Rail-Served by

NORFOLK SOUTHERN



125

Southside Court
McDonough, GA 30253

UP TO **322,560 SF** AVAILABLE FOR LEASE

72,393 - 322,560 SF Available

6.4 Acres of Outside Storage

1.4 Miles to I-75

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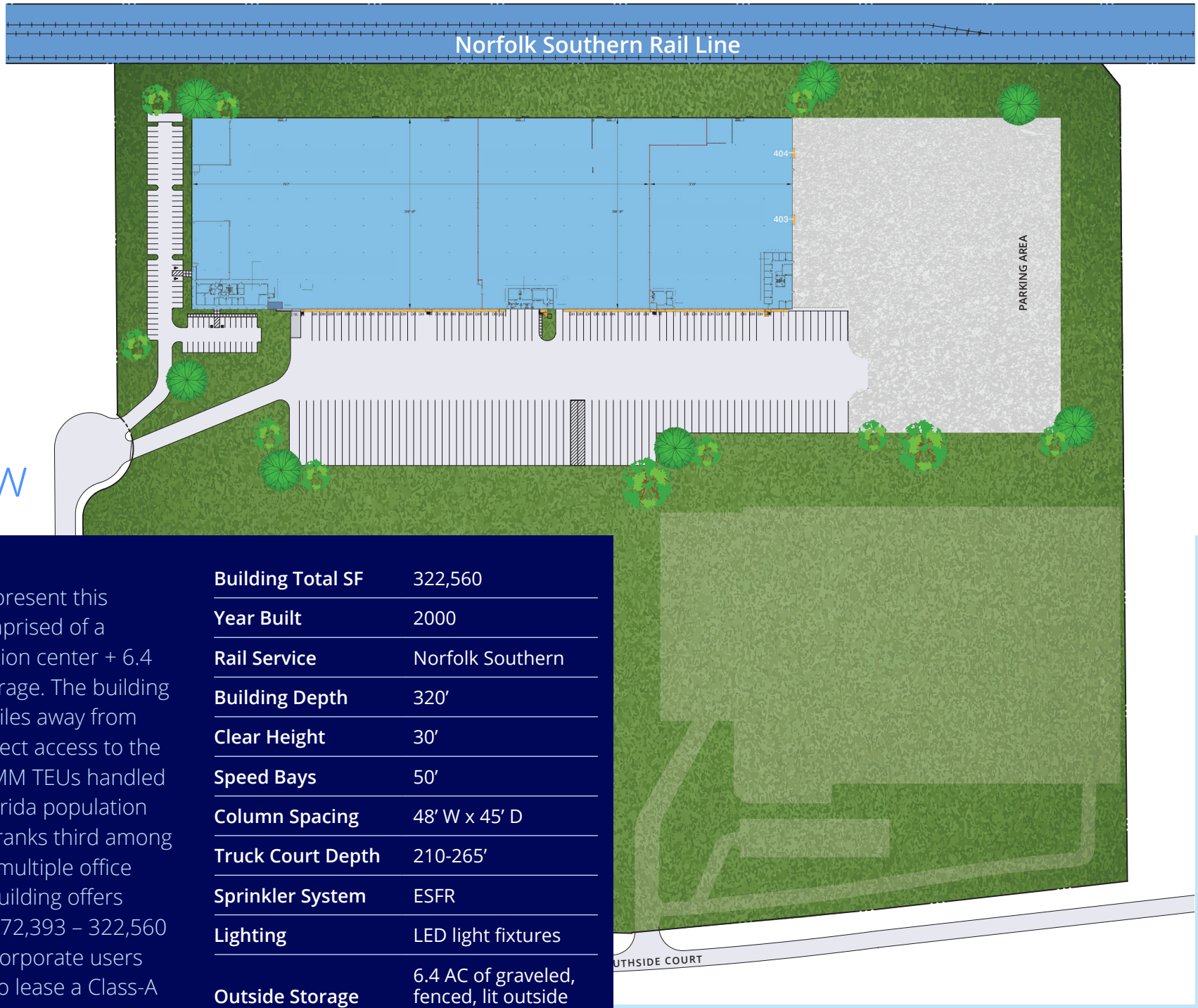
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Owned by

