

Declaration
LOGISTICS CENTER

400 JERRY STEELE LN | MCDONOUGH, GEORGIA

PROPERTY SUMMARY

210,560 SF
WAREHOUSE

Available SF
104,395 SF

Office SF
2,574

Clear Height
32’ min

Column Spacing
54’w x 47’d

Dock Doors
20 (9’x10’); 9 equipped with 35,000 lb. pit levelers

Drive-In Doors
1 (12'w x 14'h)

Truck Court
185’ truck court with 60’ concrete apron

Auto Parking
91

Trailer Parking
18 trailer stalls

Power
1200 AMP electrical service

Misc.
3 HVLS fans
Clerestory windows

Year Built
2022

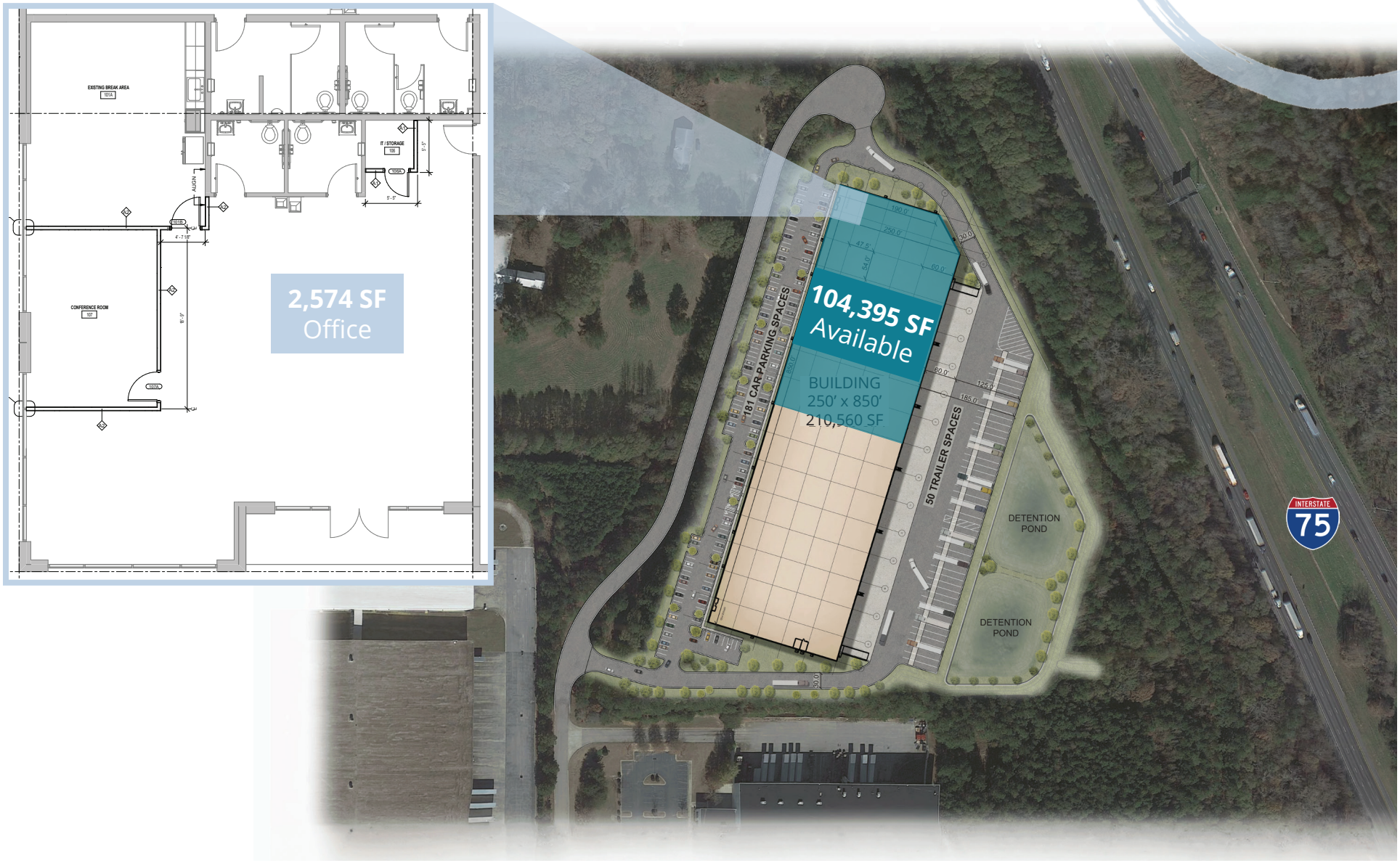
Fire Protection
ESFR







SITE PLAN


EXISTING BREAK AREA
101A
IT / STORAGE
105
CONFERENCE ROOM
107
2,574 SF
Office
104,395 SF
Available
BUILDING
250' x 850'
210,560 SF
181 CAR PARKING SPACES
50 TRAILER SPACES
DETENTION POND
DETENTION POND
INTERSTATE
75

LOCATION & TENANTS IN THE MARKET



ACCESS MAP

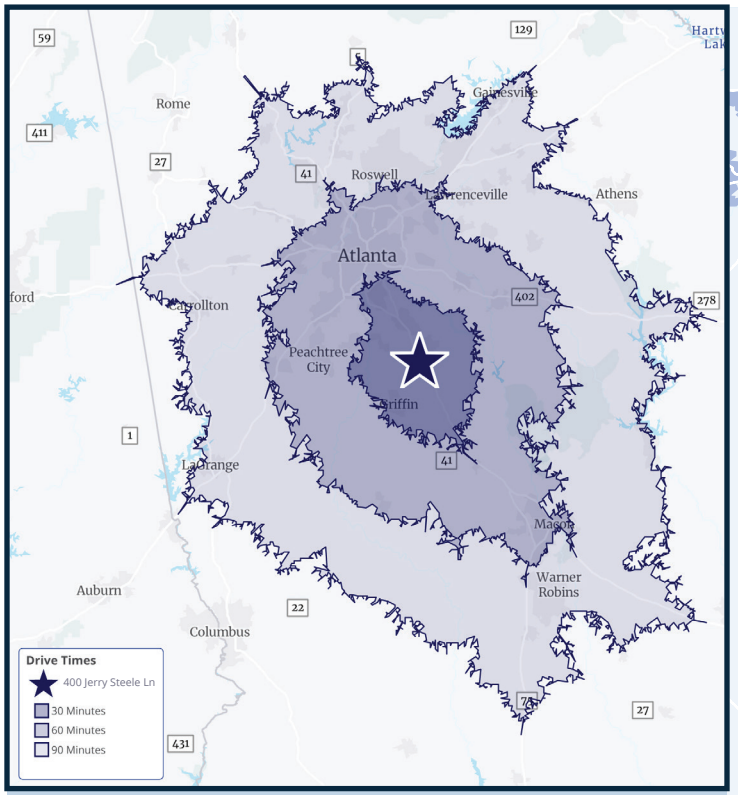


I-75 via Exit 216	1.7 miles
I-75 via Exit 218	2.8 miles

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





LABOR STATISTICS

1,182,061
FIVE YEAR PROJECTED POPULATION
within 40 minute drive time

$18.68
MEDIAN HOURLY WAGE

1,144,860
POPULATION
within 40-minute drive time

444,597
WORKFORCE
within 40-minute drive time

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