



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

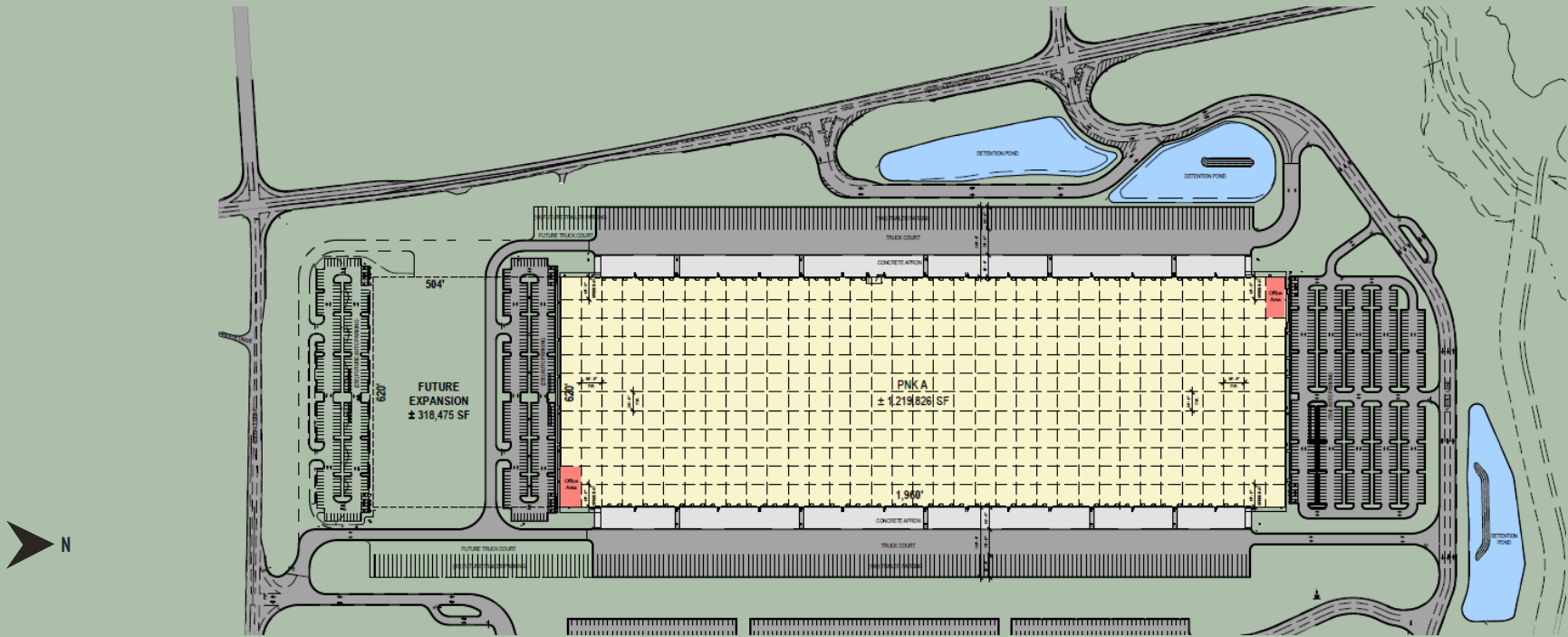


SITE PLAN

BUILDING
1,219,826 SF

CONFIGURATION	Cross dock
AVAILABLE SF	1,219,826 SF Expandable to 1,532,301
OFFICE SF	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 (14' x 17')
COLUMN SPACING	50'x 56' with 60' speed bay (precast concrete columns, can support 8-ton crane)
TRUCK COURT DEPTH	190' truck court with concrete apron
SLAB	8" reinforced slab, 4000 psi
ROOF	60 mil TPO mechanically fastened, R-25 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



PNK BUILDINGS - delivered ready for industrial & manufacturing or can be used for warehouse & distribution

FEATURES & BENEFITS

INSULATED WALLS:	Ready for Air Condition
CONCRETE COLUMNS:	Support for 8-ton Rail Cranes or Internal Installations
FLAT ROOF SYSTEM:	40' Clear throughout Speed bays
ROOF MAX IS 45':	Improved Insurance and Material Storage Types
SIPHONIC DRAINS:	No External Downspout /No Truck Court Staining /No Icing



**Phase 1
Building Size**
±1,219,826 SF
(Expandable to
1,532,301 SF)



**Construction
Type**
Precast insulated
concrete panels



Total Site
100.81 Acres



Trailer Parking
296 Expandable
by 360



Floor slab
8" Reinforced
slab, 4000 psi

For leasing inquiries, please contact:

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