PGIM REAL ESTATE

Building Overview



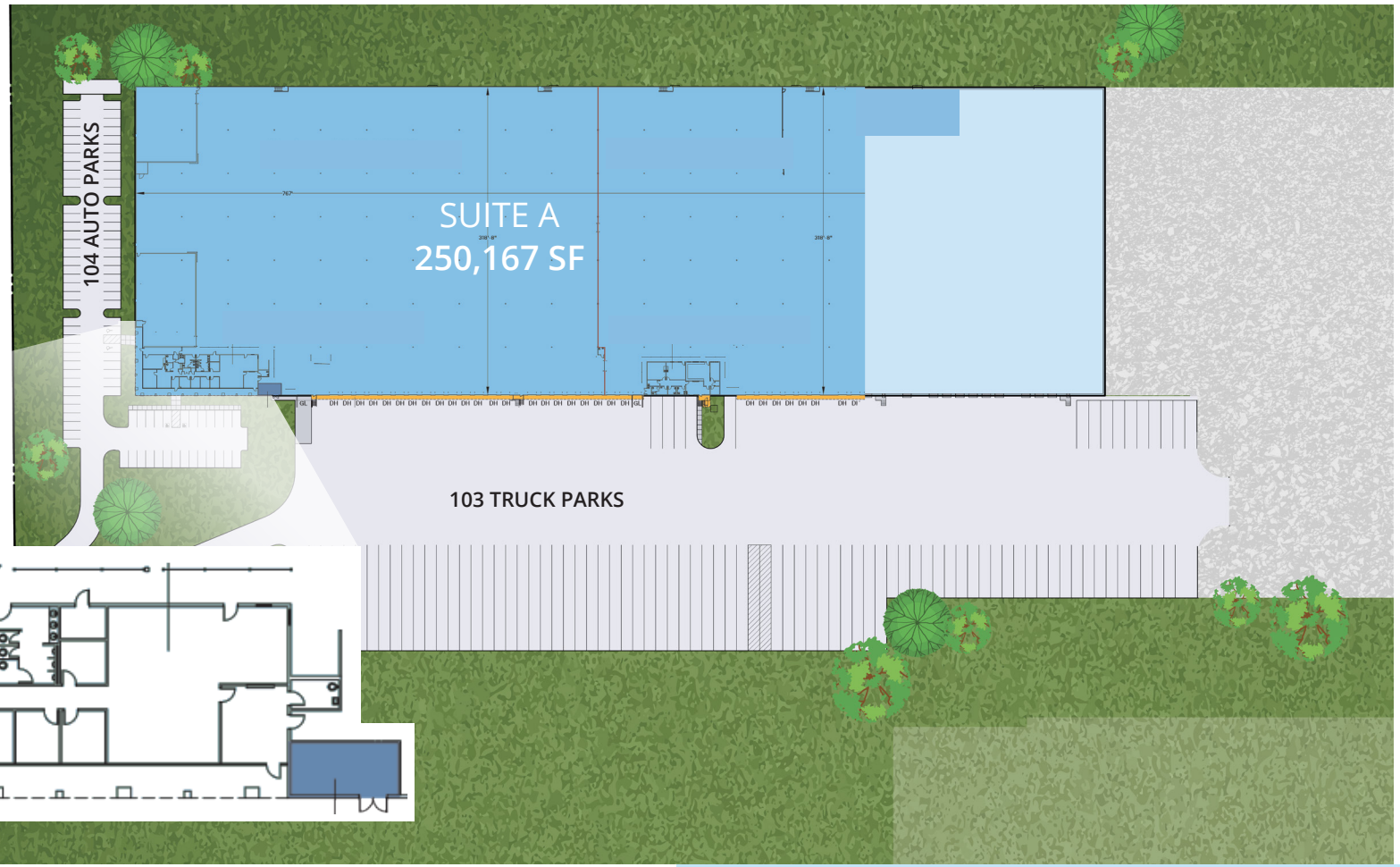
PGIM is pleased to present this unique offering comprised of a 322,560 SF distribution center + 6.4 acres of outside storage. The building is located just 1.4 miles away from I-75 which offers direct access to the Savannah port (5.8MM TEUs handled in 2022) and the Florida population (22MM) which now ranks third among all U.S. states. With multiple office pods in-place, the building offers suites ranging from 72,393 – 322,560 SF offering today's corporate users a rare opportunity to lease a Class-A building with outside storage and potential rail service.

