Declaration
LOGISTICS CENTER

Two Building 542,031 SF Campus Opportunity

STERLING INVESTORS



CAMPUS SUMMARY

TWO BUILDINGS

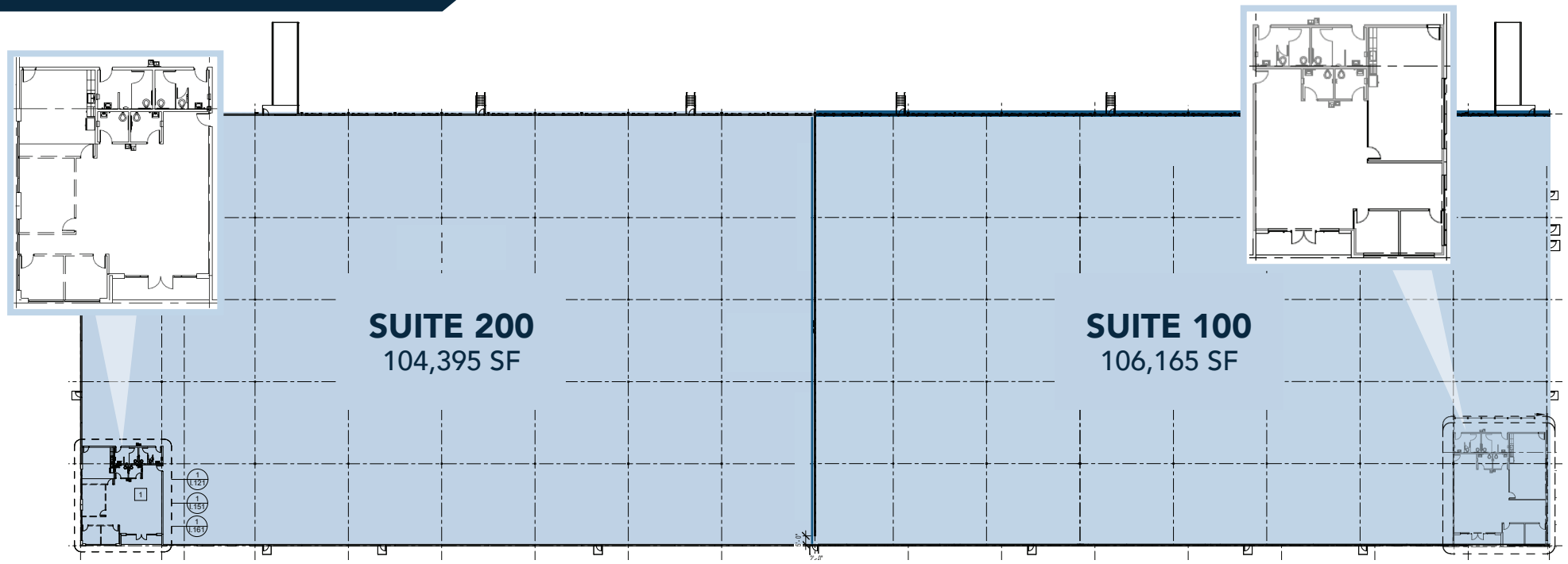
542,031 SF

Available SF	542,031 SF
Office SF	10,074
Clear Height	32’ - 36’
Dock Doors	102 (9’x10’)
Drive-In Doors	4 (12’w x 14’h)
Truck Court	185’
Auto Parking	359 spaces
Trailer Parking	113 trailer stalls
Power	2000 AMPS per building
Fire Protection	ESFR



