



PNK Park Southern Gateway at Lambert Farms - Building A

1325 Highway 42 S, McDonough, GA 30252

1,219,826 SF Under Construction

Expandable to 1,532,301 SF



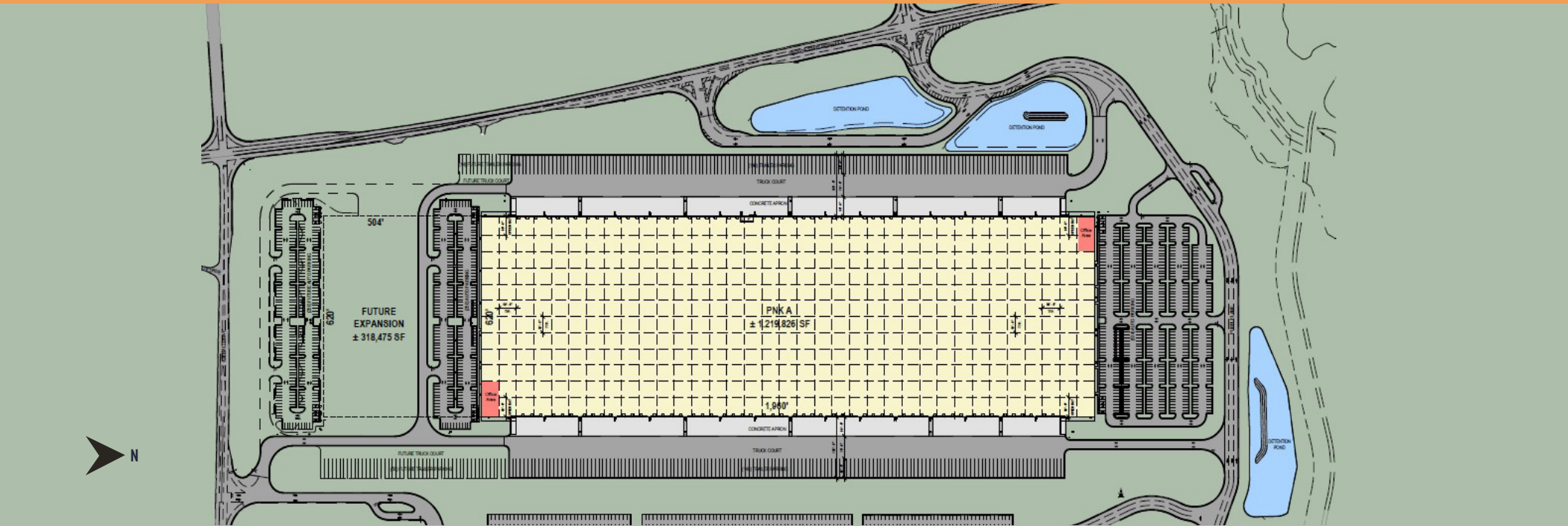
SITE PLAN

BUILDING

1,219,826 SF

CONFIGURATION	Cross dock
AVAILABLE SF	1,219,826 SF Expandable to 1,532,301
OFFICE	BTS
DIMENSIONS	620'D x 1,960'W
CLEAR HEIGHT	40'
TRUCK PARKING	296 (expandable to 360)
AUTO PARKING	784
DOCK DOORS	213 (9' x 10', 103 equipped with 40,000 lb mechanical pit levelers)

DRIVE-IN DOORS	4 (12'x16')
COLUMN SPACING	50' x 56' with 60' speed bay (16"x16" full concrete columns, can support 10-ton crane)
TRUCK COURT DEPTH	190' truck court with concrete apron
SLAB	8" reinforced slab, 4,000 psi
ROOF	60 mil TPO mechanically fastened, R-20 insulation
SPRINKLER	ESFR with K-25.2 sprinkler heads
ELECTRICAL	4,000 amps at 277/480 volts 3 phase
WAREHOUSE LIGHTING	LED lights on motion sensors with 30 foot candles





ACCESS MAP

TRANSPORTATION

I-75	2.2 miles
UPS HUB	17 miles
FEDEX HUB	22 miles
HARTSFIELD-JACKSON INTERNATIONAL AIRPORT	26 miles
CSX INTERMODAL	34 miles
NORFOLK SOUTHERN	50 miles
PORT OF SAVANNAH	218 miles



SOUTHERN GATEWAY AT LAMBERT FARMS

60-minute drive time



TOTAL POPULATION
3,247,013



MEDIAN AGE

\$71,228

MEDIAN HH INCOME

Southern Gateway at Lambert Farms has nearly 315,000 targeted workers in the industrial labor force within a 60-minute drive time. Approximately 20% of the total labor force located near Southern Gateway at Lambert Farms are in the industrial labor force.



**313,247
INDUSTRIAL
WORKFORCE**



**60 MIN
DRIVE
TIME**



**5 TECHNICAL SCHOOLS WITHIN
A 60-MINUTE DRIVE TIME**

Located in a Less Developed Census Tract

**100 jobs
created**

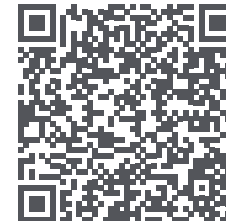
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**\$350K/
year**

x

**5
years**

\$1,750,000 in tax savings



Learn more

For leasing inquiries, please contact:



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