Building Total SF	322,560
Year Built	2000
Rail Service	Norfolk Southern
Building Depth	320'
Clear Height	30'
Speed Bays	50'
Column Spacing	48' W x 45' D
Truck Court Depth	210-265'
Sprinkler System	ESFR
Lighting	LED light fixtures
Outside Storage	6.4 AC of graveled, fenced, lit outside storage

Suite A

Available SF	250,167
Divisible SF	±150,000; demising wall in-place
Office SF	5,470 main office; 2,566 shipping office
Dock Highs	31 (9'x10') dock high doors; (15) 40,000 lb mechanical pit levelers, (16) 25,000 lb mechanical pit levelers

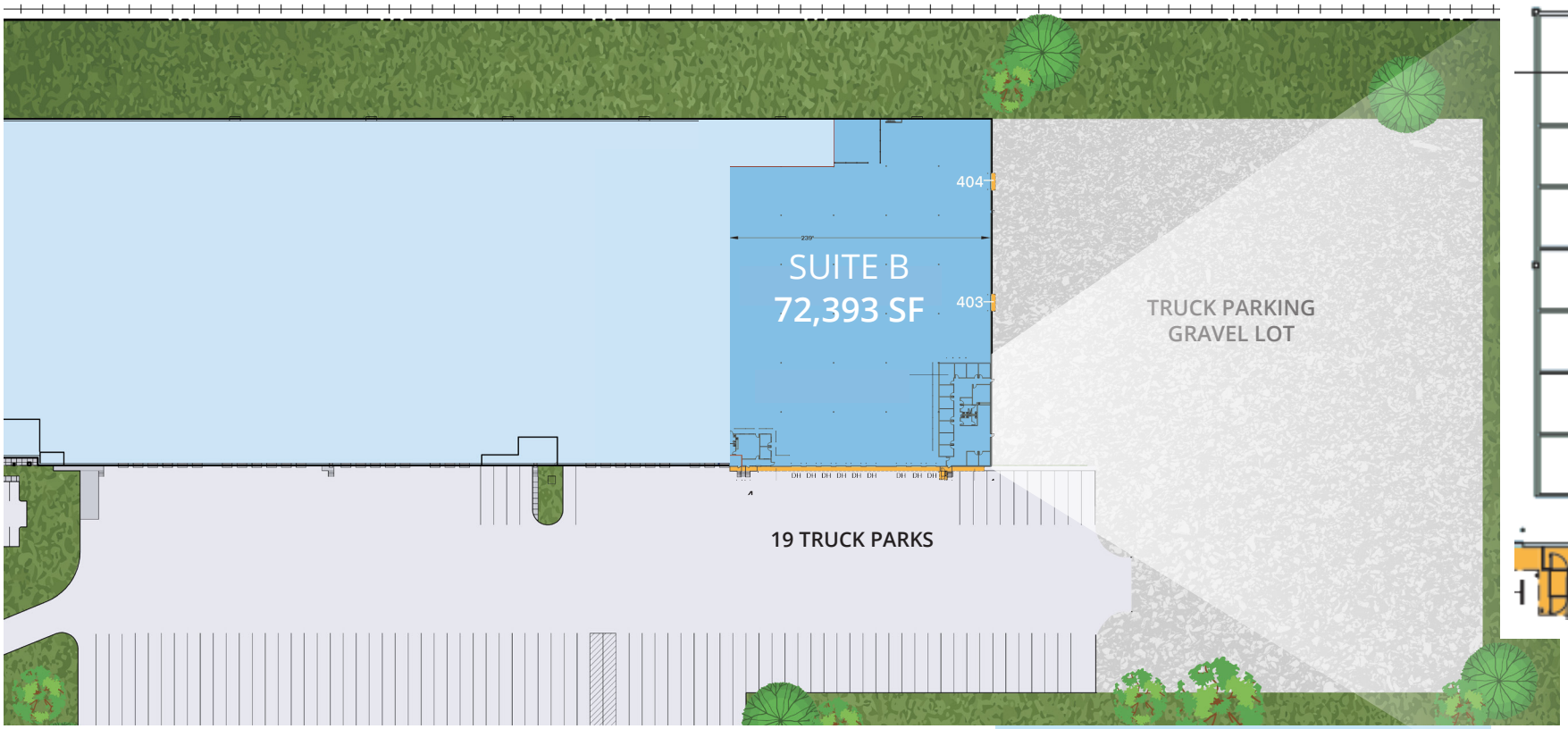
Drive-in Doors	2 (14' x 16')
Auto Parking	104
Trailer Parking	103; additional 6.4 acres of outside storage available
Truck Court	265'; double stacked trailer parking
Rail Doors	2 (9'x10') rail doors served by Norfolk Southern



