

# NORTHWEST GATEWAY LOGISTICS CENTER

Union Grove Road | Calhoun, GA

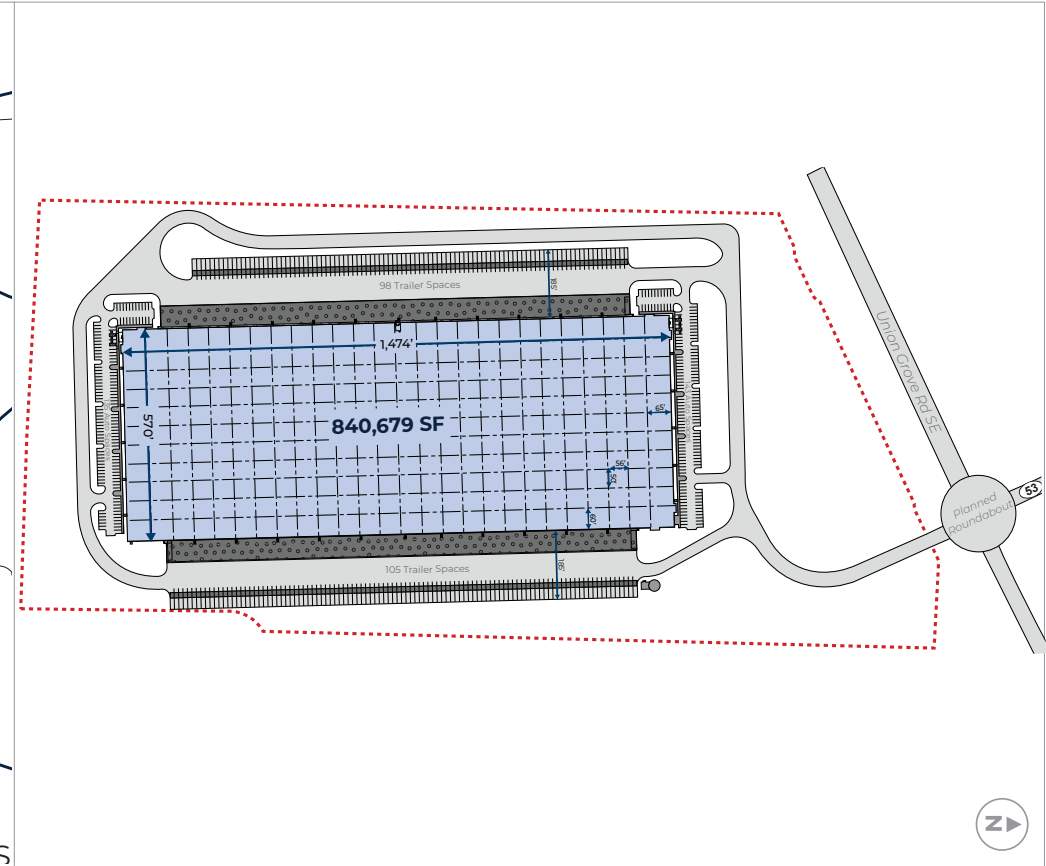
840,679 SF Available

Northwest Gateway Logistics Center is a Class-A distribution facility located in Northwest Atlanta, the highest density freight corridor in the region. This unique location close to Interstate 75 will provide multiple users with quick access to Atlanta and Chattanooga, and a high-quality labor base in the neighboring communities. This cross-dock facility boasts best-in-class design specifications including 40' minimum clear height, ample auto and trailer parking with expansion capabilities, and connectivity to multiple highways.



