



SOUTHWEST 85 LOGISTICS CENTER

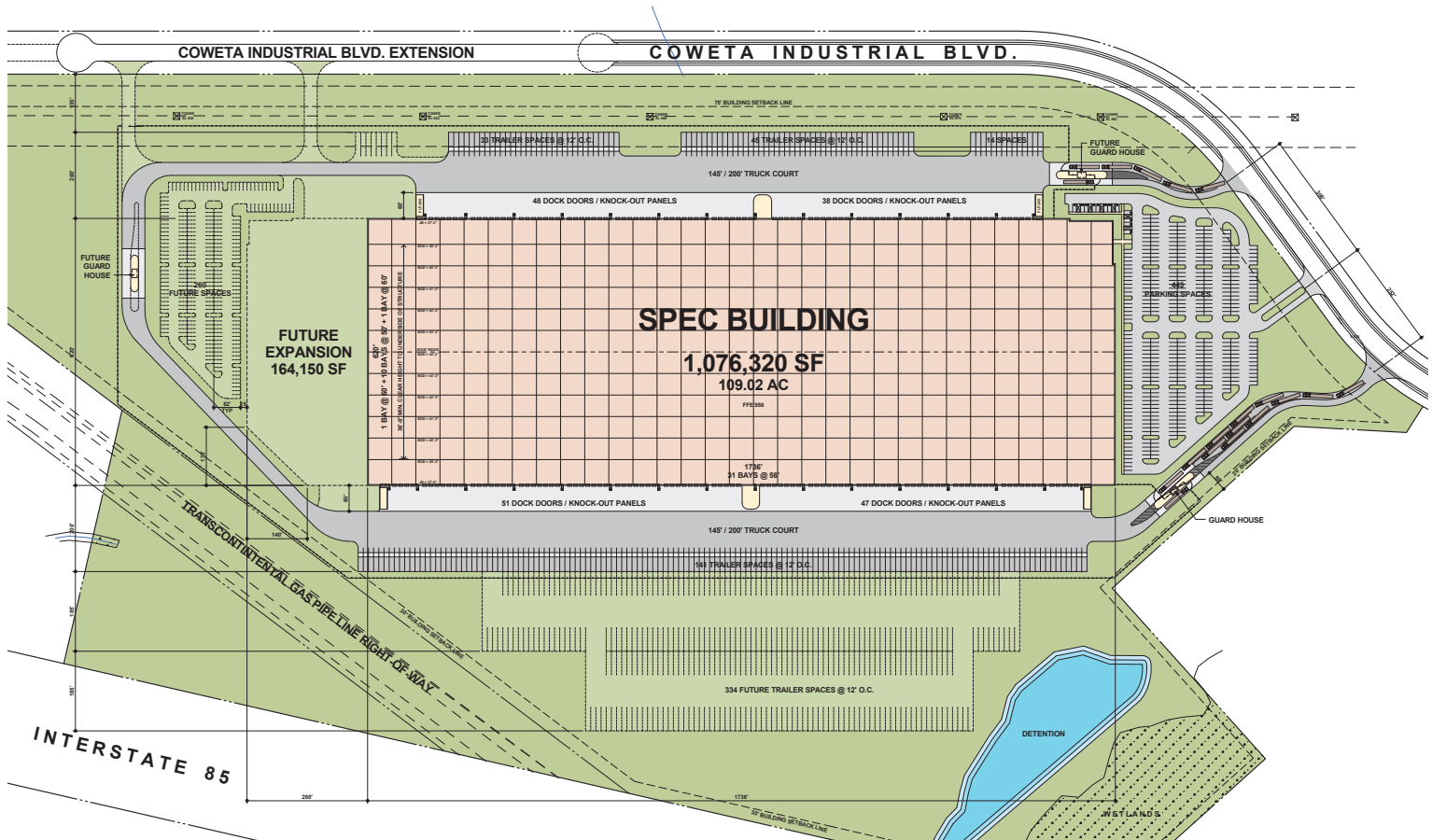
590 Coweta Industrial Parkway, Newnan, GA

