

# **THE CUBES**

## BRIDGEPORT

**1,201,200 SF**

**Available  
Immediately**

Bridgeport Boulevard  
Building D

Newnan, Georgia  
30259

A development by:

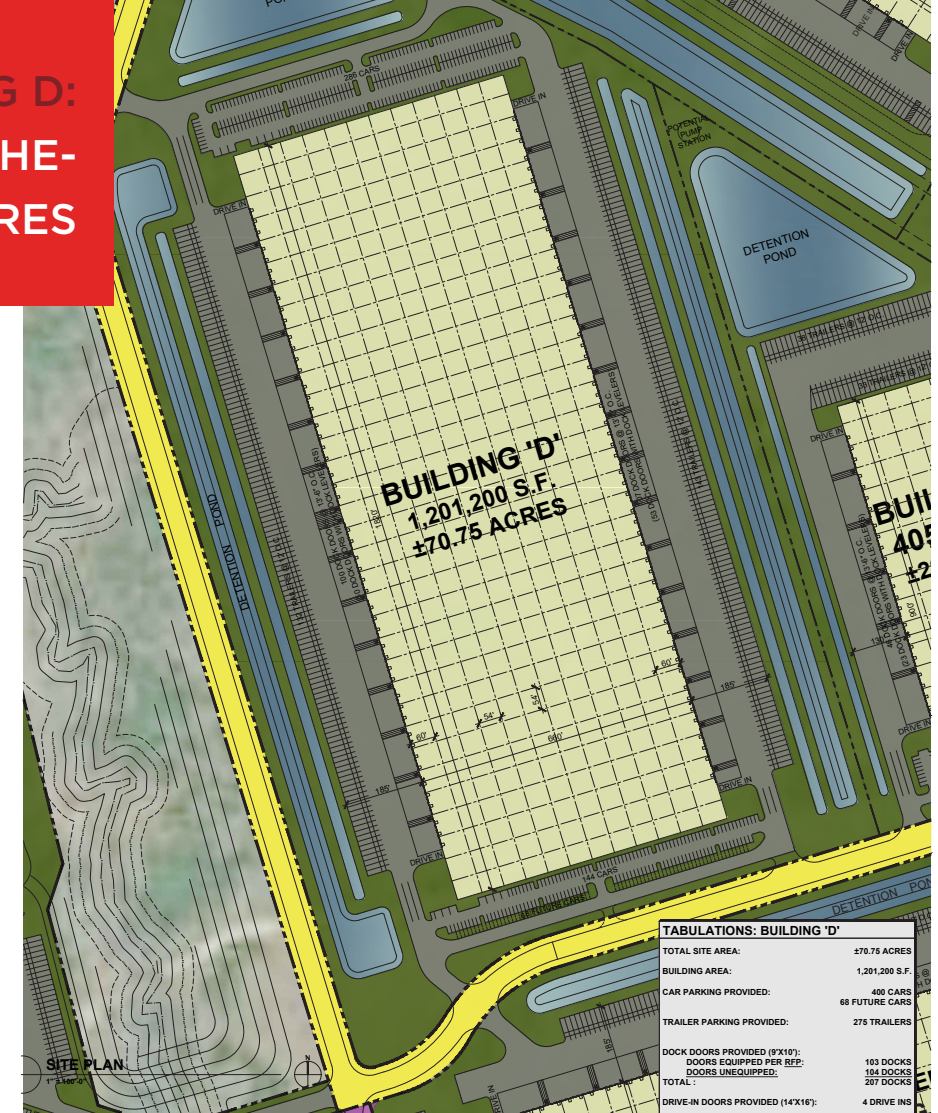
**CRG** | INTEGRATED  
REAL ESTATE  
SOLUTIONS







## BUILDING D: STATE-OF-THE- ART FEATURES



- 1,201,200 s.f. cross-dock on ±70.75 acres
- 40' Clear height at first column
- Office: BTS
- Building dimensions – 660' x 1820'
- Column spacing – 54' x 54' with 60' staging bays
- ESFR sprinkler system
- Spec improvements:
  - Dock equipment: 40,000 lb mechanical levelers, Z-Guards and dock seals on 103 doors
  - Lighting: Minimum 25 FC LED fixtures on 12' whips
- 207 – 9' x 10' Dock doors
- 4 – 14' x 16' Drive-in doors
- 185' Deep truck courts
- 275 Trailer spaces
- 400 Auto spaces (68 future spaces)
- R-30 insulation factor
- 7" Unreinforced slab, 4,000 psi

