

LONE OAK 85

BUILDING 1

6221 LONE OAK RD
HOGANSVILLE, GA, 30230

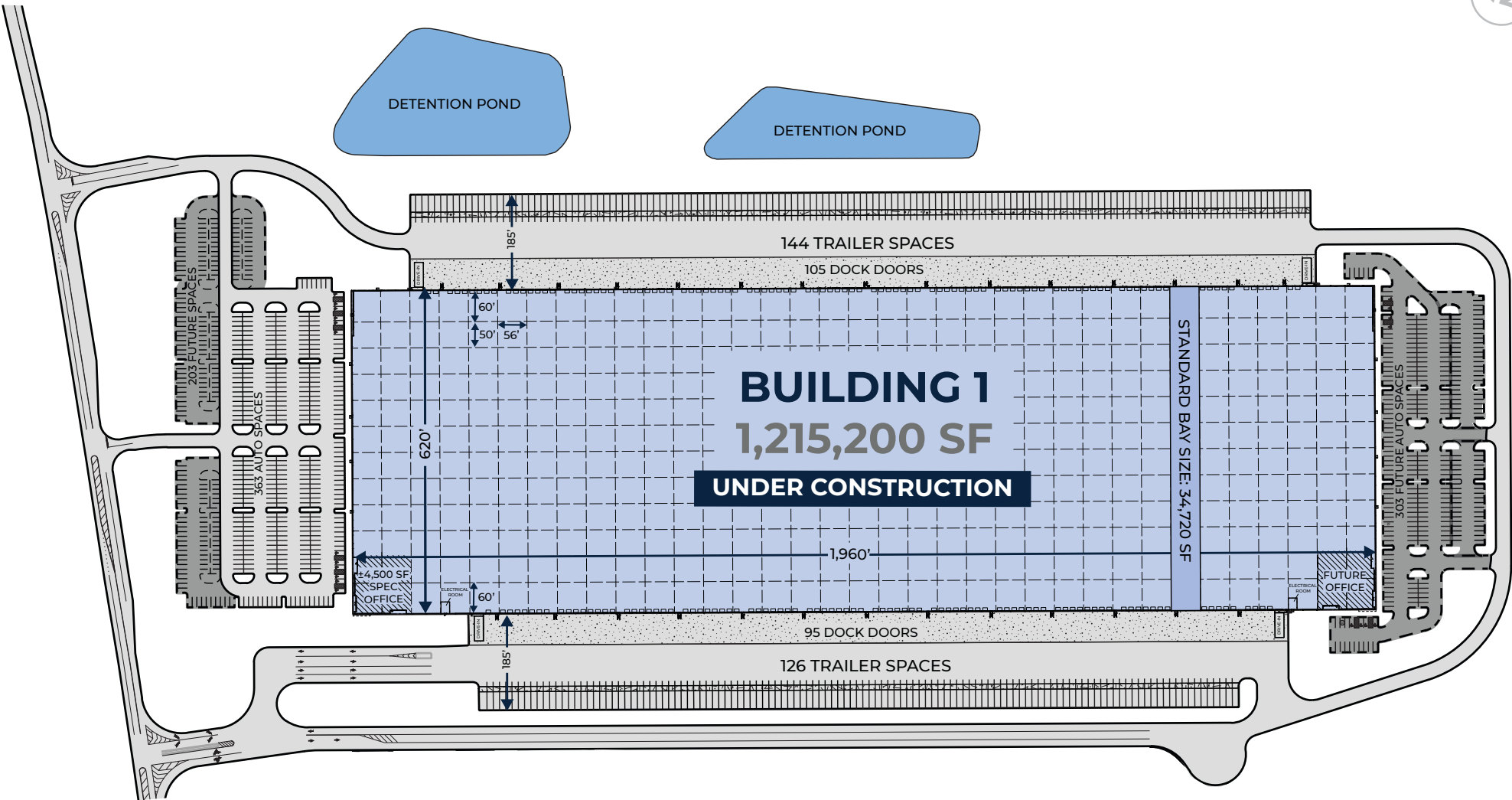
1,215,200 SF Available

Up to 2.3M SF in campus setting

Lone Oak 85 presents a rare opportunity to accommodate Class A bulk industrial facilities totaling ± 2.3 M SF across 184 acres in Meriwether County. Located less than two miles from Interstate 85, the project provides tenants with efficient routes to metro Atlanta and the greater Southeast United States. The property offers state-of-the-art features such as 42' clear heights, ample trailer and auto parking spaces, and a 185' truck court, making the property very advantageous for the logistics tenant.