## UNION GROVE ROAD | CALHOUN, GA

## PROPERTY OVERVIEW



840,679 SF available



40' clear height



154 - 9' x 10' dock doors



Office build-to-suit



## Cross-dock configuration



4 - 14' x 16' drive-in ramp doors



## ESFR sprinkler system



203 – trailer parking spaces



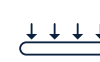
2.3 miles / 4 minutes to I-75



185' – truck court with 60' concrete apron



278 - auto parking spaces  
(expandable to  $\pm$  398 spaces)



7" thick, 4,000psi unreinforced concrete

## Development



**BRENNEN CLIFFORD**

770 407 4634 (o)  
brennen.clifford@hillwood.com

## Leasing



**AUSTIN KRIZ**

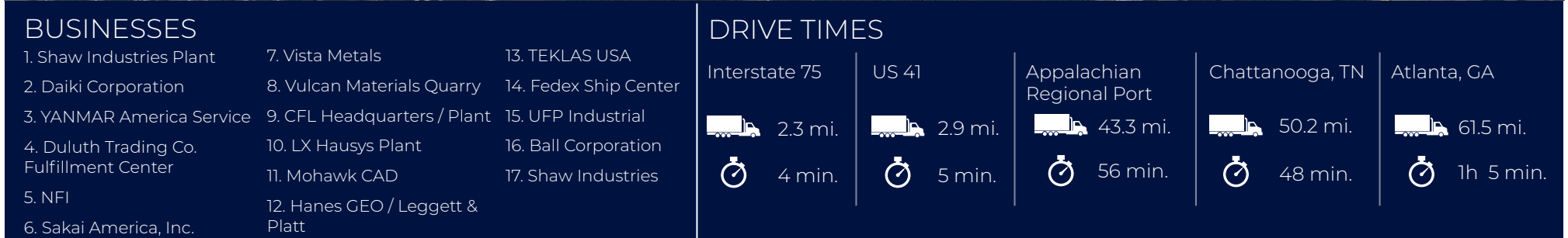
703 314 9801 (o)  
austin.kriz@jll.com

**TOM CROMARTIE**

770 540 5904 (o)  
tom.cromartie@jll.com



## UNION GROVE ROAD | CALHOUN, GA



## 1. Shaw Industries Plant

## 2. Daiki Corporation

### 3. YANMAR America

#### 4. Duluth Trading Co.

## Fulfillment Center

## 5. NFI

## 6. Sakai America, Inc.

## 7. Vista Metals

## 8. Vulcan Materials Quarry

## 9. CFL Headquarters / Plant

## 10. LX Hausys Plant

## 11. Mohawk CAD

12. Hanes GEO / Leggett &amp;

Platt

### 13. TEKLAS USA

## 14. Fedex Ship Center

## 15. UFP Industrial


## 16. Ball Corporation

## 17. Shaw Industries

1000


Interstate 75

 2.3 mi.

 4 min.

0341

 2.9 mi.

 5 min.


Appalachian  
Regional Port 43.3 mi.

 56 min.


© 2006 The Authors  
Journal compilation © 2006 Blackwell Publishing Ltd


Chattanooga, TN

 50.2 mi.

 48 min.

Atlanta, GA

 61.5 mi.

 1h 5 min.





