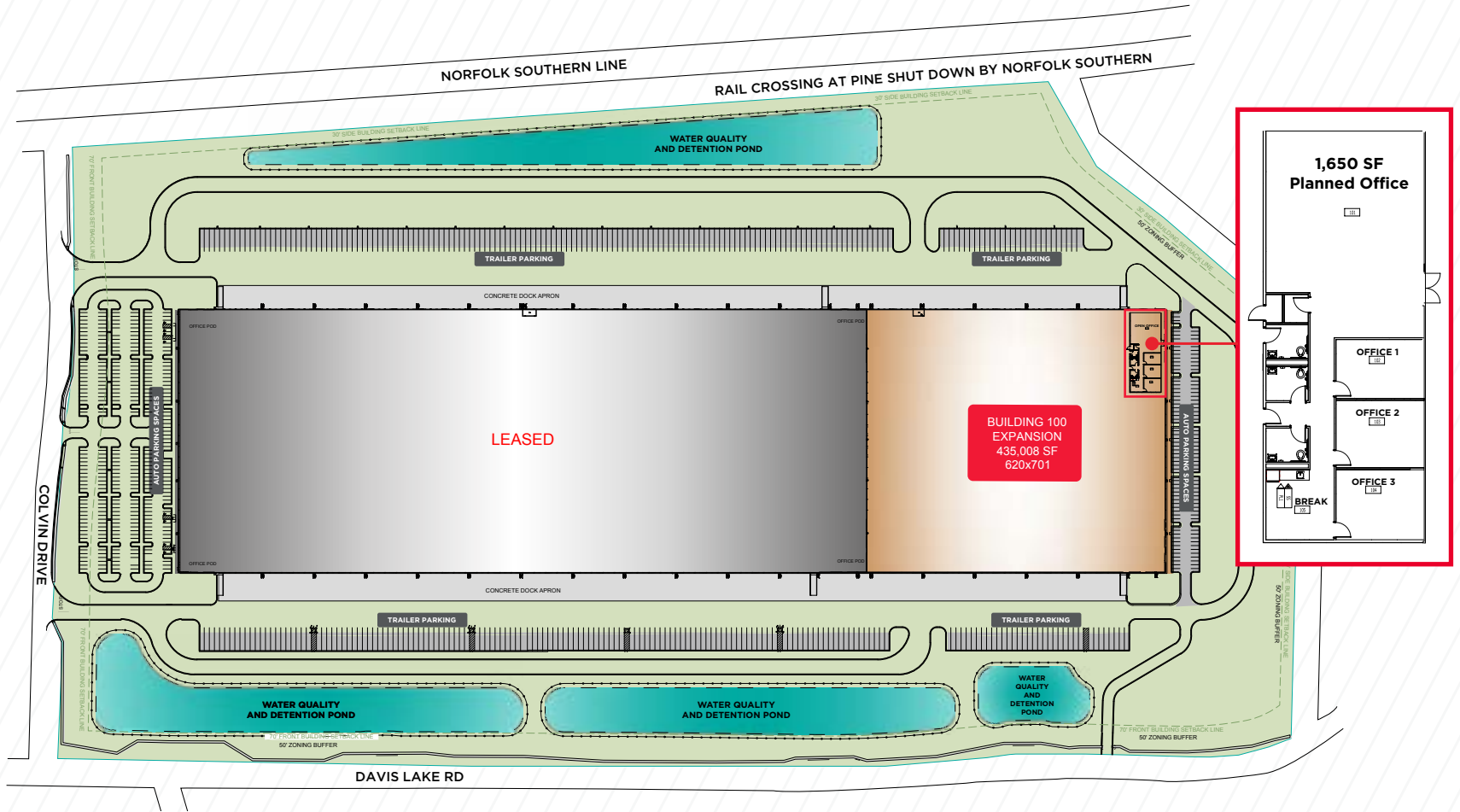
## GARDNER LOGISTICS PARK

**NOW LEASING PHASE III BUILDING 1  
435,008 SF EXPANSION PAD AVAILABLE  
SUITABLE FOR SHORT TERM LEASES**

*125 COLVIN DRIVE,  
LOCUST GROVE, GA 30248*

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## PHASE III BUILDING 1 435,008 SF EXPANSION PAD

