



505 Pegasus Parkway

LaGrange, GA 30240

537,855 SF AVAILABLE | EXPANDABLE TO 706,735 SF

SCOTT PLOMGREN

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PRICE WEAVER

404-210-4981

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MATT WIRTH

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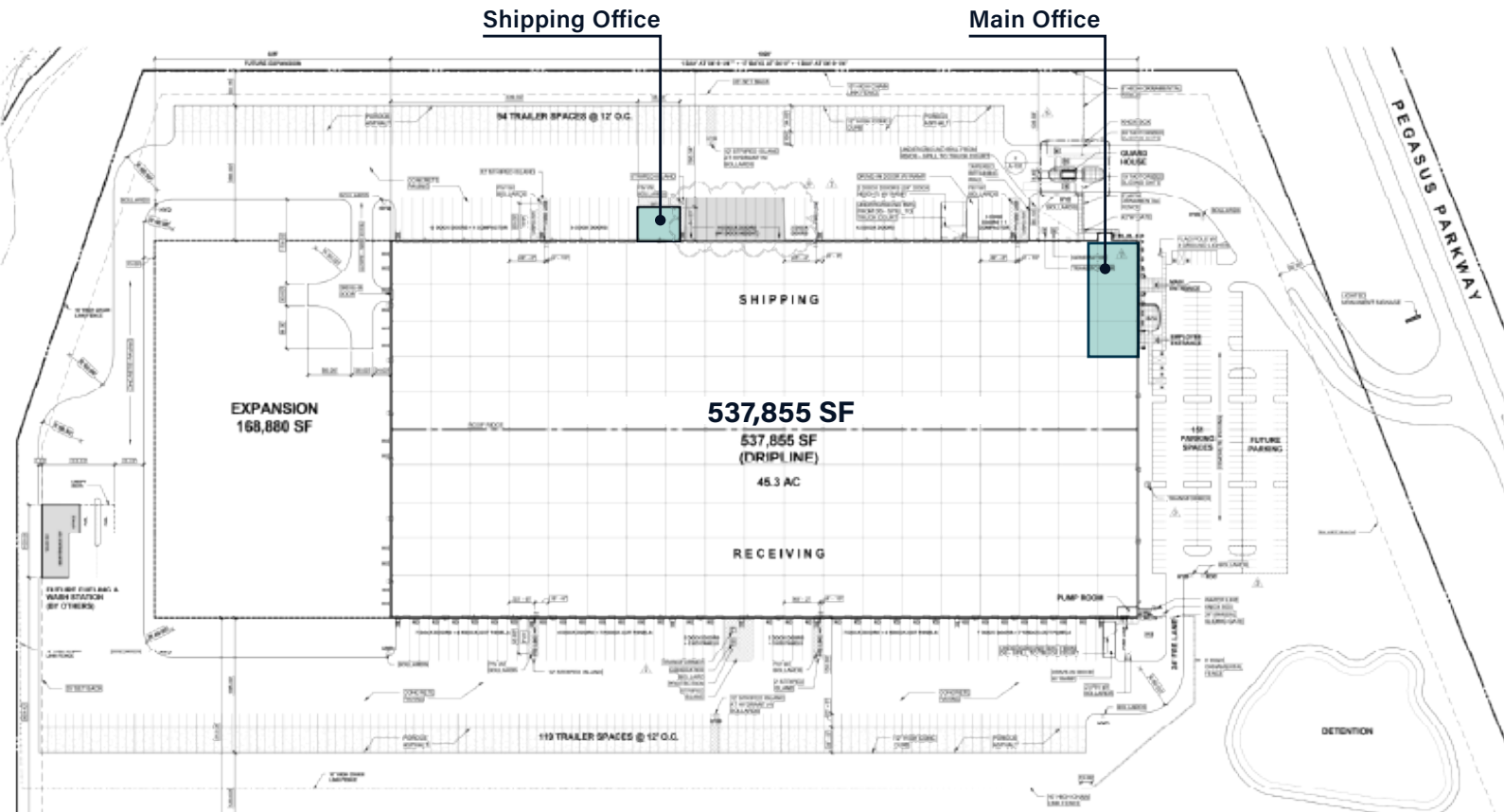
mwirth@broadpoint-partners.com

HOOPER WILKINSON

850-694-4667

hwilkinson@broadpoint-partners.com

Property Details




9,428
SF Spec Office


88
Dock Doors


40'
Clear Height


150
Auto Spaces


213
Trailer Spaces

Total Building SF	537,855 SF (exp. to 706,735 SF)	Loading	86 dock doors	Power	2,500A 3-P 480V
Total Office SF	9,428 SF	Clear Height	40'	Sprinklers	ESFR, K-25 heads
Shipping Office SF	Included	Column Spacing	60' x 54'	Fans	11 Rite-Hite, 24' HLS
Truckers Lounge SF	Included	Auto Parking	150 spaces (exp. to 209)	Security	Fully fenced with HVAC guard shack
Acreage	45.3 AC	Trailer Parking	213 spaces (expandable)	Lighting	LED system

