

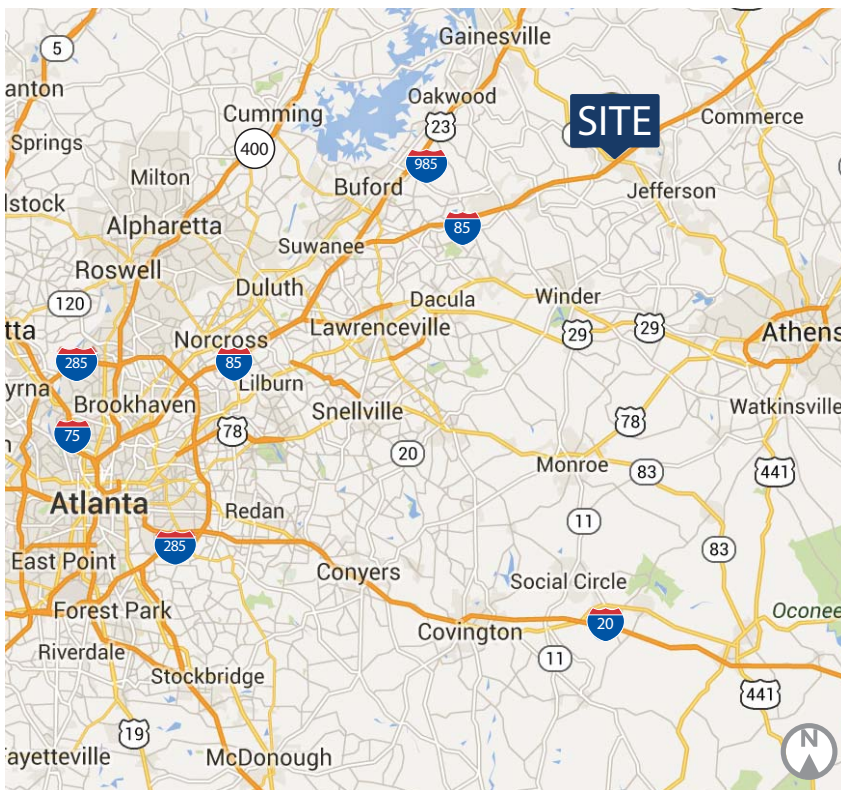
FOR LEASE: 398,485 - 576,393 SF

Pendergrass 85 Logistics Center

435 Henry D Robinson Boulevard, Pendergrass, Georgia 30567



Expandable



Building Highlights

Located just off Exit 137 on I-85, Pendergrass 85 Logistics Center is a Class A warehouse facility located in Atlanta's largest submarket. With 398,485 square feet available on 52 acres, expandable to 576,393 square feet, Pendergrass 85 Logistics Center provides tenants with unparalleled site flexibility.

Benefits

- Immediate access to I-85
- Expansion opportunities (building/parking)
- Outside storage available
- Free-standing Class A Building
- Move in ready - available for immediate occupancy

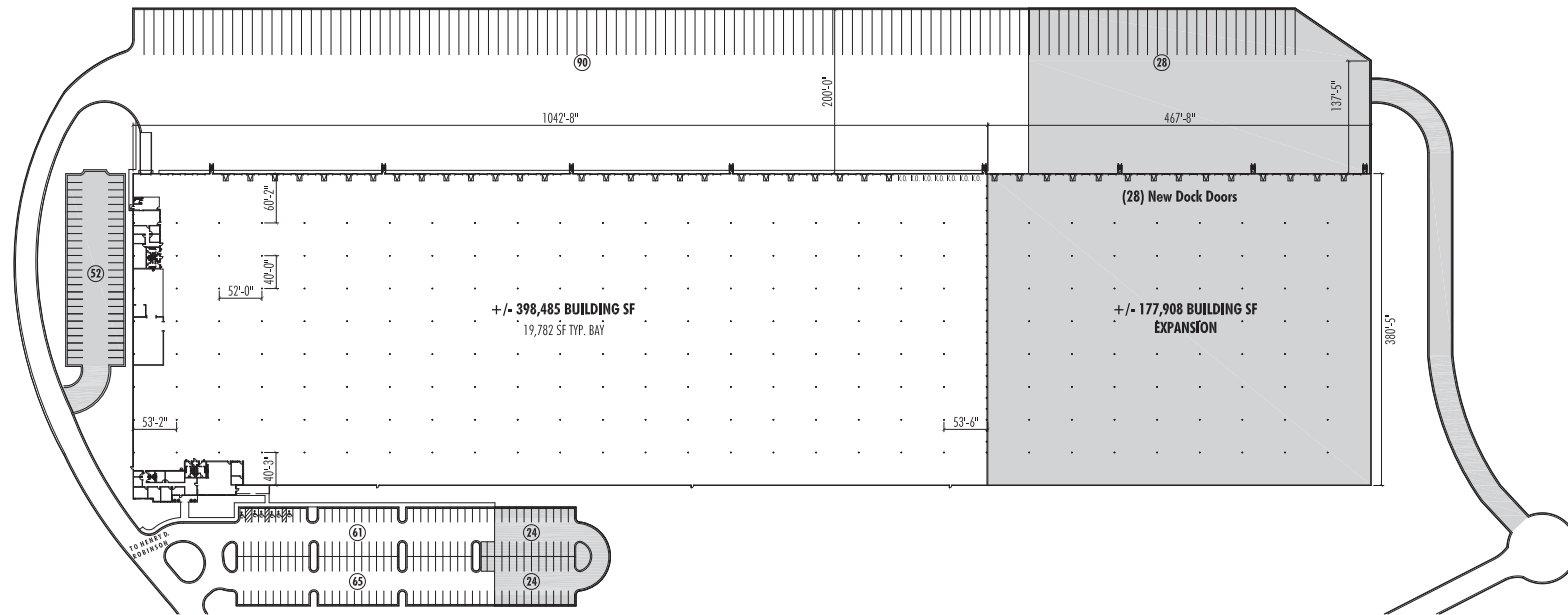
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Pendergrass 85 Logistics Center



Building Specifications

- 398,485 SF Available - Expandable to 576,393 SF
- 7,342 SF existing office (includes 2,730 SF remote warehouse office)
- 31' Clear height
- ESFR sprinkler system
- Rear load configuration - 54 dock doors with swing arm lights
 - 27 Doors equipped with 45,000# Rite Hite mechanical levelers
 - 27 Doors equipped with 35,000# edge of dock levers
 - 8 Knock-out panels and 1 drive-in
 - 13 Dok-Lok vehicle restraints
- 52' wide x 40' deep column spacing (60' deep at speed bay)
- 126 Car parking spaces, expandable up to 226 spaces
- 85 Trailer parking spots with 10' dolly strip, expandable
- 2,500 Amps, 277/480 volt, 3-Phase, 4-Wire
- T-5 Lighting
- Fully fenced and secure truck court, 200' deep with 50' concrete apron
- Outside storage available
- 7" Reinforced slab, all joints sealed



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