### PROPERTY HIGHLIGHTS

- R-30 Factor providing an insulation rating suitable for conditioning the warehouse for e-commerce, manufacturing or food-service
- Park is 1 mile to I-85
- Excellent truck queuing
- Concrete truck courts
- Ability to expand within an 8 million square foot park
- ±550 acre campus-like environment
- Substantial power available within the park
- Real estate tax incentives available
- Flexible building configurations
- Expansion of trailer and automobile spaces



**1 MILE  
TO I-85**



**18 MILES  
TO CSX  
INTERMODAL**



**29 MILES  
TO I-285**



**31 MILES  
TO HARTSFIELD-  
JACKSON INT'L  
AIRPORT**





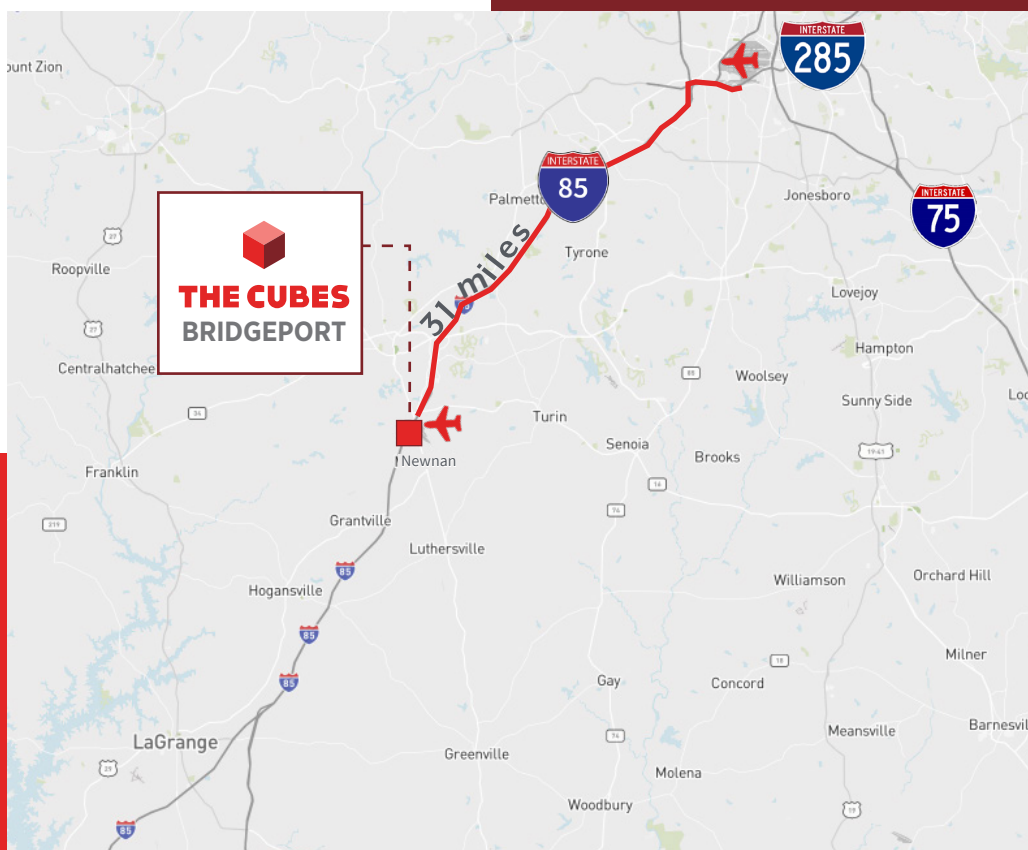
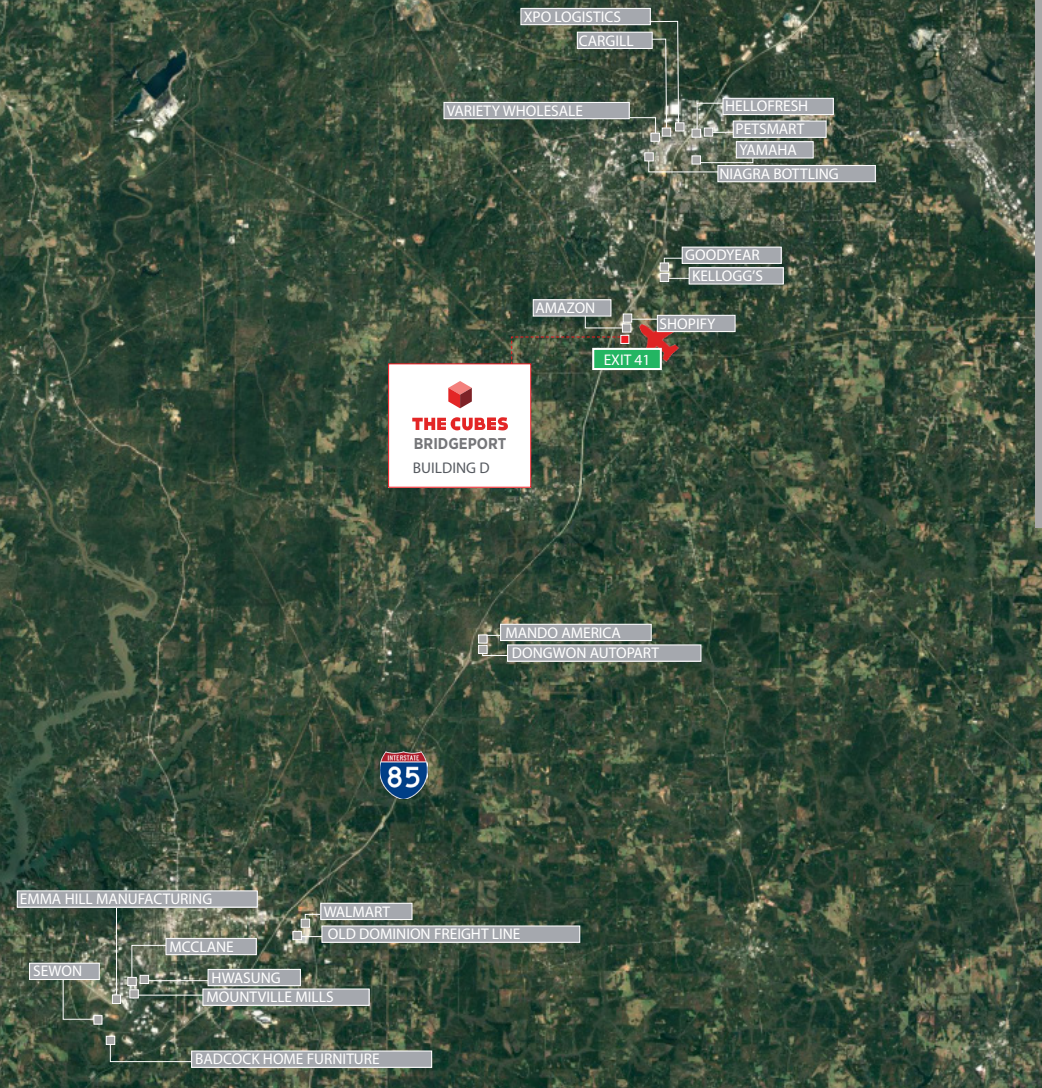
# THE CUBES BRIDGEPORT

**FOR MORE INFORMATION,  
PLEASE CONTACT:**

**Chris Tomasulo, SIOR**  
Executive Managing Director, JLL  
+1 404 995 2462  
[chris.tomasulo@jll.com](mailto:chris.tomasulo@jll.com)

**Ryan Hoyt, SIOR**  
Senior Managing Director, JLL  
+1 404 995 2090  
[ryan.hoyt@jll.com](mailto:ryan.hoyt@jll.com)

**Bennett Rudder, SIOR**  
Executive Managing Director, JLL  
+1 912 250 4595  
[bennett.rudder@jll.com](mailto:bennett.rudder@jll.com)



A development by:

**CRG** | INTEGRATED  
REAL ESTATE  
SOLUTIONS