

REX DISTRIBUTION CENTER



9485 GA-42, Rex, GA 30273

Two buildings, 131,406 SF and 139,888 SF,
with direct access to Interstate 675 and the
best demographics in the region.

Property Overview

REX DISTRIBUTION CENTER HAS A COMPETITIVE ADVANTAGE WITH A LARGE POOL OF TALENTED LABOR

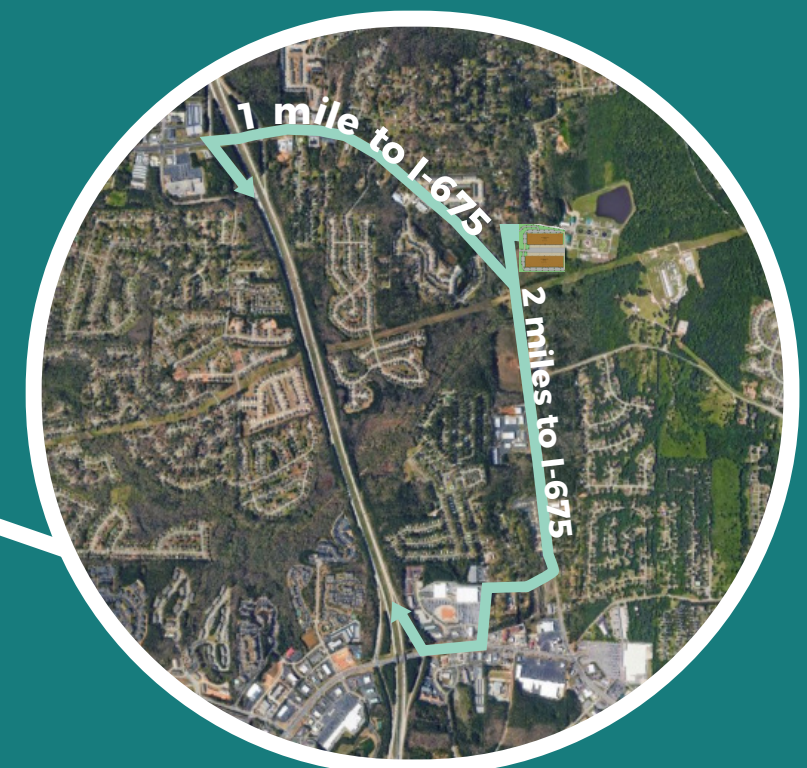
- Rex Distribution Center has immediate access to two exits on I-675 - 1 mile to the Highway 23 exit North of the site and around 2 miles to the exit South of the site
- 135,002 targeted workers in the industrial labor force within a 30-minute drive, 280,593 within a 45-minute drive and 440,000 within a 60-minute drive

Amenity Map



Rex Distribution Center construction begins in April of 2022

- Available SF
 - » Building 1: 131,406
 - » Building 2: 139,888
- Drive-in doors
 - » Building 1 & 2: 2
- Clear height: 32'
- Office: BTS
- ESFR Sprinkler
- Dock doors (9' x 10')
 - » Building 1: 34
 - » Building 2: 38
- All other specs BTS

