



PNK Park Southern Gateway at Lambert Farms - Building A

1325 Highway 42 S, McDonough, GA 30252

1,219,826 SF

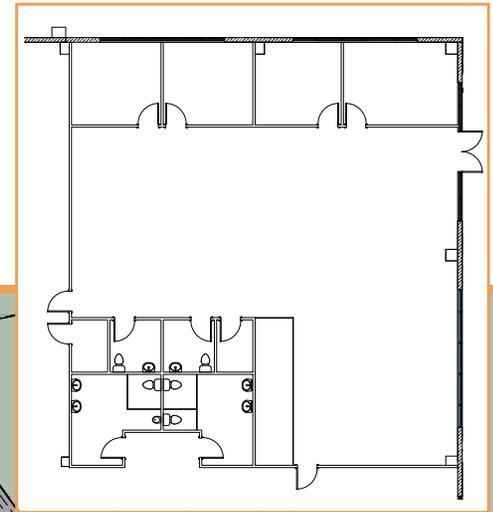
Expandable to 1,532,301 SF



BUILDING A

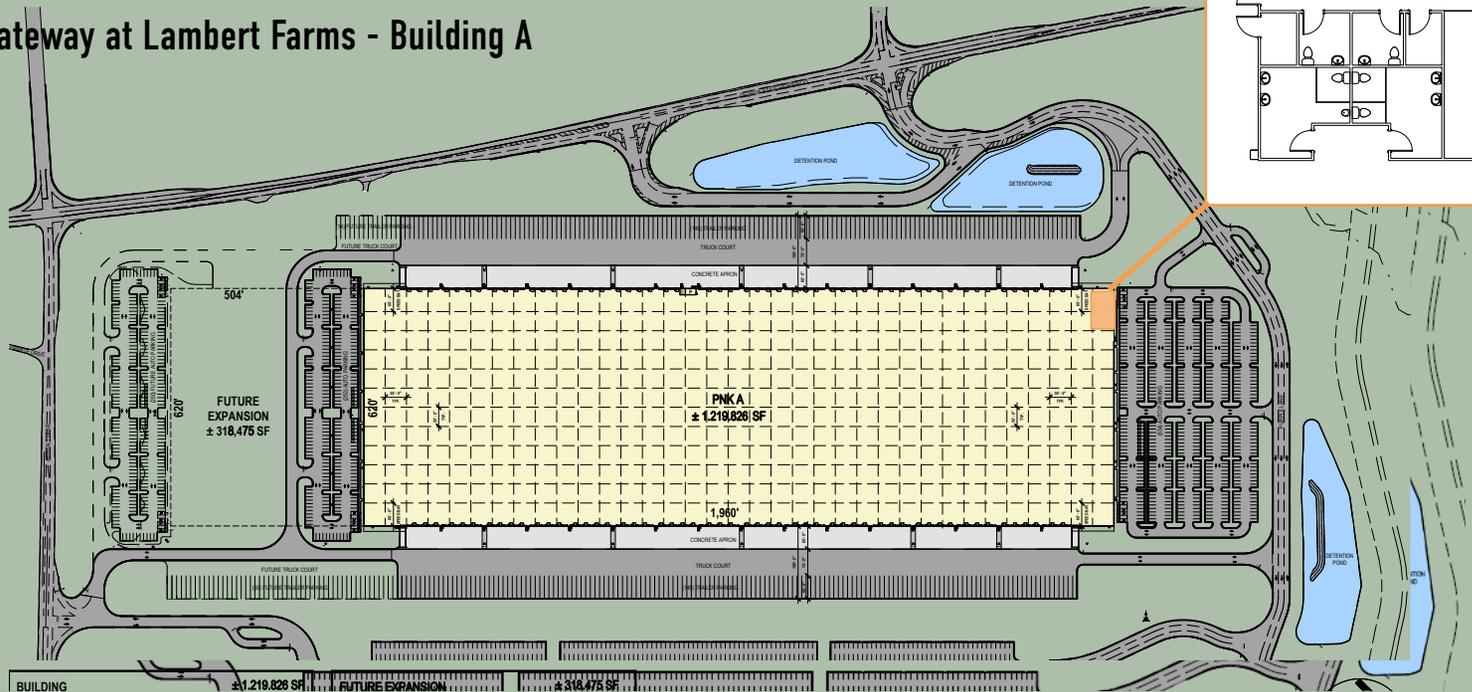
1,219,826 SF

CONFIGURATION	Cross dock	TRUCK COURT DEPTH	190' truck court with concrete
AVAILABLE SF	1,219,826 SF Expandable to 1,532,301	SLAB	8" reinforced slab, 4000 psi
OFFICE SF	3,318 SF	ROOF	60 mil TPO mechanically fastened, R-25 insulation
DIMENSIONS	620'D x 1,960'W	SPRINKLER	ESFR with K-25.2 sprinkler heads
CLEAR HEIGHT	40'	ELECTRICAL	4,000 amps at 277/480 volts 3 phase
TRUCK PARKING	296 (expandable to 360)	WAREHOUSE LIGHTING	LED lights on motion sensors with 30 foot candles
AUTO PARKING	784		
DOCK DOORS	209 (9' x 10', 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)		



3,318 SF Office

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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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