NORTHEAST 85 LOGISTICS CENTER

1,174,796 SF | 78.69 Acres

Available Q2 2022

421 Toy Wright Road, Pendergrass, GA 30567

Colliers

LEASING AGENT

CORE5 INDUSTRIAL PARTNERS

DEVELOPER

NORTHEAST 85 LOGISTICS CENTER

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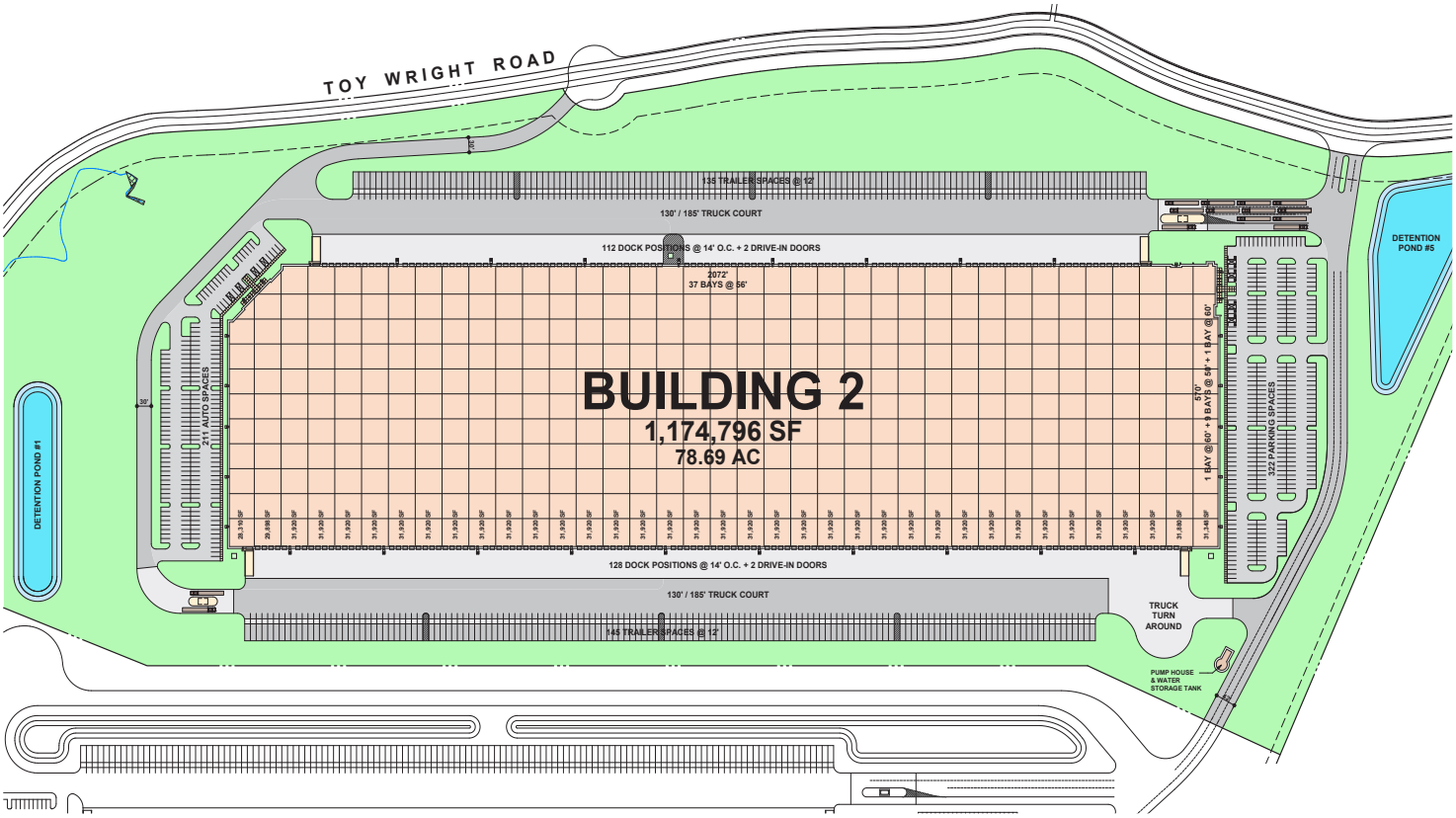
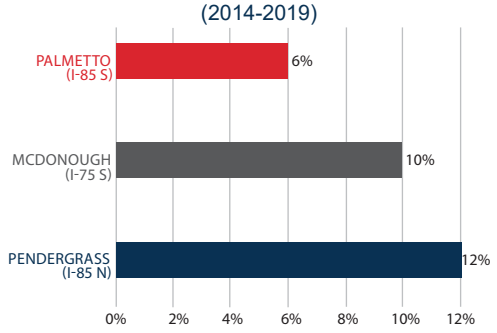
Northeast 85 Logistics Center is located in Atlanta's largest and most dynamic submarket, Northeast Atlanta, the gateway to the mid-Atlantic and the Northeastern United States. The site offers excellent access, flexibility, and a highly skilled and educated workforce. A sample of recent companies to locate within the immediate submarket include: Amazon, Williams-Sonoma, FedEx, HomeGoods, and Walmart.

