

FOR LEASE

MCDONOUGH 75 LOGISTICS CENTER

HIGHWAY 155 | MCDONOUGH, GA 30253



AVAILABLE EARLY 2024 | 427,200 SF

NATHAN ANDERSON

President/Principal
404 812 4020
nanderson@naibg.com

MATT BENTLEY

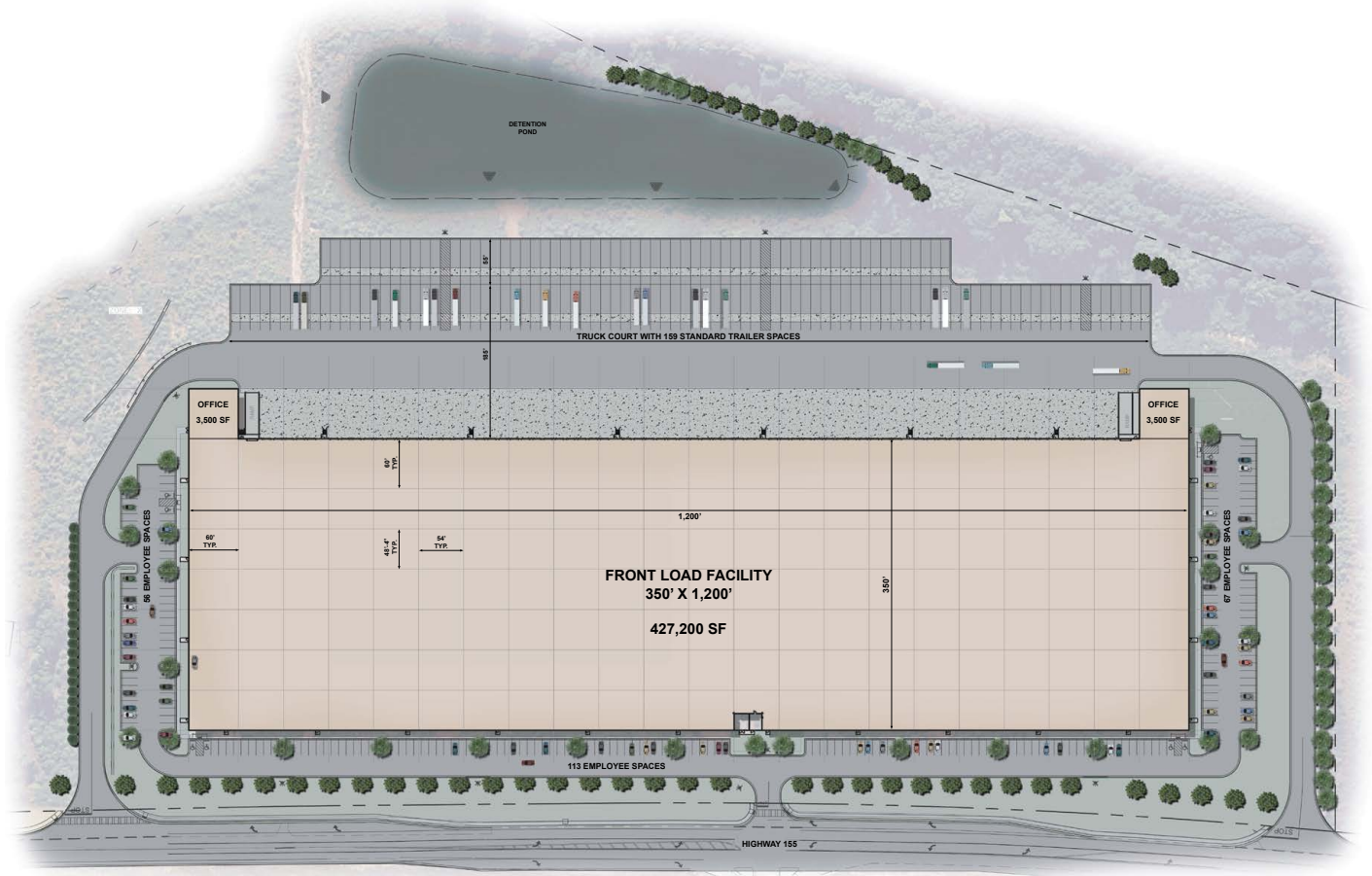
Senior Vice President
404 812 4079
mbentley@naibg.com

FRANK FALLON, JR.

