



# NORTHEAST 85 LOGISTICS CENTER

421 Toy Wright Road, Pendergrass, GA 30567  
Pad Ready Site up to 1,174,768 SF | 80.38 Acres



LEASING AGENT

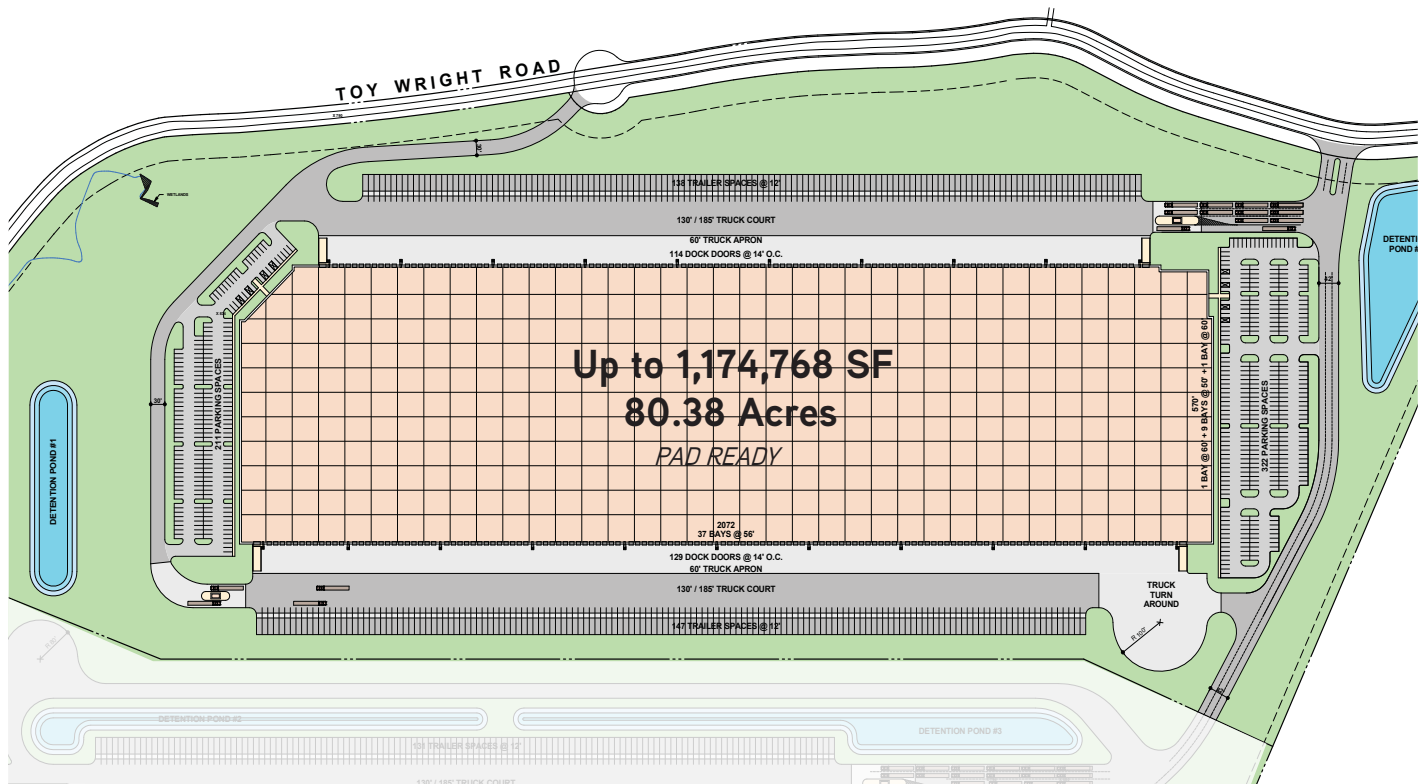


DEVELOPER

# NORTHEAST 85 LOGISTICS CENTER

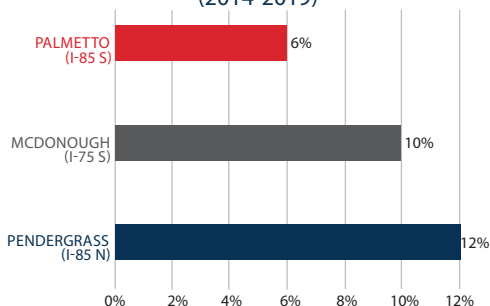
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Northeast 85 Logistics Center's pad ready site is located in Atlanta's largest and most dynamic submarket, Northeast Atlanta, the gateway to the mid-Atlantic and the Northeastern United States. The site offers excellent access, flexibility, and a highly skilled and educated workforce. There is an adjacent 1,053,360 SF building that offers a potential campus opportunity. A sample of recent companies to locate within the immediate submarket include, Williams-Sonoma, FedEx, Best Buy and Uline.