UNDER CONSTRUCTION





SITE AREA	±96.4 acres	DOCK DOORS	200 - 9' x 10' dock high doors with window lite
BUILDING AREA	1,215,200 SF	DRIVE-IN RAMP DOORS	4 - 14' x 16' drive-in doors
BUILDING DIMENSIONS	620' deep x 1,960' long	DOCK CANOPY	Full length bull nose dock canopy over dock doors
CONFIGURATION	Cross-dock	PERSONNEL DOORS	Exit doors provided per code
AUTOMOBILE PARKING	363 spaces (expandable to ±869)	WAREHOUSE HEATING	Cambridge heaters, with electronic ignition and unit mounted thermostats to maintain freeze protection
TRAILER PARKING	270 spaces (expandable)	FIRE PROTECTION SYSTEM	ESFR sprinkler system and electric fire pump
TRUCK COURT	185' deep with 60' concrete apron	FIRE ALARM	System monitored for tamper and flow
FOUNDATIONS	Concrete spread footings	ELECTRICAL	2 - 3,000 AMP services, 277/480 V, 3-phase
BUILDING FLOOR SLAB	8" thick, 4,000psi un-reinforced concrete with 10-mil vapor barrier - FF35/FL25	EXTERIOR LIGHTING	Site lighting including wall packs to provide average 1.5fc at truck courts and parking areas
BUILDING WALL CONSTRUCTION	Concrete tilt wall construction. Interior warehouse walls painted white	INTERIOR LIGHTING	LED High Bay lighting fixtures throughout warehouse on motion sensors; 25fc illumination level for an unracked facility
COLUMN SPACING	56' wide x 50' deep typical, 60' deep in staging bays	NATURAL ILLUMINATION	Clerestory windows
ROOF STRUCTURE	Metal deck supported by structural steel, conventional joist and girders	ADA	All improvements are designed and constructed per ADA accessibility guidelines
CLEAR HEIGHT	42' minimum at first column line, inside first girder	SPEC OFFICE	±4,500 SF
ROOF	45 Mil TPO single-ply white membrane, mechanically fastened with: • LTTR-20 insulation • Downspouts drain to truck court • R-25 over office area		