Access & Distances

505 PEGASUS PKWY, LAGRANGE, GA 30240

ACCESS & CITIES

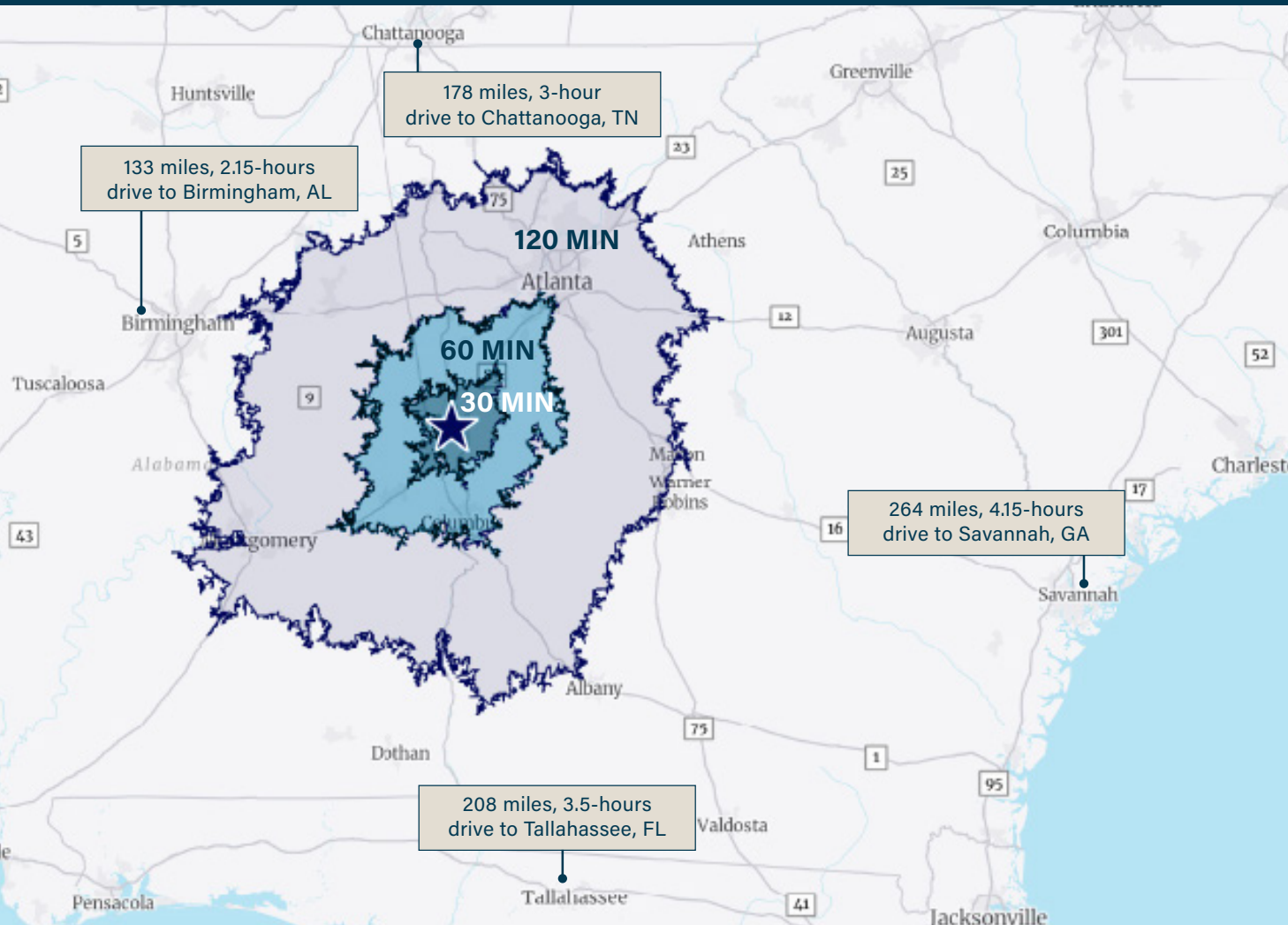
I-85 via Exit 13	2.5 Miles
I-85 via Exit 14	3.8 Miles
LaGrange, GA	5.3 Miles
Columbus, GA	42 Miles
Atlanta, GA	71 Miles
Montgomery, AL	95 Miles

KEY DISTANCES

CSX LaGrange	5.3 Miles
Kia Assembly Plant	10.7 Miles
CSX Palmetto	53.7 Miles
Atlanta Airport	60.2 Miles



Location Overview



Located near Interstate 85, the facility provides easy access to major transportation routes, ensuring efficient distribution to key regional markets, including Atlanta, which is just over an hour away. Its proximity to big-name manufacturing plants and other industrial hubs in the region makes it ideal for businesses involved in logistics, manufacturing, and supply chain operations. Additionally, LaGrange is home to a growing workforce and offers a lower cost of living compared to nearby metropolitan areas. The site itself is well-positioned within a businessfriendly environment, enhancing operational efficiency for companies looking to expand their regional presence.



1.17M

Population within a
60-minute drive time



537,847

Workforce within a
60-minute drive time



35,843

Businesses within a
60-minute drive time



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537,855 SF Available

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