INDUSTRIAL FACILITY FOR LEASE

2935 Shawnee Industrial Way | Atlanta, GA 30024

TRI-TEMP COLD STORAGE FACILITY | ±159,759 SF

Colliers INTERNATIONAL

PROPERTY STATISTICS

	Proposed A	Proposed B
» Total Available:	159,759 SF	159,759 SF
» HVAC Warehouse:	0 SF	35,081 SF
» Freezer Area:	63,370 SF	63,370 SF
» Cooler Area:	63,493 SF	28,412 SF
» Cold Dock:	10,637 SF	10,637 SF
» Office:	10,903 SF	10,903 SF
» Warehouse Office:	2,333 SF	2,333 SF
» Mezzanine Office:	4,285 SF	4,285 SF



- » Year Built: 1998
- » Class A Industrial Cold Storage
- » Ceiling Heights: 30' clear
- » Construction: Concrete Tilt-Up Panel & IMP
- » Dock Doors: 20 dock-high, 1 drive-in
  - » 15 doors have levelers, all have bumpers and shelters; standard dock height
- » Location: Excellent access to I-85

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

Food Advisory Specialists

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SUBJECT PHOTOS AND FEATURES





General Building Info:

- New roof installed October 2016
- ESFR sprinkler
- Office area: 13,236 SF total; there is an additional 4,285 SF of mezzanine office
- Parking: ±150 (1/1000 ratio)
- 50' x 50' column spacing
- Racking available
- Tilt up concrete construction
- Heavy Power
- Fenced truck court

Utilities:

- Electrical - 22,000 Amp 5p 4w
- Water - 3" domestic line
- Sewer - 5" sanitary

Refrigeration:

- Refrigeration and layouts to be upgraded based on floor plans on following page
- Upgrades are fully priced and ready to begin immediately







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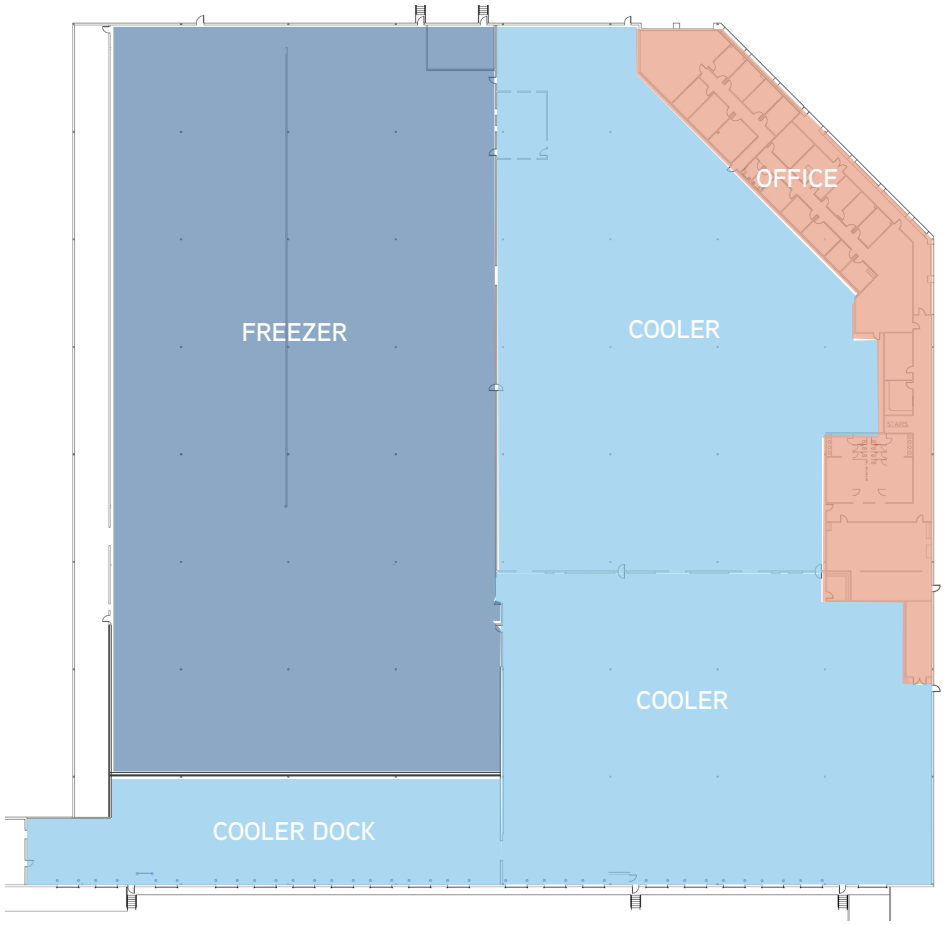
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PROPOSED FLOOR PLAN A