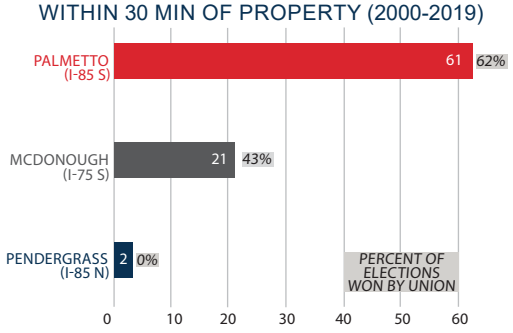


Jackson County Labor Advantages

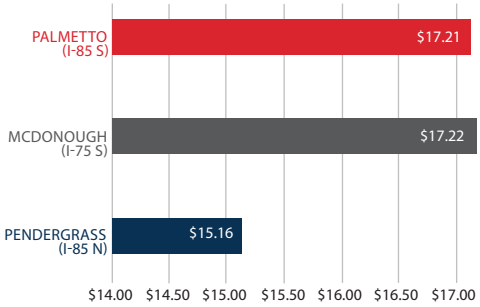
LABOR MARKET POPULATION GROWTH (2014-2019)



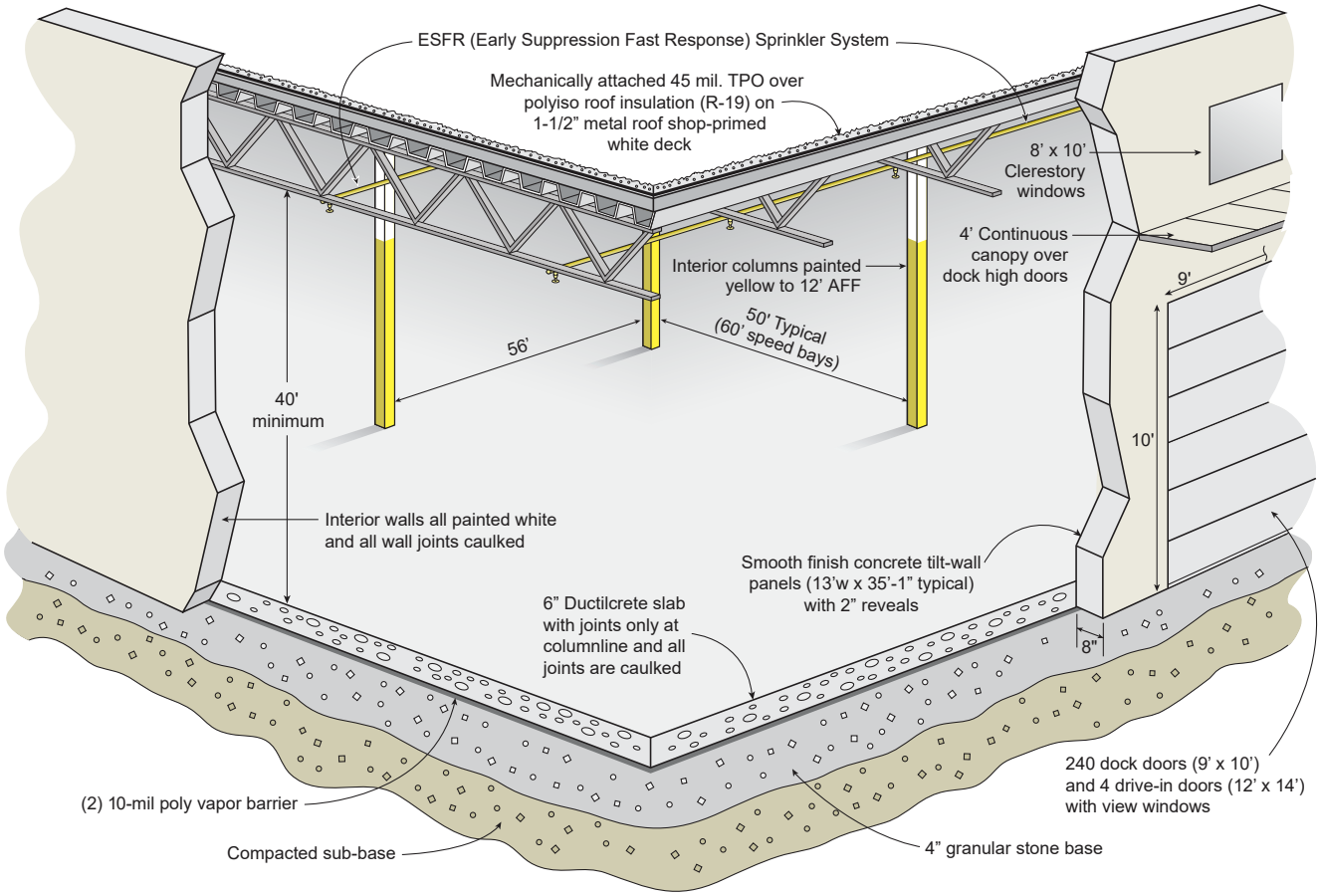
NUMBER OF UNION ELECTIONS HELD WITHIN 30 MIN OF PROPERTY (2000-2019)



