



PALMETTO LOGISTICS PARK

FULTON COUNTY

ATLANTA'S PREMIER INTERMODAL LOCATION | NOW LEASING BUILDING 3

PRICE WEAVER | +1 404 877 9266
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1,008,000 SF UNDER CONSTRUCTION

**PALMETTO LOGISTICS PARKWAY
PALMETTO, GA 30268**

www.palmettologisticspark.com

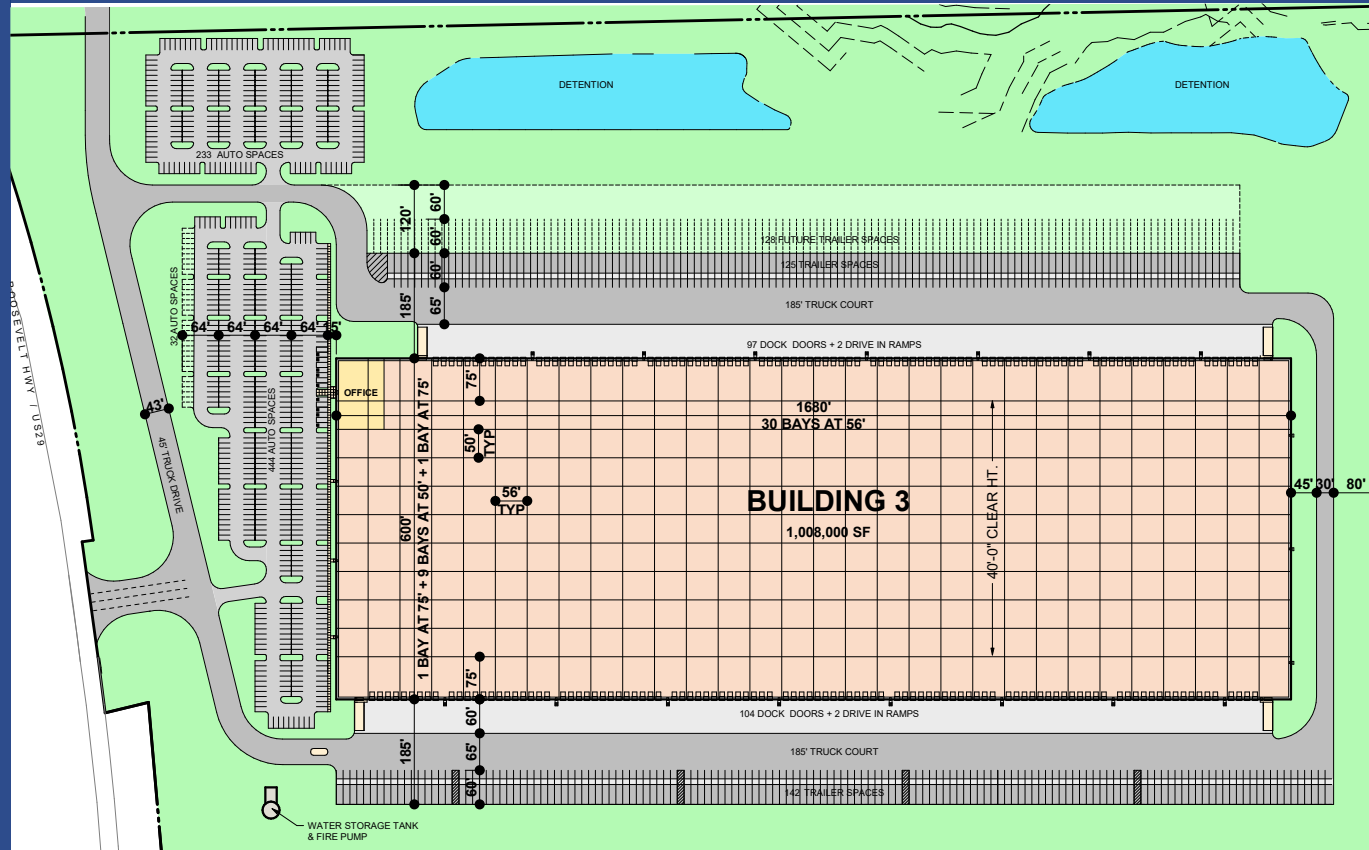
FULTON COUNTY



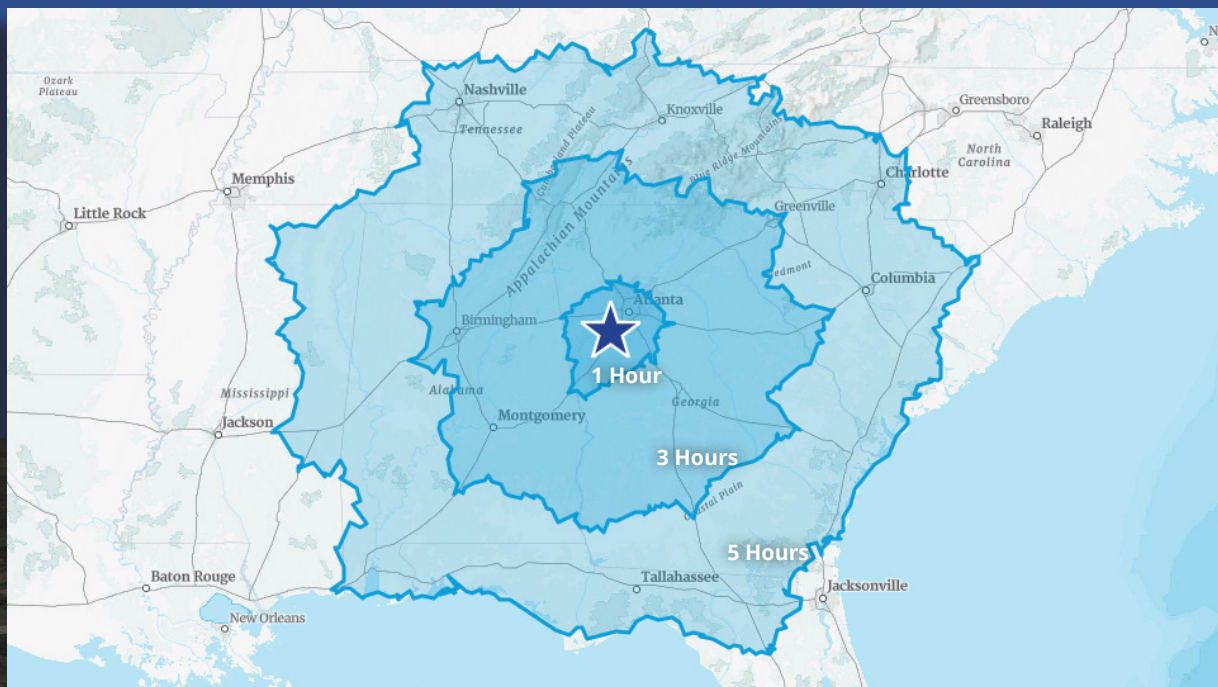
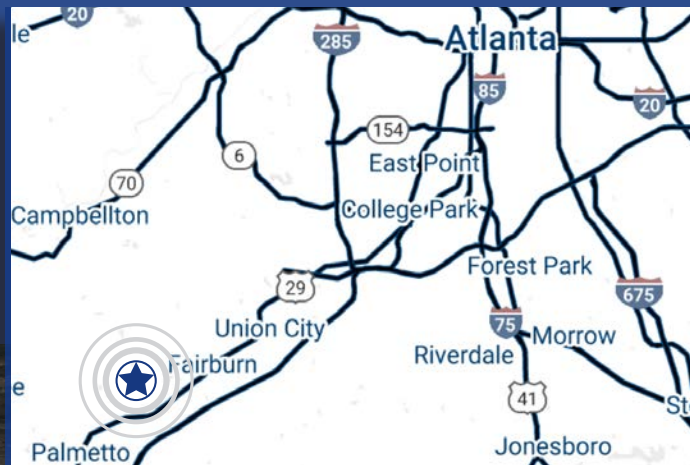
PROPERTY DETAILS:

BUILDING SIZE	1,008,000 SF
OFFICE SPACE	1,995 SF spec office
CLEAR HEIGHT	40' minimum
COLUMN SPACING	typical 50'X56'
SPEED BAYS	75'
DOCKS	201 Dock Doors 4 (14' x 16') Drive In Doors
BUILDING DEPTH	600'
FLOOR SLAB	6" Ductilcrete over 4 mil slpi sheets and 6" crushed stone base
WINDOWS	One clerestory window per bay along dock walls
SPRINKLER	ESFR
POWER	3 Phase, 277/480 with 4,000 AMP Service
AUTO PARKING	444 (expandable to 667)
TRAILER PARKING	267 (expandable to 395)
TRUCK COURT	185'
ROOF	60 mil 'White' TPO (mechanically attached) with R-20 insulation