### FEATURES



**BUILDING SF**  
1,438,962 SF



**BAY SPACING**  
50'x54' with 60' speed bay



**LOADING INFO**  
60 dock high doors  
30 pit levelers - 40,000lb  
(every other door)  
2 drive-ins



**TRAILER PARKING SPACES**  
63 Spaces



**FLOOR SLAB**  
7" thick over 6" of aggregate base



**FIRE PROTECTION SYSTEM**  
ESFR



**DIMENSIONS**  
620' deep x 2,346' long



**CLEAR HEIGHT**  
40'



**PARKING**  
123 auto (expandable)



**LIGHTING**  
30FC LED lighting  
open plan



**ROOF**  
.45 mil roof membrane

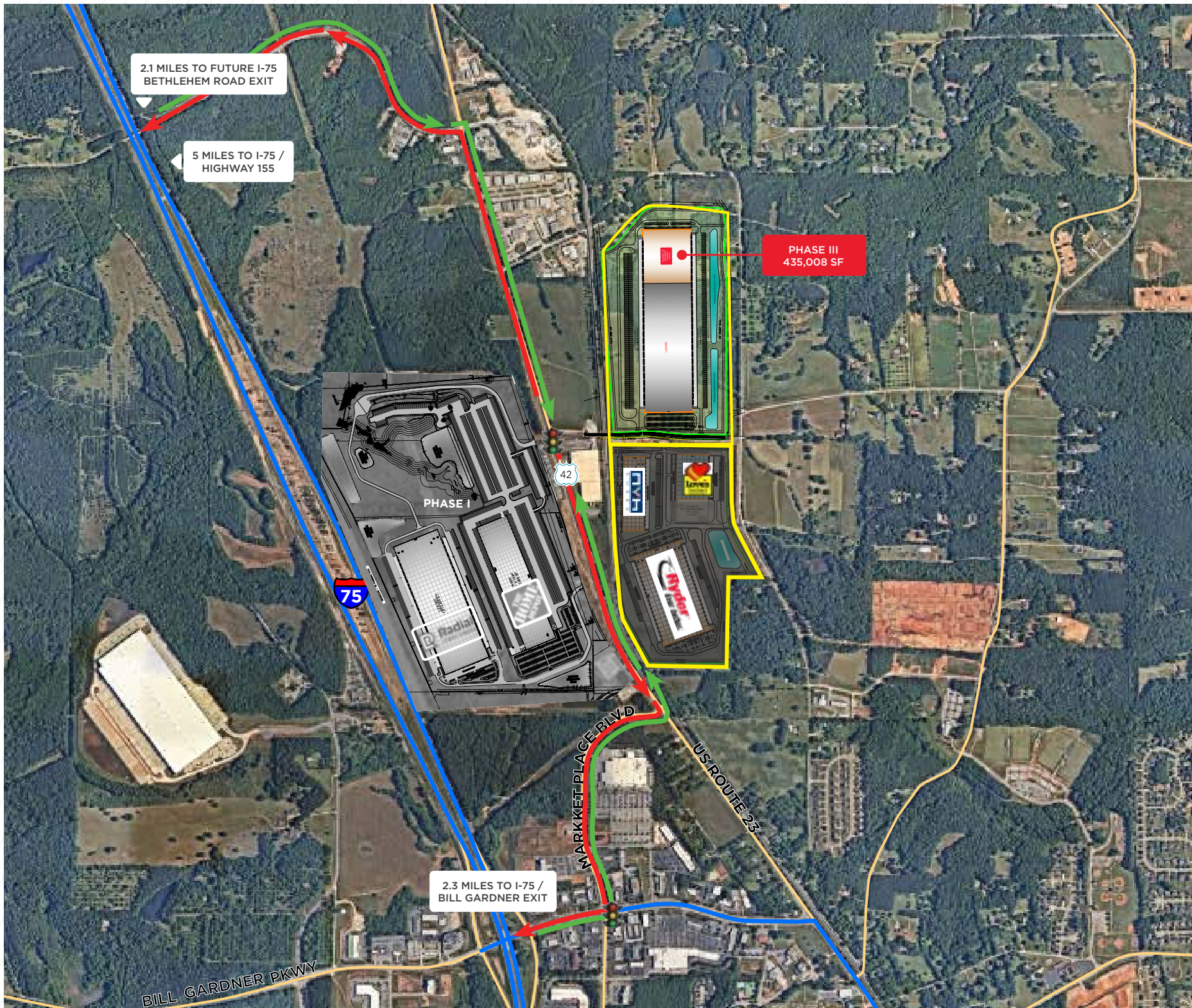


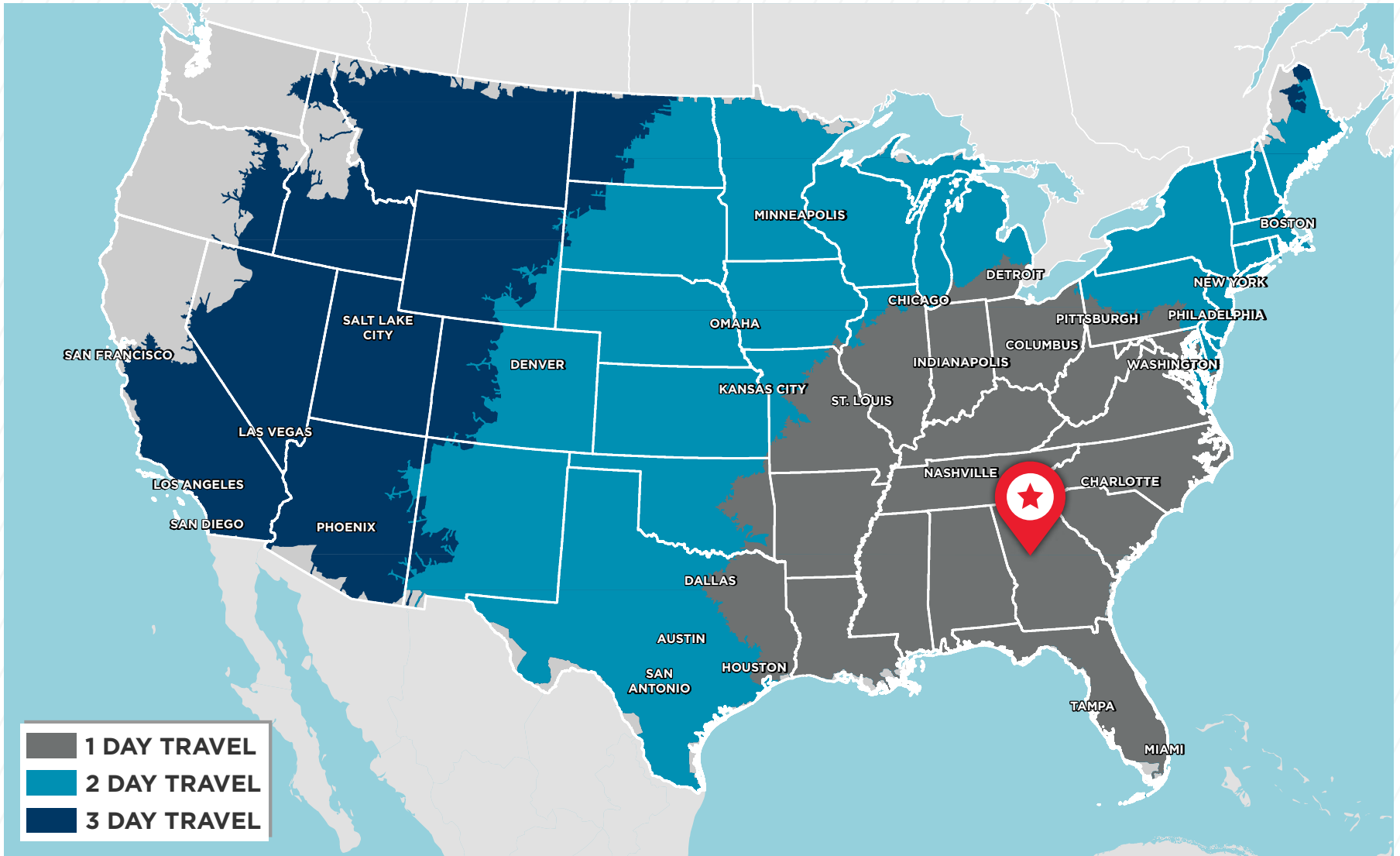
**ELECTRICAL**  
(2) 2000-amp 277/480 service