MEDIAN HOURLY WAGE (ORDER PICKER)

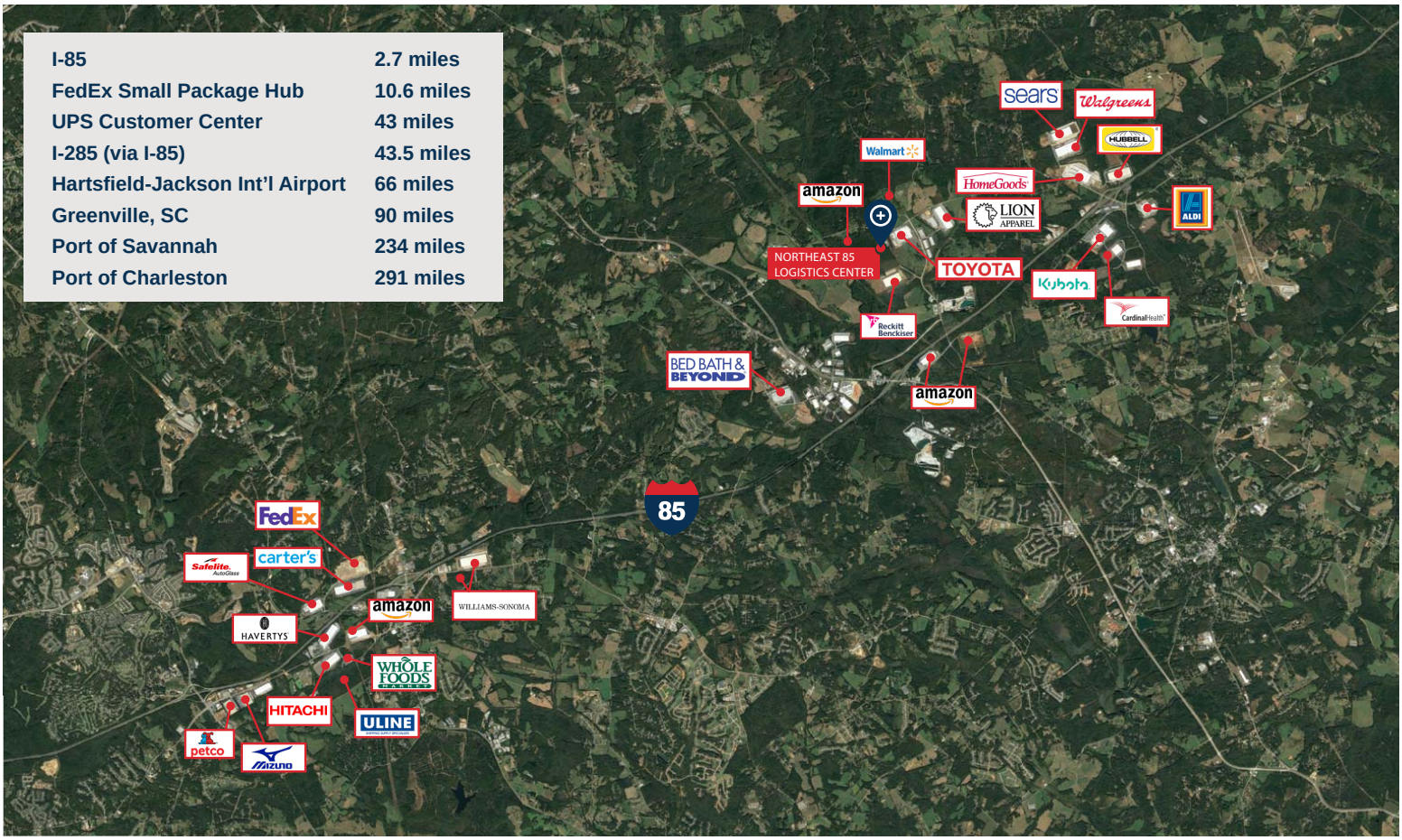


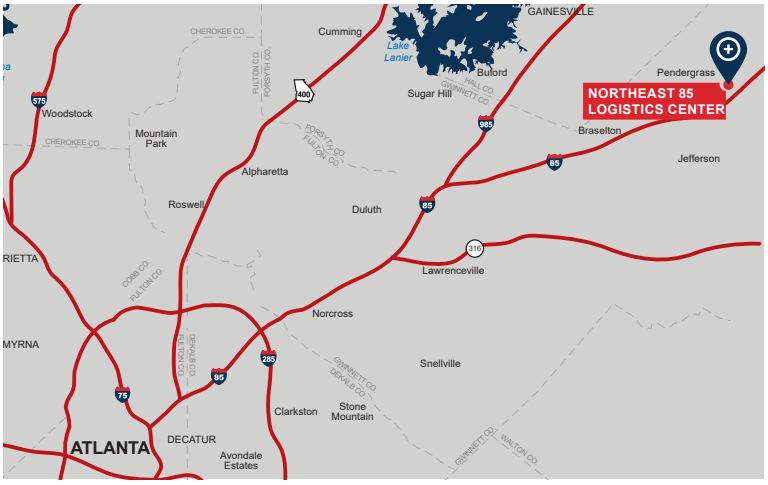
*SOURCES: EMSI, ERI, COLLIERS SITE SELECTION SERVICES

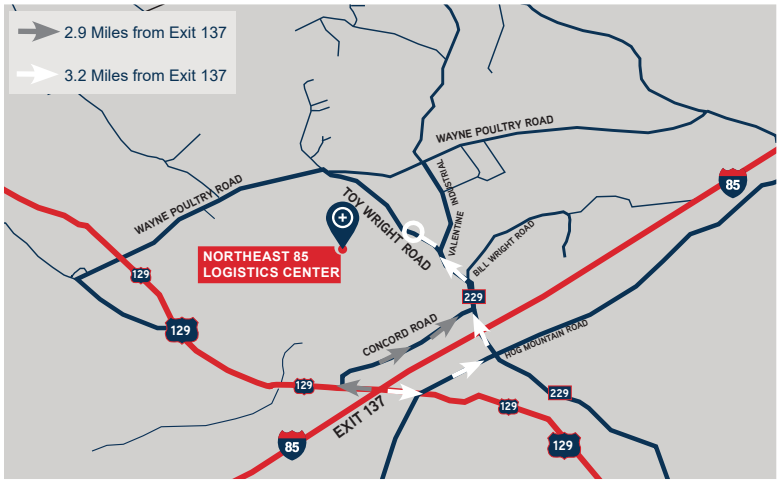


BUILDING SPECIFICATIONS

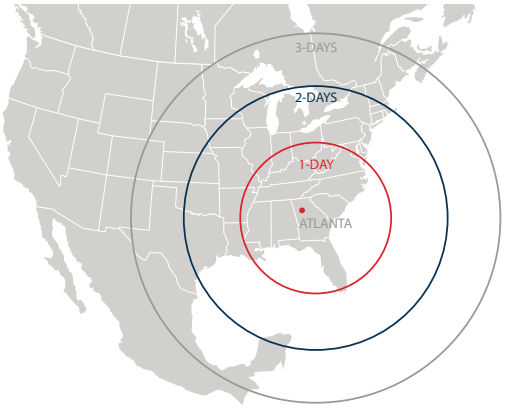
Square Footage	1,174,796 SF (570' x 2,072')
Site Area	78.69 acres
Configuration	Crossdock
Slab Thickness	6" Ductilcrete slab
Column Spacing	56' wide x 50' deep, with 60' loading bays (+/- 31,920 SF bays)
Clear Height	40' clear minimum
Dock High Doors	240– 9' x 10' insulated dock high doors
Drive-In Doors	4 – 12' x 14' ramped, drive-in doors
Truck Court Depth	185' deep
Auto Parking	533 auto spaces
Trailer Storage	280 trailer storage locations
Electrical	277/480 volt, 3 phase
Sprinkler	ESFR sprinkler system







DAYS TRUCK DRIVE TO/FROM ATLANTA



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