Managing Director
404 805 6430
frank.fallon@allindustrialco.com



FOR LEASE

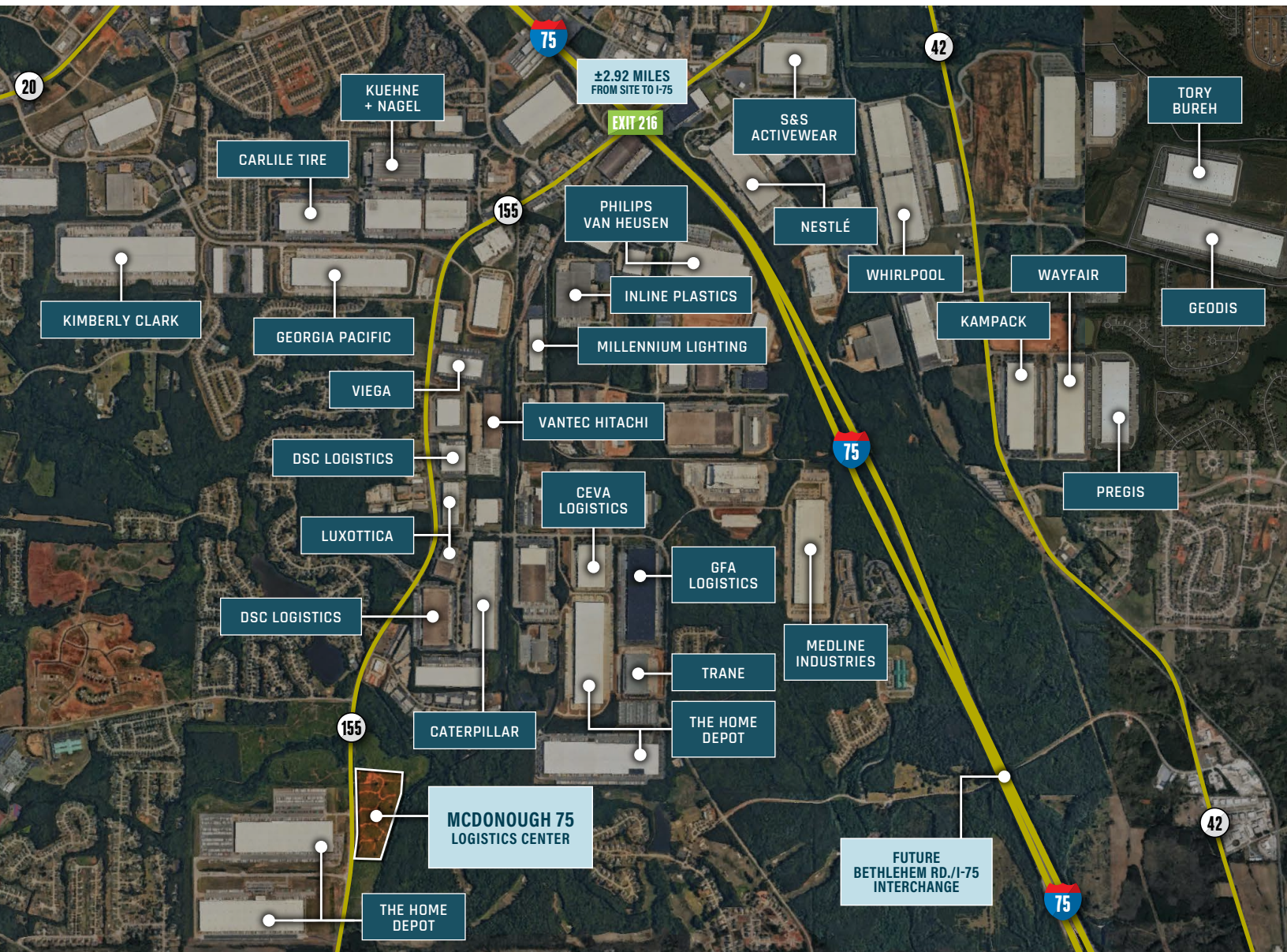


BUILDING SPECIFICATIONS

Total SF	427,200 SF
Office	BTS
Clear Height	36'
Dock High Doors	70 (9' x 10') Overhead Doors
Drive-In Doors	2 (12' x 14') Oversized Doors with Concrete Ramps
Bay Staging	54' x 48' - 4" with 60' Staging Bays
Truck Court Depth	185' - 240'
Trailer Storage	159 Trailer Drops
Car Parks	236 Car Parks
Sprinkler	ESFR
Power	3,000 Amp, 3-Phase, 277/480 Volt
Floor Thickness	7", 4,000 PSI Reinforced
Slab	10 mil. Vapor Barrier under the Entire Slab
Warehouse Ventilation	One and half air changes per hour - roof top fans with motorized louvers
Windows	Clerestory

FOR LEASE

CORPORATE NEIGHBORS



FOR LEASE

DEMOGRAPHICS

LOCATION PROXIMITY DEMOGRAPHICS				
	1 Mile	3 Miles	5 Miles	10 Miles
Population	2,338	19,948	52,603	203,15
Household Income	\$106,577	\$104,432	\$92,540	\$95,065

Henry County has gained a solid reputation as one of the top sites for business locations and expansions in Georgia and the Southeast. The county's equipped workforce meets your most critical needs by supplying an area labor force of more than 1.1 million skilled workers.

Regional, national and international manufacturing companies alike are choosing Henry County, GA as their base of operations in Metro Atlanta and the Southeast.

HENRY COUNTY

1. Home to area workforce of 1.1 million+ workers
2. Less than 2 hours by air to 80% of the U.S. market
3. Minutes from Atlanta and the Hartsfield-Jackson Atlanta International Airport, the world's busiest airport
4. Atlanta Metro's best access to the Port of Savannah
5. A water surplus with capacity to support growth for 30+ years



Henry County is one of the key supply chain and logistics and premiere e-commerce locations in the Southeastern USA.

FOR LEASE

METRO ATLANTA LOCATION



Information is deemed from reliable sources. No warranty is made as to its accuracy.

NATHAN ANDERSON

President/Principal
404 812 4020
nanderson@naibg.com

MATT BENTLEY

Senior Vice President
404 812 4079
mbentley@naibg.com

FRANK FALLON, JR.

Managing Director
404 805 6430
frank.fallon@allindustrialco.com