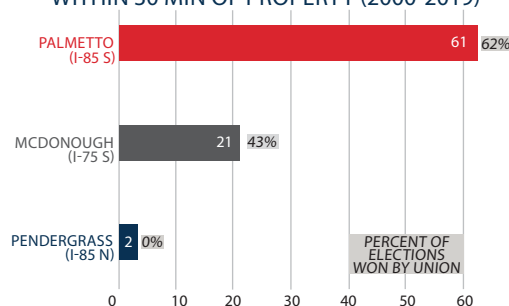


## Jackson County Labor Advantages

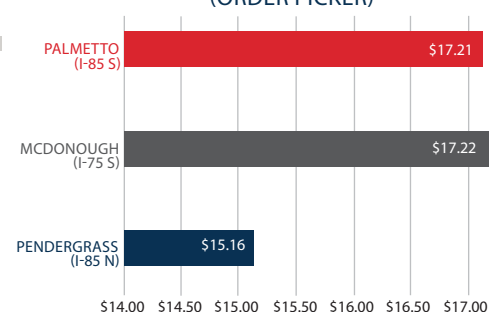
LABOR MARKET POPULATION GROWTH (2014-2019)



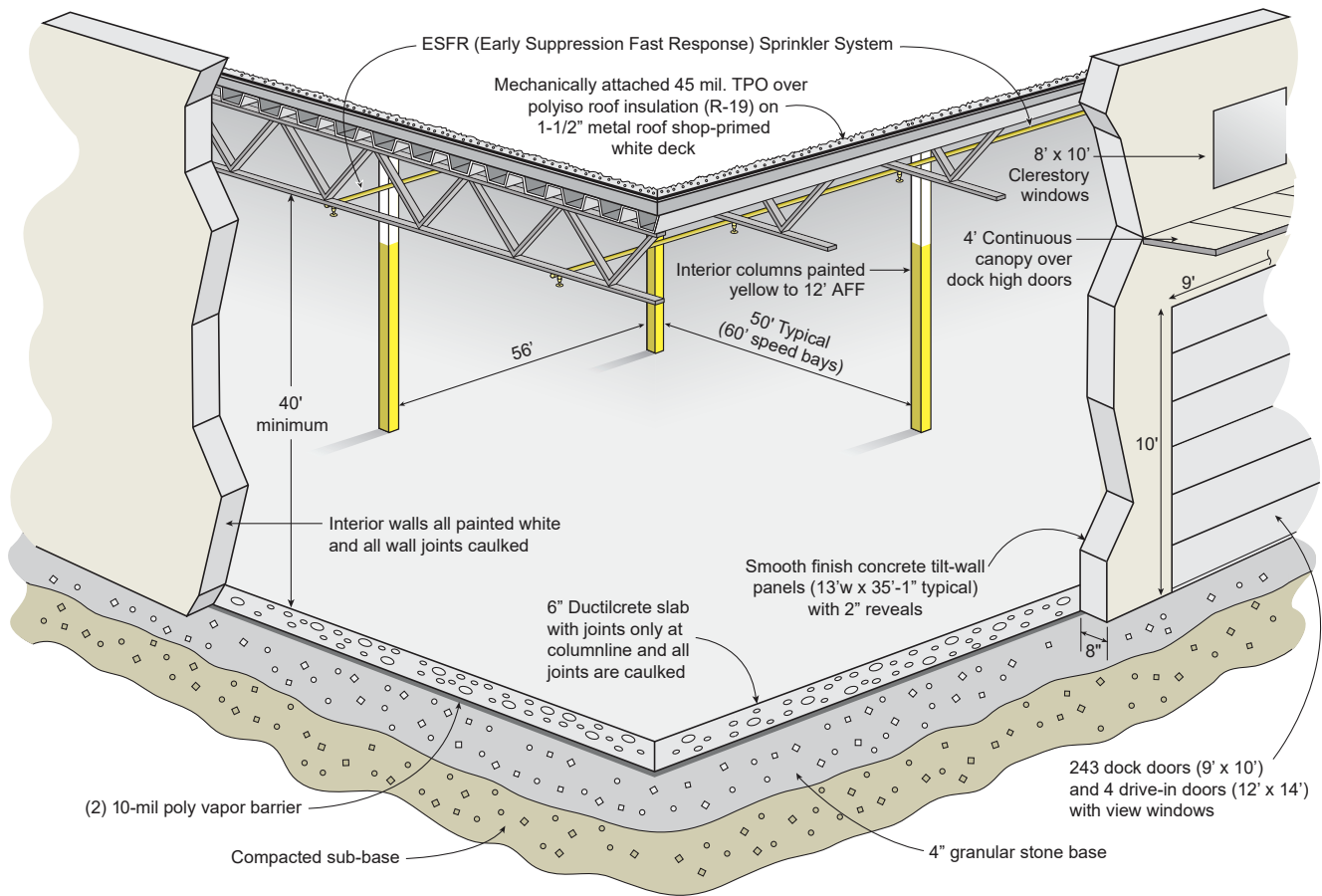
NUMBER OF UNION ELECTIONS HELD WITHIN 30 MIN OF PROPERTY (2000-2019)