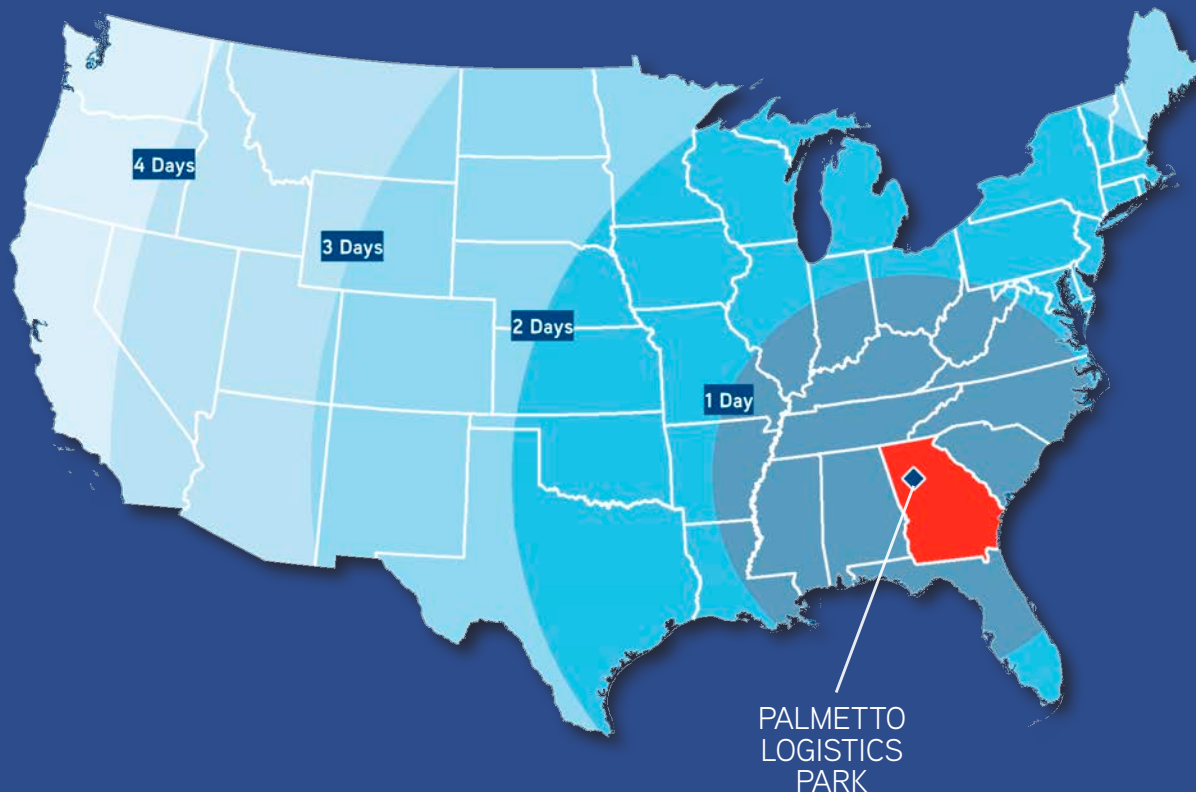
BUILDING 3



PARK LOCATION



LOGISTICS HIGHLIGHTS



INTERSTATES

I-85.....	3.8 miles
I-285	12.5 miles



INTERMODALS

CSXT/Fairburn	2.6 miles
CSX T/Atlanta (Hulsey).....	28 miles
Norfolk Southern/ Austell.....	25 miles
Norfolk Southern/Inman	30 miles