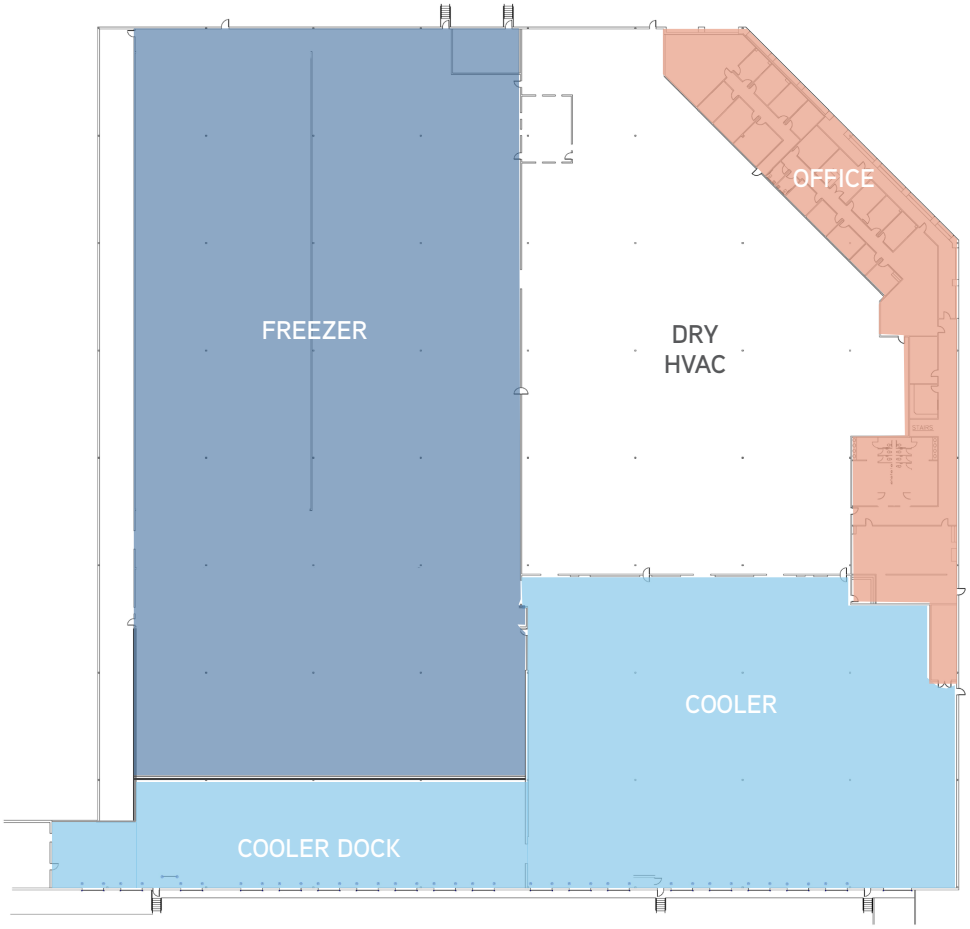
Lease Rate: $9.50/SF NNN
OPEX: $1.00/SF



Freezer	63,370	Cold-dock	10,637
Cooler	74,130	Office	10,903

PROPOSED FLOOR PLAN B

Lease Rate: $7.50/SF NNN
OPEX: $1.00/SF



Freezer	63,370	Cold-dock	10,637	Dry	35,081
Cooler	28,4,12	Office	10,903		

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LOCATION INFORMATION

Shawnee Ridge is strategically located in the Northeast Atlanta industrial corridor on Shawnee Industrial Way with close proximity to I-85. The location provides a large amenity pool and a labor force comprised of 7 counties and 9 metro areas. This unique, infill asset on the state's most frequented interstate can serve a multitude of food related users including: foodservice, 3PL, meal-kit delivery, and food processing. Atlanta is the largest and most dynamic industrial market in the Southeast and is ranked fourth in the US in total size. The city's mature and nimble transportation network includes the busiest passenger airport in the world (Hartsfield-Jackson International), three major interstate highways and the Port of Savannah within a four-hour drive.

INTERMODAL	CSX/Fairburn	50 miles
	CSX/Atlanta (Hulsey)	34 miles
	Norfolk Southern/Austell	46 miles
	Norfolk Southern/Inman	30 miles
AIR	Charlie Brown Airport	39 miles
	Hartsfield Jackson Int'l Airport	37 miles

LABOR TRAINING AND INCENTIVES:

- Georgia ranked the #1 state to do business in 2015, 2016 & 2017 by Site Selection Magazine
- Low corporate tax rate
- Numerous tax credits and tax exemptions available
- Workforce training program, Quickstart, one of the top-ranked programs in the nation