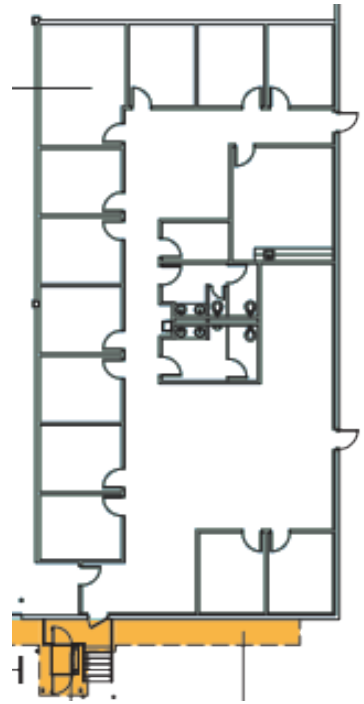
Office Layout

Suite B

Available SF	72,393
Office SF	4,462
Dock Highs	9 (9'x10') dock high doors with 25,000 lb mechanical pit levelers
Drive-in Doors	2 (10'x12') grade-level doors
Auto Parking	29
Trailer Parking	19
Outside Storage	6.4 acres of graveled, lit, and fenced outside storage

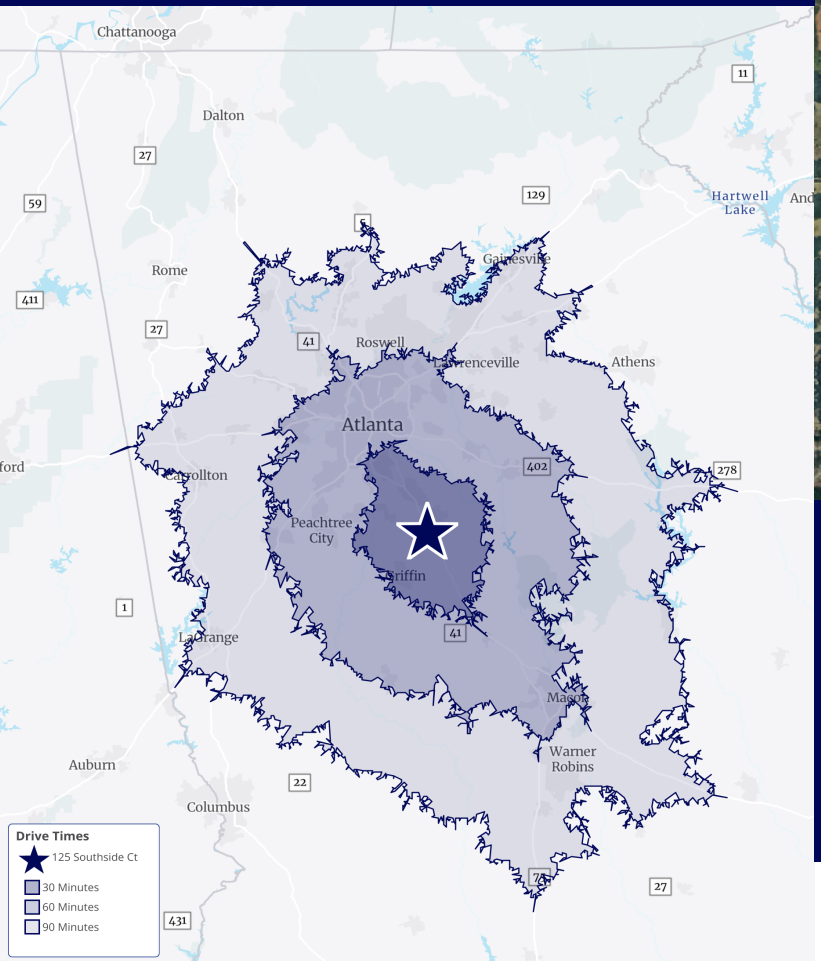


Office Layout



Location and Drive Time

125 Southside Court is situated off Interstate 75, just 30 miles south of Atlanta, Georgia, and Hartsfield-Jackson Atlanta International Airport. Reach the majority of the U.S. within 3 hours flight time, or the west coast with 5 days via truck transit.





I-75 via Exit 216	1.4 miles	ATL Airport	24.3 miles
I-75 via Exit 218	2.8 miles	McDonough, GA	4.2 miles
I-285 via Exit 238	24.1 miles	Atlanta, GA	31.2 miles
I-285 via Exit 52	22.5 miles	Macon, GA	55.8 miles

Port of Savannah

The Port of Savannah is the single largest and fastest-growing container terminal in America. Within 3.2 hours of 125 Southside, The Port of Savannah handled 11.2% of total U.S. containerized cargo volume and 11.4% of all U.S. containerized exports in FY2023. The port is located within 300 miles of 37.2 million residents, 11 major metro areas, eight major international airports and five major ports.



LABOR STATISTICS

274,202
FIVE YEAR PROJECTED POPULATION
within 40 minute drive time
(8.3% increase)

$17.52
MEDIAN HOURLY WAGE
(order picker)

253,174
POPULATION
within 40 minute drive time

168,942
WORKFORCE
within 40 minute drive time

Site Photos















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