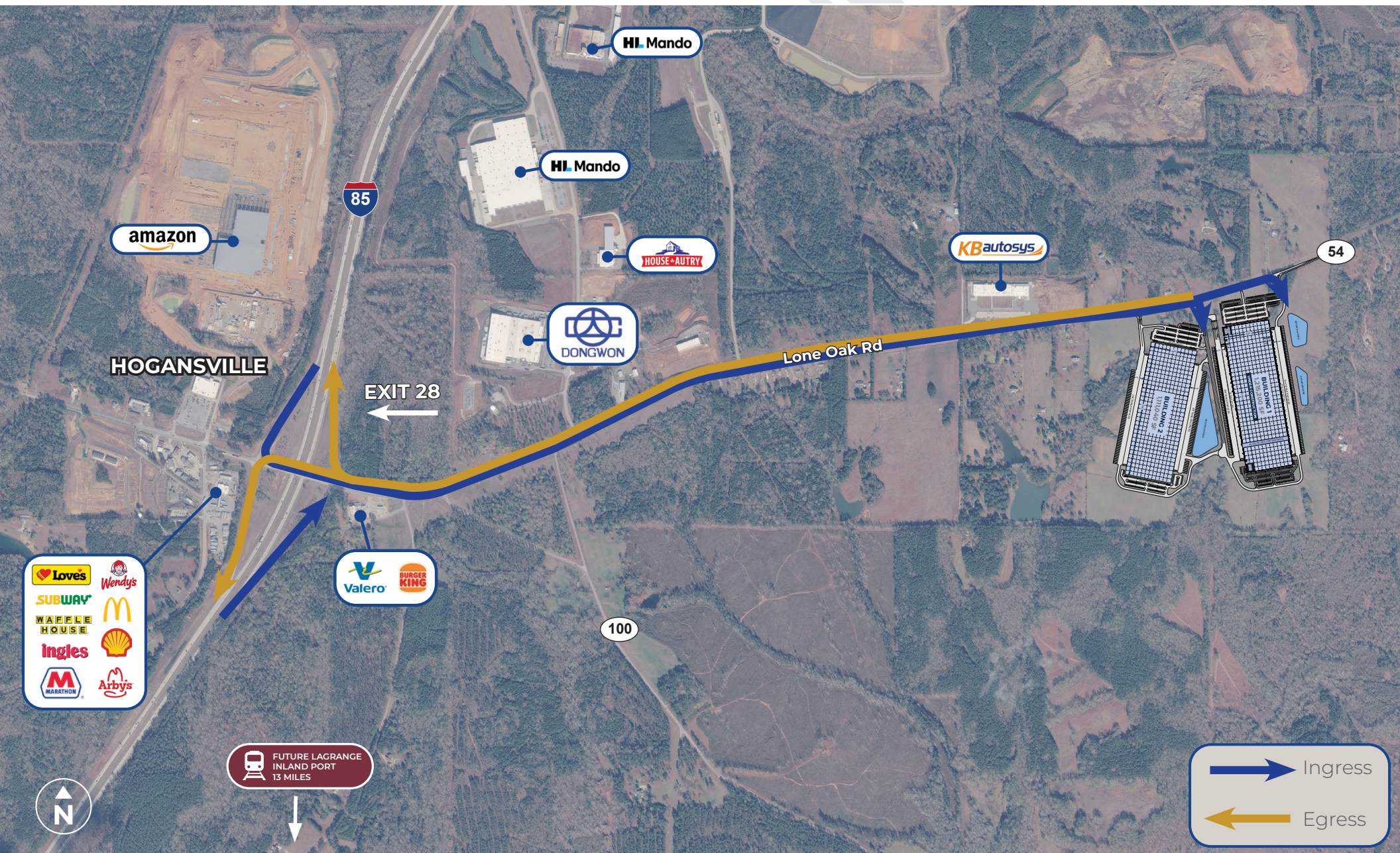


 DRIVE TIMES	I-85	Future LaGrange Inland Port	I-285	Hartsfield-Jackson Atlanta International Airport
	 1.9 mi.  2 min.	 13 mi.  20 min.	 41 mi.  36 min.	 42 mi.  37 min.

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6221 LONE OAK RD, HOGANSVILLE, GEORGIA 30230

SITE ACCESS



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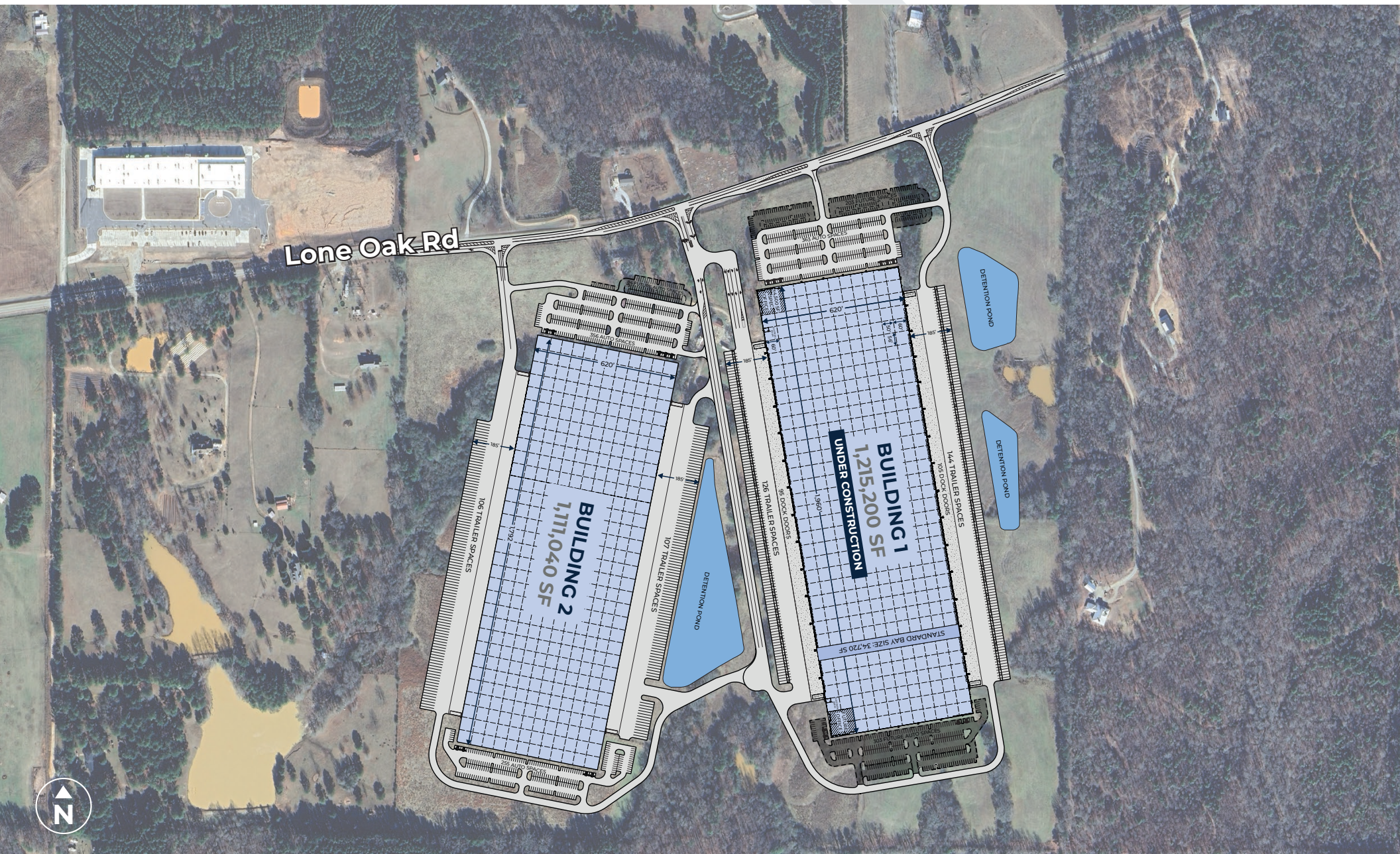
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MASTER PLAN