AIR

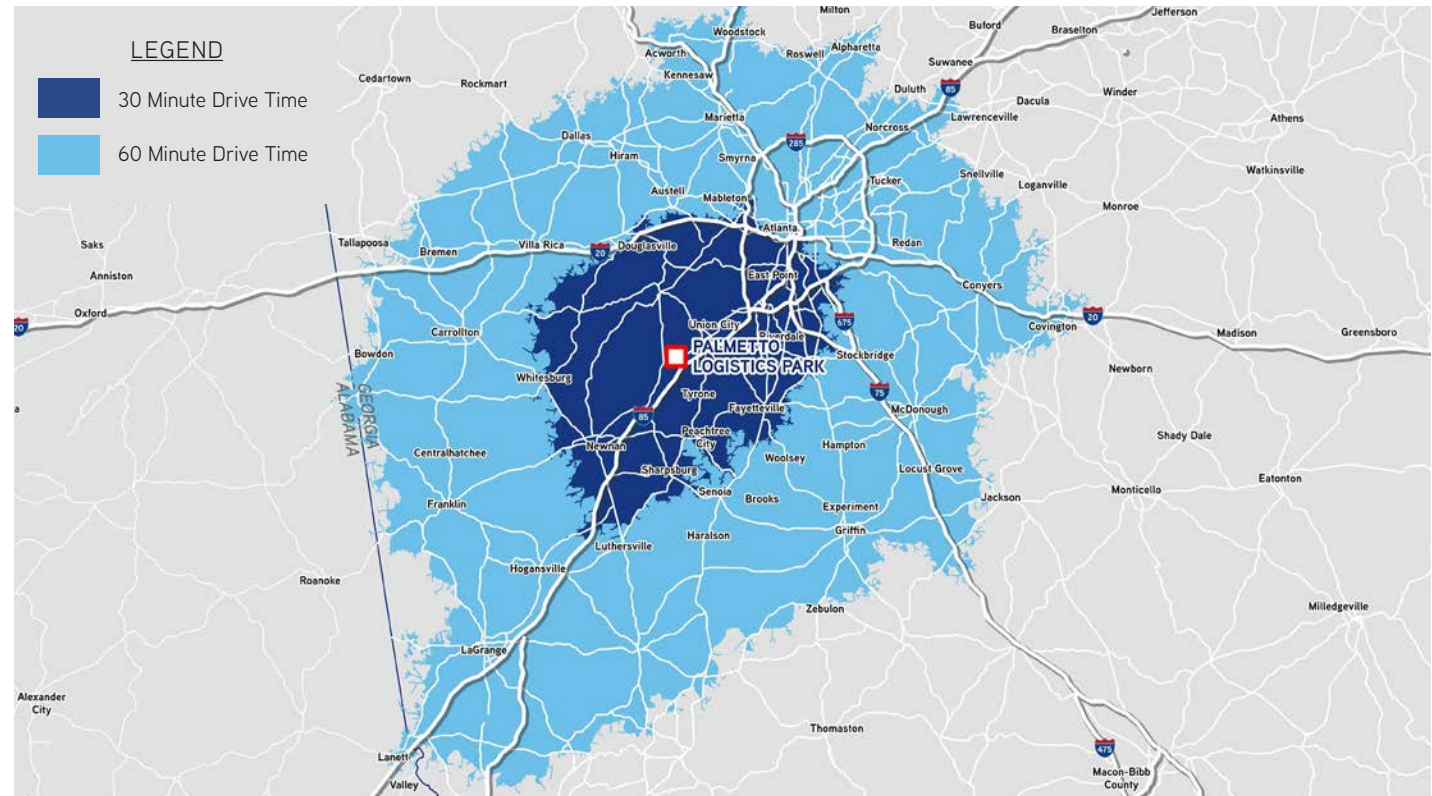
Charlie Brown Airport.....	26 miles
Hartsfield Jackson Int'l Airport	16 miles



PORTS

Savannah	259 miles
Charleston.....	332 miles
Jacksonville	358 miles
Norfolk.....	614 miles
Miami.....	671 miles

LABOR HIGHLIGHTS



	30 Minute Drive Time	60 Minute Drive Time	Atlanta Market	United States
Total Population, 2020	805,039	4,006,832	7,208,842	333,793,107
Total Population, Projected Change 2020-2025	6.0%	6.0%	6.9%	4.0%
Unemployment Rate, 2020	16.8%	14.4%	13.7%	13.0%
Employed Labor Force, 2020	304,417	1,958,441	3,041,033	146,120,824
Industrial Warehouse Labor, 2020	22,426	132,051	145,212	3,598,684
% of Employed Labor Force	7.37%	6.74%	4.78%	2.46%
% of Atlanta's Industrial Warehouse Labor Force	15.4%	90.9%	-	-
Median Household Income	\$54,900	\$64,749	\$66,560	\$62,203

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Palmetto Logistics Park is a joint venture between Hardie Real Estate Group and CT Realty.



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