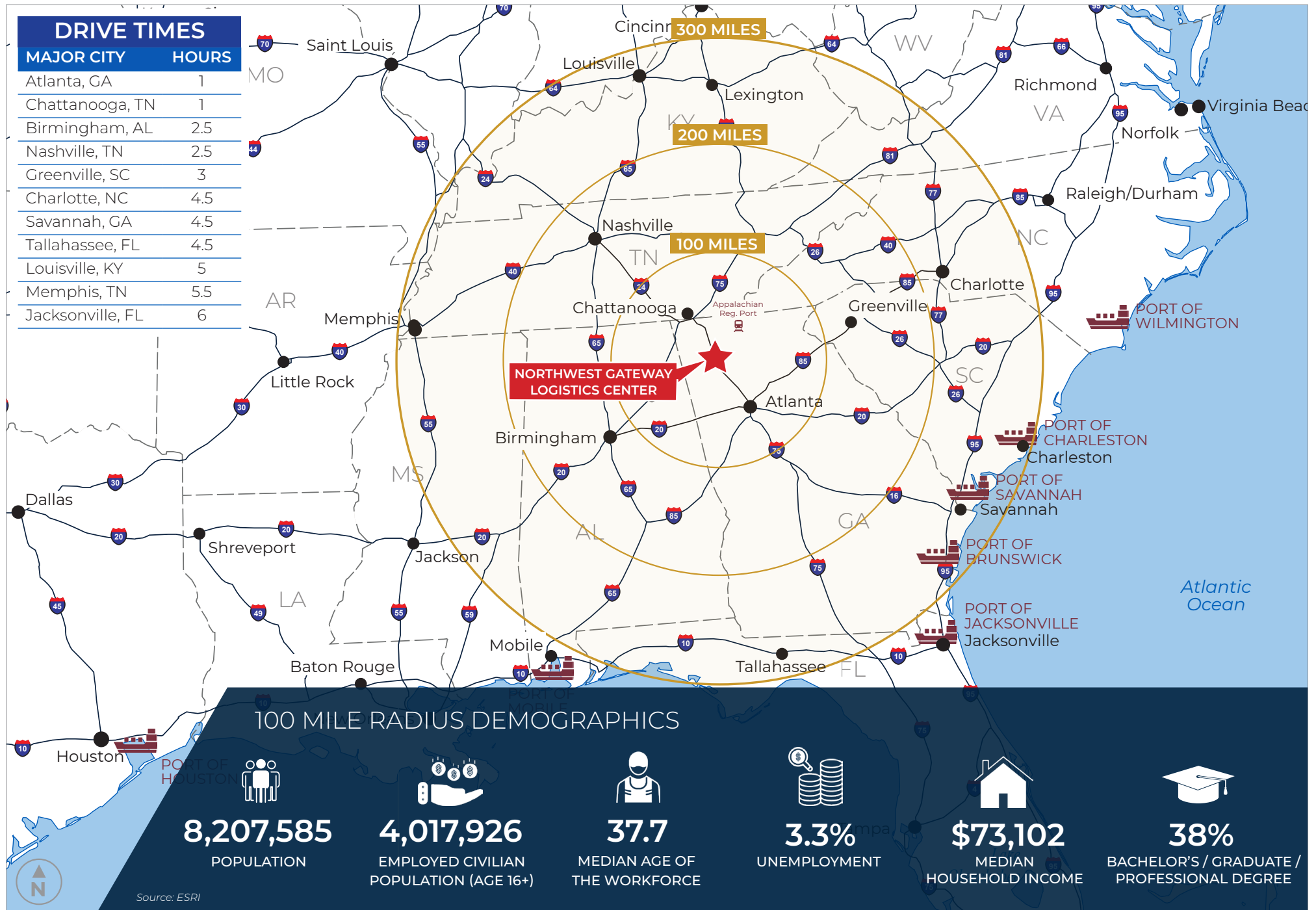
**NORTHWEST GATEWAY LOGISTICS CENTER**  
UNION GROVE ROAD | CALHOUN, GA

INGRESS/EGRESS



## DRIVE TIMES

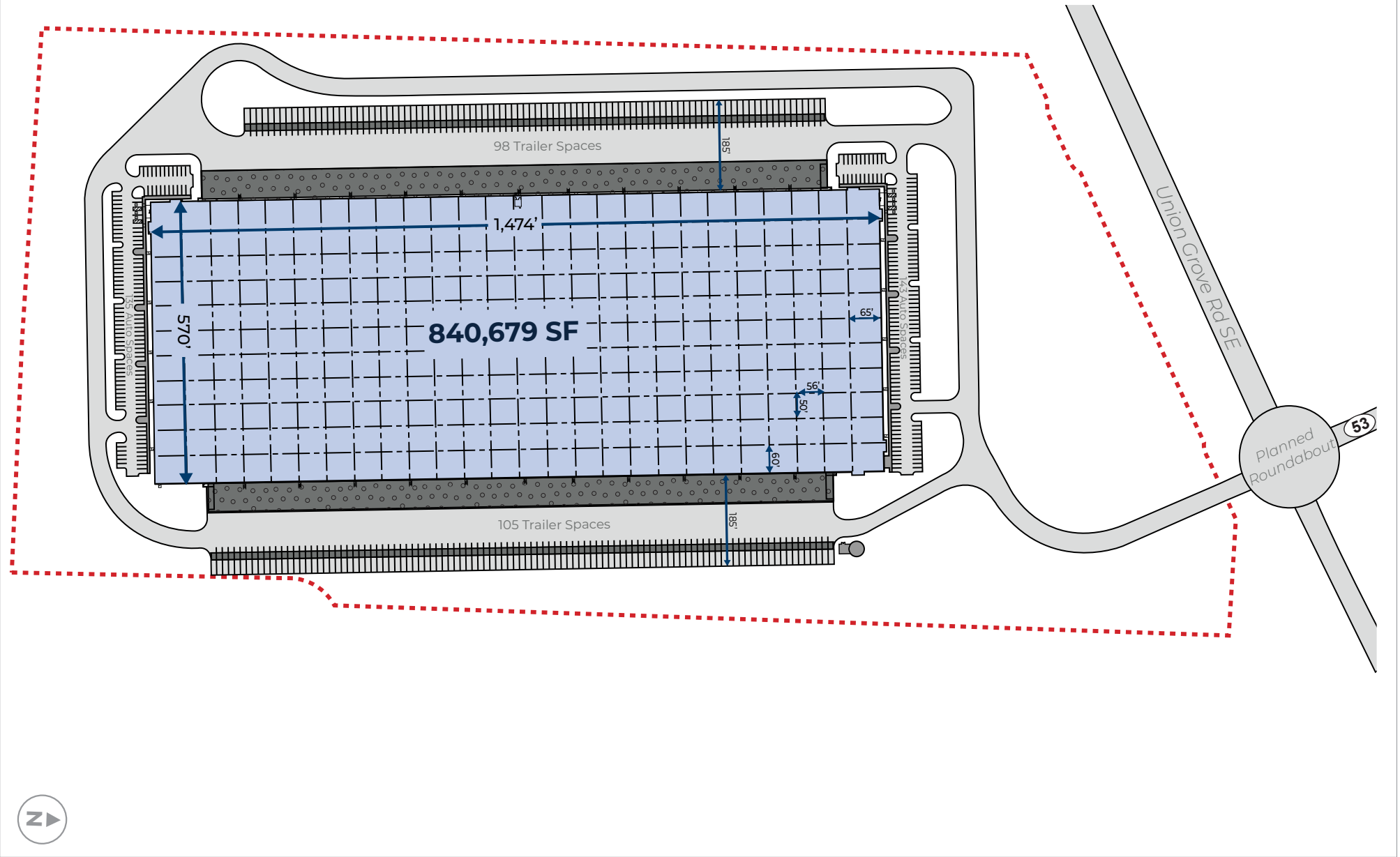
MAJOR CITY	HOURS
Atlanta, GA	1
Chattanooga, TN	1
Birmingham, AL	2.5
Nashville, TN	2.5
Greenville, SC	3
Charlotte, NC	4.5
Savannah, GA	4.5
Tallahassee, FL	4.5
Louisville, KY	5
Memphis, TN	5.5
Jacksonville, FL	6



# NORTHWEST GATEWAY LOGISTICS CENTER

UNION GROVE ROAD | CALHOUN, GA

DRIVE TIMES



# CONTACT

**A DEVELOPMENT OF**



## **BRENNEN CLIFFORD**

770 407 4634 (o) 3414 Peachtree Rd NE  
brennen.clifford@hillwood.com Suite 1050  
hillwood.com Atlanta, GA 30326

**LEASING**



## **AUSTIN KRIZ**

703 314 9801 (o) 3344 Peachtree Road NE  
austin.kriz@jll.com Suite 1100  
us.jll.com Atlanta, GA 30326

## **TOM CROMARTIE**

770 540 5904 (o) 3344 Peachtree Road NE  
tom.cromartie@jll.com Suite 1100  
us.jll.com Atlanta, GA 30326



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Hillwood and the Hillwood logo are service marks of Hillwood. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Hillwood. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.