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INTERSTATE

I-85	Less than 2 miles
I-285	41 miles

INTERMODAL

Future LaGrange Inland Port	13 miles
CSX (Fairburn)	37 miles

AIR

Hartsfield-Jackson Atlanta Int'l Airport	44 miles
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PORT CITIES

Savannah, GA	249 miles
Mobile, AL	277 miles
Brunswick, GA	308 miles
Charleston, SC	347 miles

LOCATION HIGHLIGHTS

ATLANTA

THE LARGEST HUB OF LOGISTICS IN THE SOUTHEAST

World's busiest and most efficient airport

Over 5,000 miles of Georgia rail

80% of U.S. can be reached within 2 flight hours

UPS, FedEx, DHL & Airborne Express have major distribution hubs

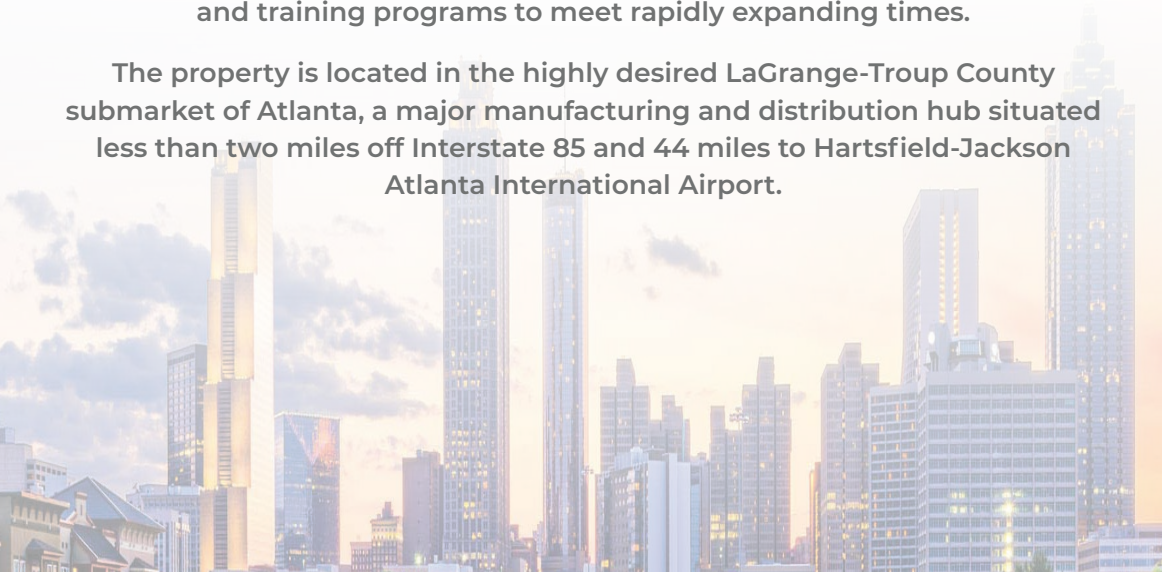
75% of U.S. can be reached within 2 truckload delivery days

11 major sea & inland ports within 350 miles

LOGISTICS HIGHLIGHTS

With nationally ranked infrastructure for roads, rail, air, ocean, and IT to efficiently reach domestic and global markets, Georgia is keenly attuned to its supply chain industry. Further, Georgia continues to grow its education and training programs to meet rapidly expanding times.

The property is located in the highly desired LaGrange-Troup County submarket of Atlanta, a major manufacturing and distribution hub situated less than two miles off Interstate 85 and 44 miles to Hartsfield-Jackson Atlanta International Airport.



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