MEDIAN HOURLY WAGE (ORDER PICKER)



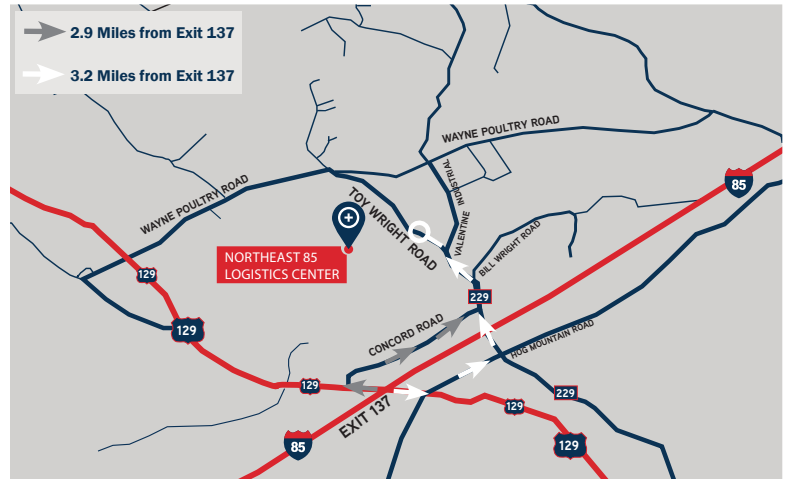
\*SOURCES: EMSI, ERI, COLLIERS SITE SELECTION SERVICES



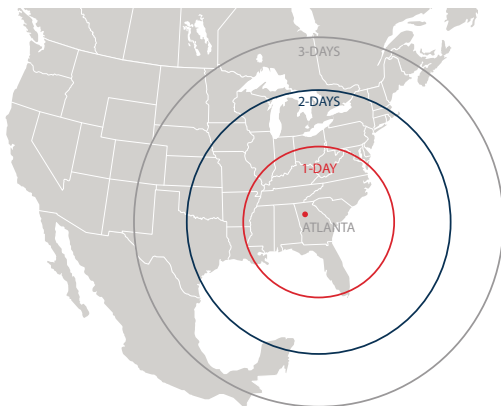
## BUILD-TO-SUIT SPECIFICATIONS

<b>Square Footage</b>	Up to 1,174,768 SF (570' x 2,072')
<b>Site Area</b>	80.38 acres
<b>Configuration</b>	Crossdock
<b>Slab Thickness</b>	6" Ductilcrete slab
<b>Column Spacing</b>	56' wide x 50' deep, with 60' loading bays (+/- 31,920 SF bays)
<b>Clear Height</b>	Up to 40' clear minimum
<b>Dock High Doors</b>	Up to 243- 9' x 10' insulated dock high doors
<b>Drive-In Doors</b>	Up to 4 - 12' x 14' ramped, drive-in doors
<b>Truck Court Depth</b>	Up to 185' deep
<b>Auto Parking</b>	Up to 533 auto spaces
<b>Trailer Storage</b>	Up to 270 trailer storage locations
<b>Electrical</b>	277/480 volt, 3 phase
<b>Sprinkler</b>	ESFR sprinkler system

I-85	2.7 miles
FedEx Small Package Hub	10.6 miles
UPS Customer Center	43 miles
I-285 (via I-85)	43.5 miles
Hartsfield-Jackson Int'l Airport	66 miles
Greenville, SC	90 miles
Port of Savannah	234 miles
Port of Charleston	291 miles



**DAYS TRUCK DRIVE TO/FROM ATLANTA**



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