**PLANNED OFFICE SPACE**  
1,650 SF

# MASTER SITE PLAN





## LOGISTICS

2.3 MILES



23 MILES



29 MILES

ATLANTA INTERNATIONAL AIRPORT

43 MILES

CSX INTERMODAL

53 MILES

NORFOLK-SOUTHERN INTERMODAL

216 MILES

PORT OF SAVANNAH

313 MILES

PORT OF CHARLESTON



**253,504**

**POPULATION  
IN 2023**



**124,822**

**TOTAL REGIONAL  
EMPLOYMENT**



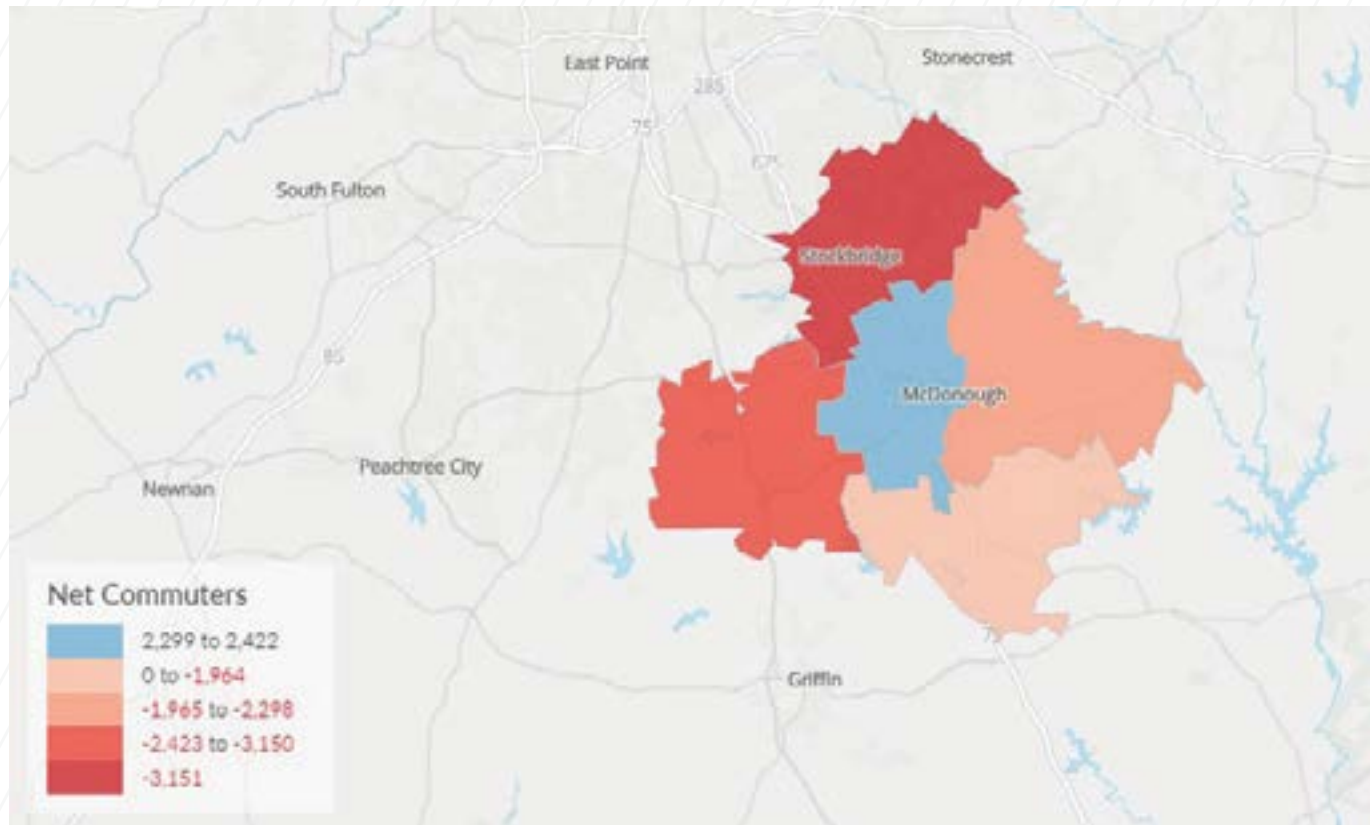
**\$77.2K**

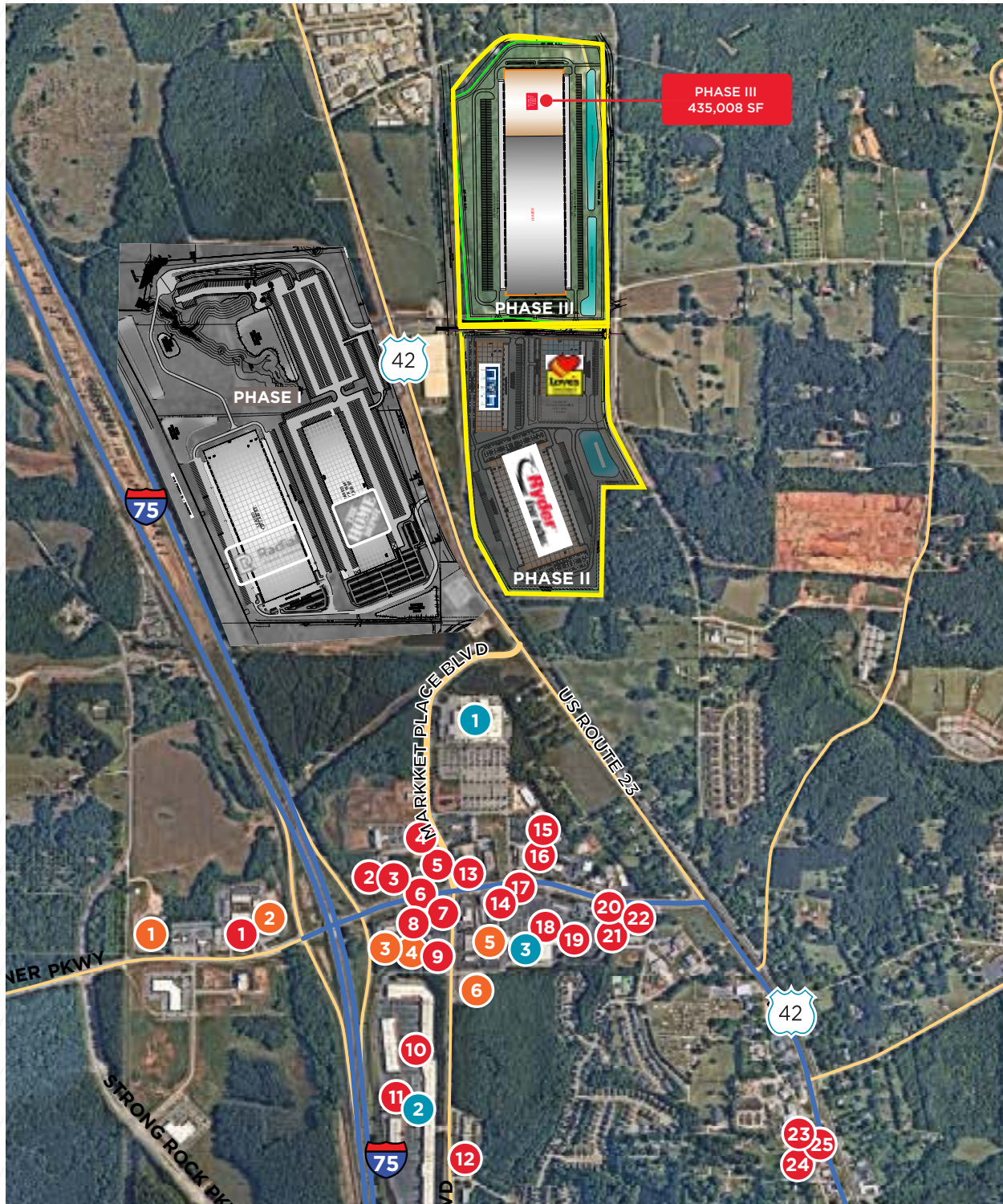
**MEDIAN HOUSEHOLD  
INCOME FOR 2023**

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%.





## AREA 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

PHASE III BUILDING 1



# CONTACT INFORMATION

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