SITE PLAN 400 Jerry Steele Ln

210,560 SF Available

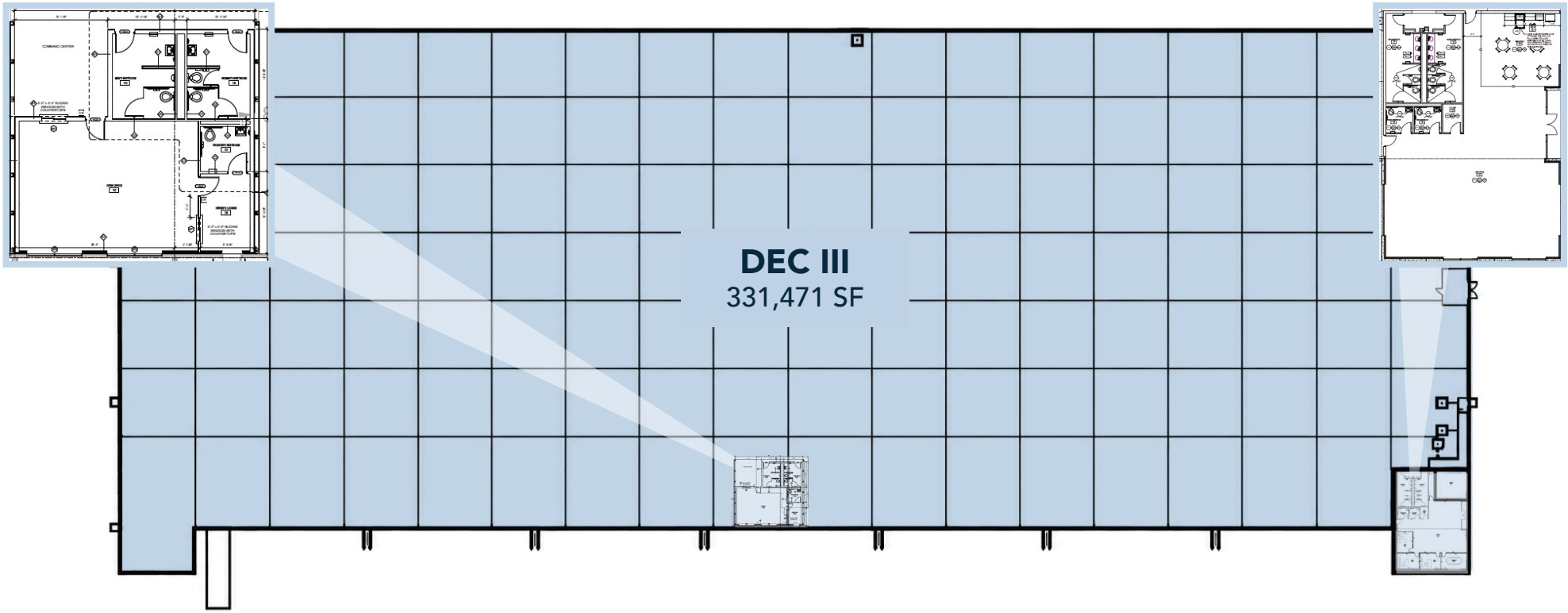


Office SF	2,574
Dock Doors	20; (9) 35,000 lb pit levelers
Drive-In Doors	1 (12'w x 14'h)
Auto Parking	90 spaces
Trailer Parking	18 spaces
Power	1200 AMP electrical service

Office SF	2,574
Dock Doors	24; (1) 35,000 lb pit leveler, (15) 30,000 lb edge of dock levelers
Drive-In Doors	1 (12'w x 14'h)
Auto Parking	91 spaces
Trailer Parking	32 spaces
Power	800 AMP electrical service

SITE PLAN 559 Jerry Steele Ln

331,471 SF Available



Office SF	4,926	Auto Parking	178 spaces
Dock Doors	54 (9' x 10'); 40 with 35,000 lb mechanical pit levelers	Trailer Parking	63 spaces
Drive-In Doors	2 (12' x 14')	Power	2,000 AMPs
Truck Court	185' (heavy duty concrete, fully secured with guard shack)		

LOCATION & TENANTS IN THE MARKET



ACCESS MAP



I-75 via Exit 216	1.7 miles
I-75 via Exit 218	2.8 miles

I-285 via Exit 238	25 miles
I-285 via Exit 52	25 miles

ATL Airport	26 miles
McDonough, GA	5.1 miles

Atlanta, GA	30 miles
Macon, GA	56.2 miles

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400 & 559 JERRY STEELE LN | MCDONOUGH, GEORGIA



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