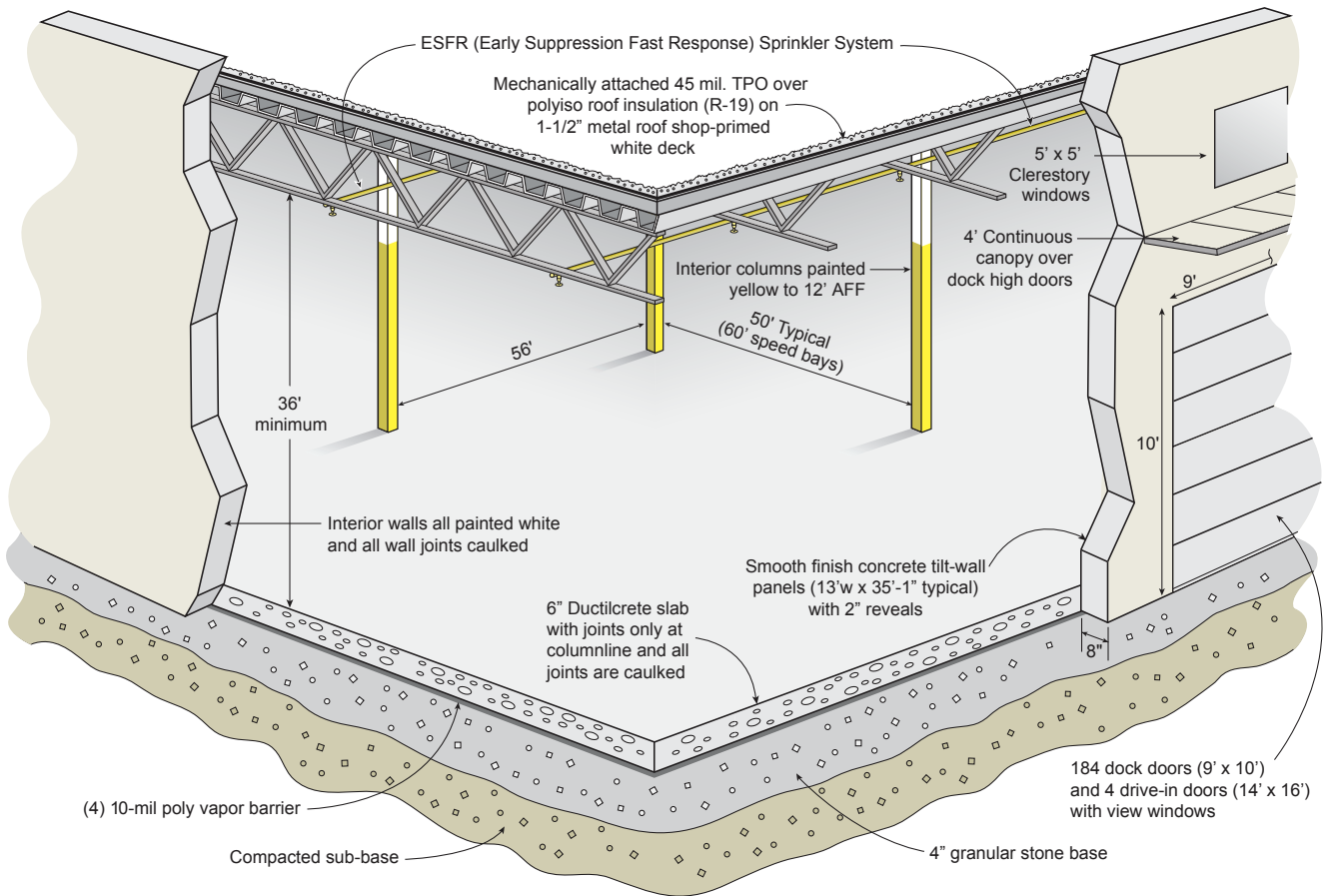


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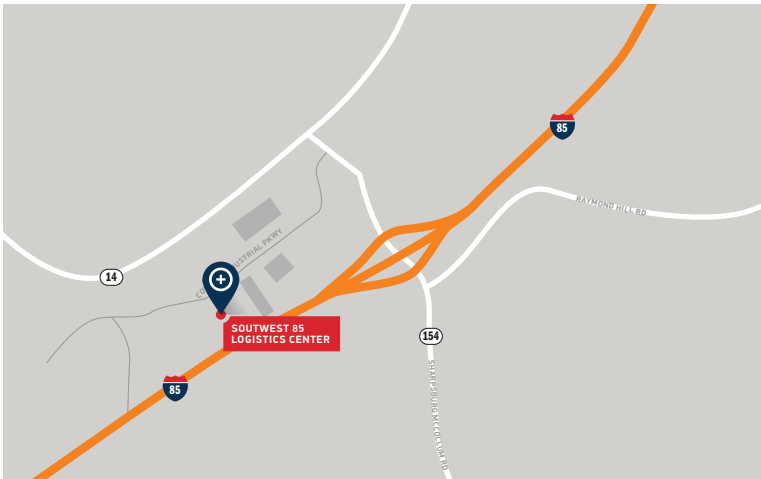
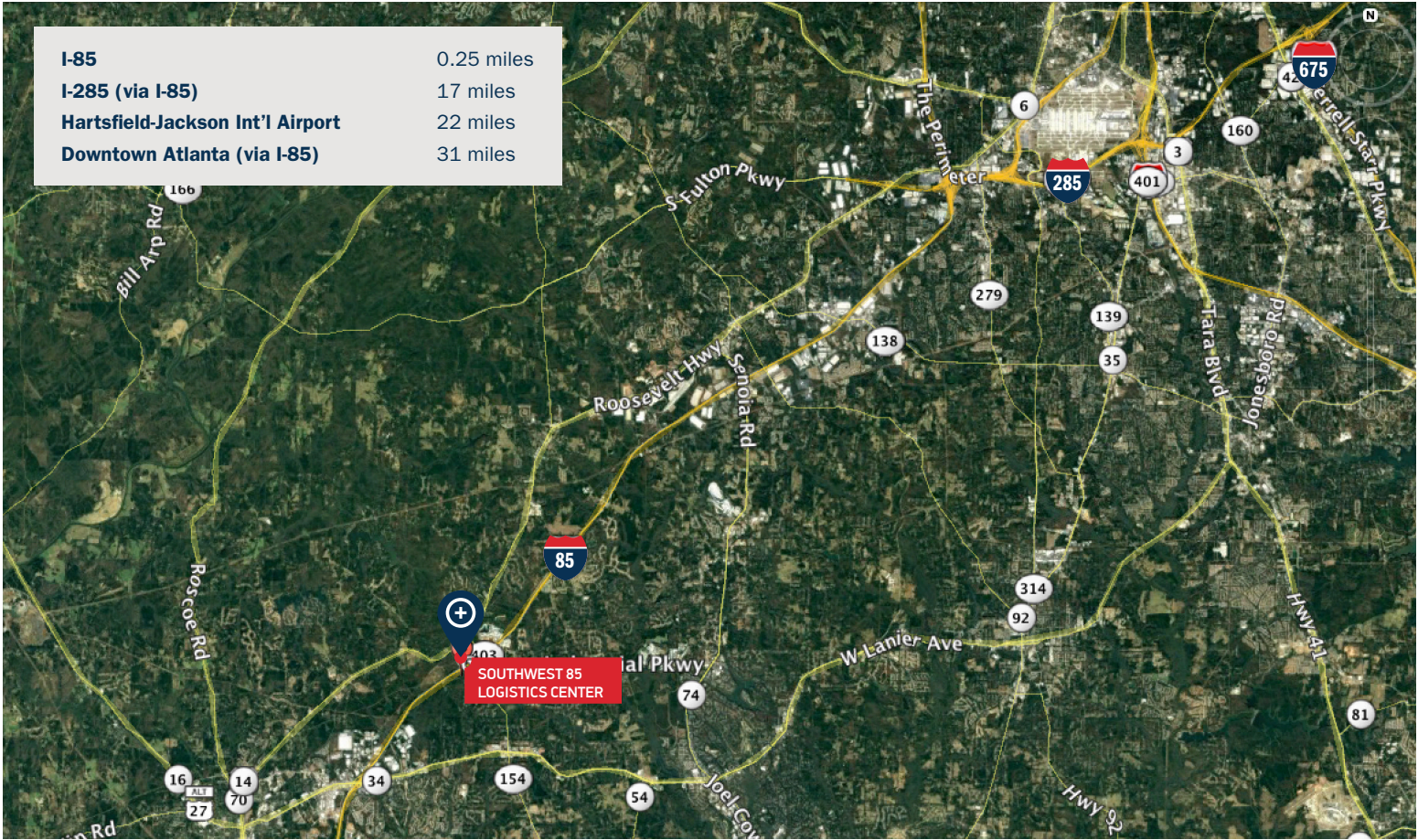
Southwest 85 Logistics Center is located on the I-85 South Corridor, approximately 15 minutes South of I-285, providing superior access to Metro Atlanta and the region. With close proximity to Atlanta's Hartsfield-Jackson International Airport and the CXS Intermodal terminal, the property is ideally situated for both domestic and international business trades requiring local, regional and national distribution. A robust and skilled population base offers a solid workforce infrastructure.



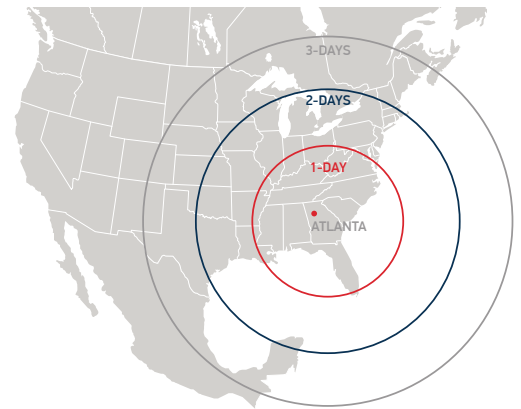


BUILDING SPECIFICATIONS

Square Footage	1,076,320 SF with the ability to expand to 1,240,470 SF
Site Area	109 acres
Configuration	Crossdock
Slab Thickness	Ductilcrete slab
Column Spacing	56' wide x 50' deep, with 60' loading bays (+/- 34,720 SF bays)
Clear Height	36' clear minimum
Dock High Doors	184 – 9' x 10' insulated dock high doors
Drive-In Doors	4 – 14' x 16' ramped, drive-in doors
Truck Court Depth	200' deep full concrete truck court
Auto Parking	443 auto spaces with the ability to expand to 703 auto spaces
Trailer Storage	233 trailer storage locations with the ability to expand to 567 trailer spaces
Electrical	277/480 volt, 3 phase
Sprinkler	ESFR sprinkler system



DAYS TRUCK DRIVE TO/FROM ATLANTA



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