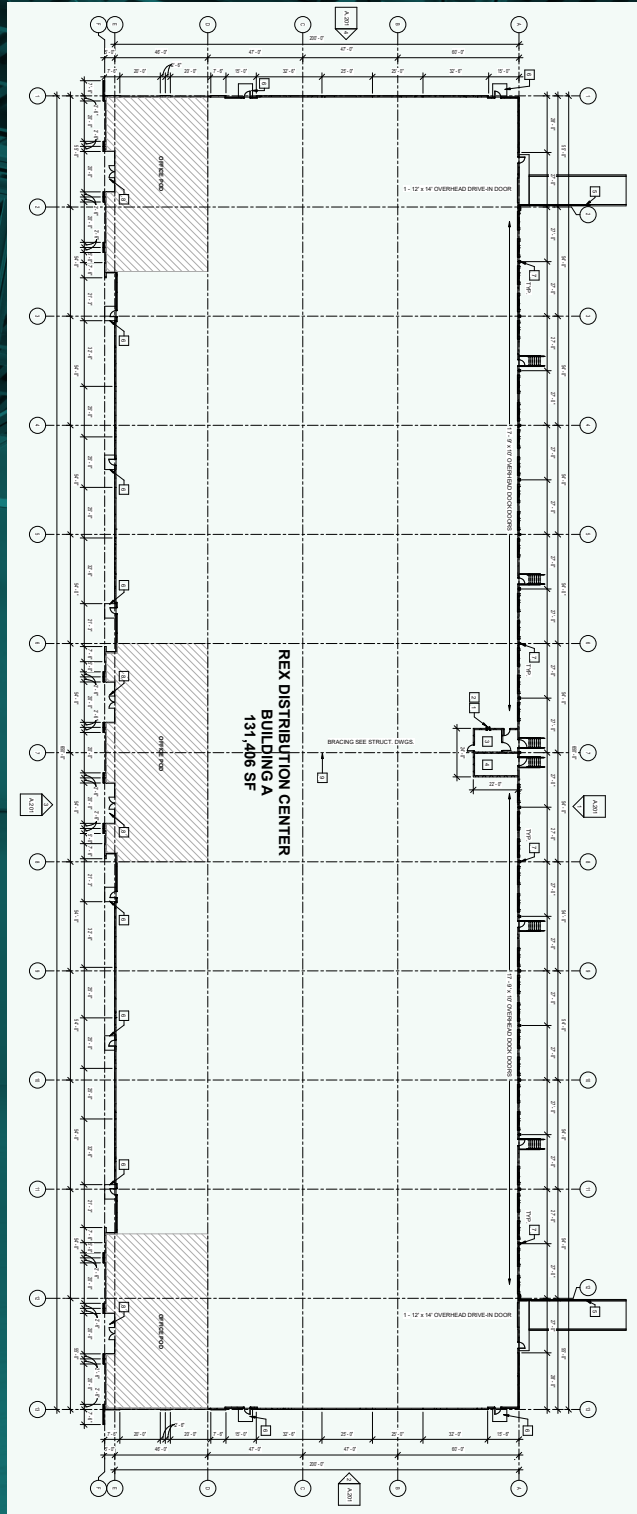


Buildings 1 & 2

131,406 & 139,888 SF Available

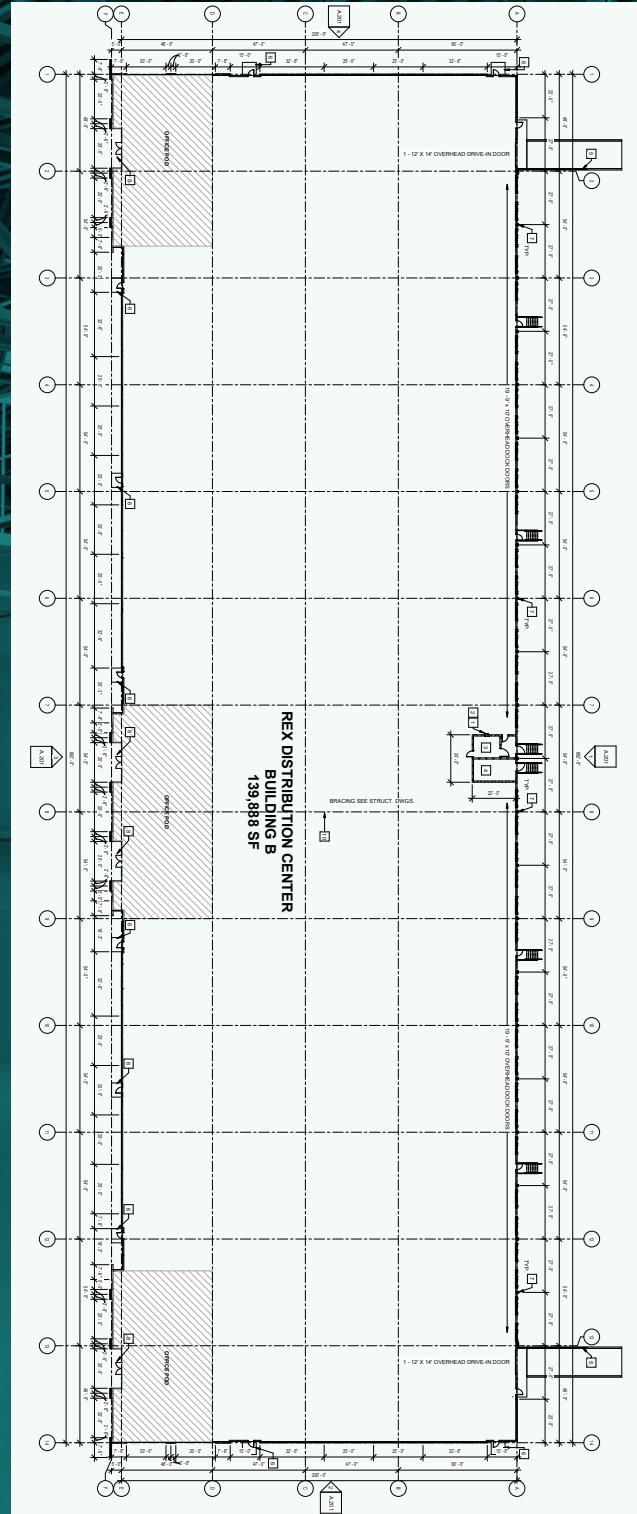
Floor Plan 1

131,406 SF



Floor Plan 2

139,888 SF



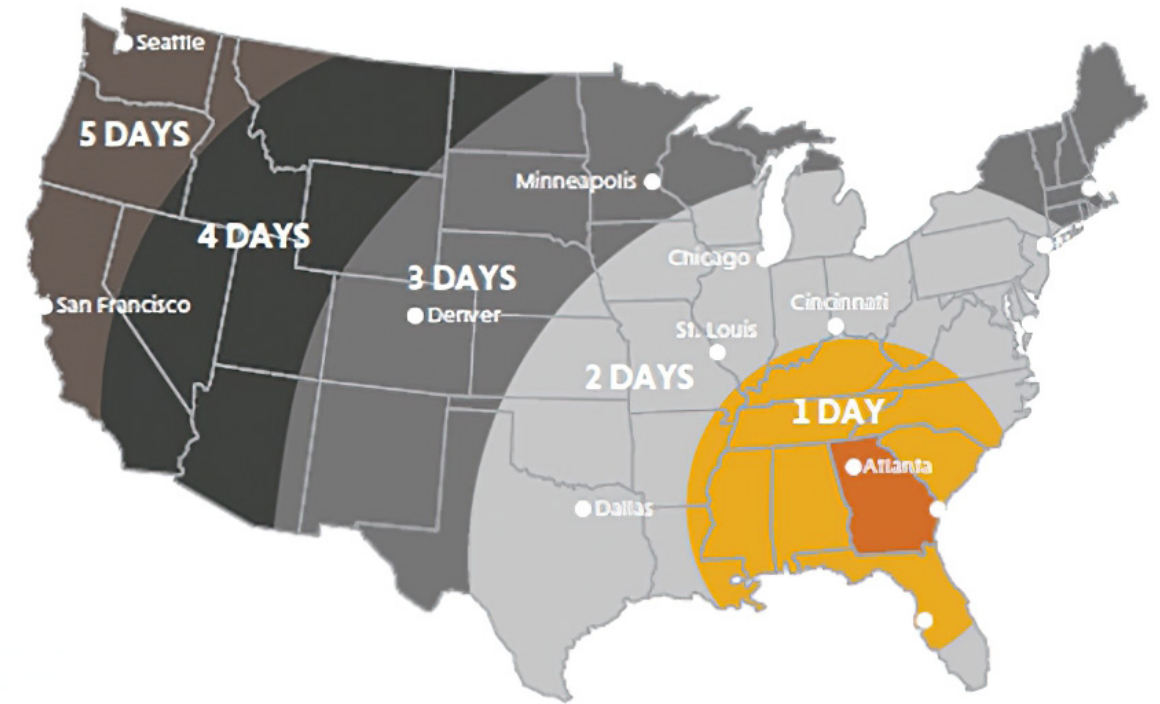
Site Plan



Area Overview & Location



TRUCK TRANSIT TIMES FROM GEORGIA



Access

10
miles to
Interstate 285

18
miles to
Interstate 20

18
miles to
Atlanta Airport

Demographics

1.35M
total population

1.34M
total daytime
population

513K
total households

35.7
median age

\$55.9K
median household
income

21%
industrial workers as % of
labor force

REX DISTRIBUTION CENTER



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