

LONE OAK 85

MASTER PLAN

6221 LONE OAK RD | HOGANSVILLE, GEORGIA 30230

Lone Oak 85 presents a rare opportunity to accommodate Class A bulk industrial facilities totaling ± 2.4 M SF across 184 acres in Meriwether County. Located less than three miles from Interstate 85, the project provides tenants with efficient routes to metro Atlanta and the greater Southeast United States. The flexible site plan offers state-of-the-art features such as 40' clear heights, ample trailer and auto parking spaces, and a 185' truck court, making the property very advantageous for the logistics tenant.

UP TO ± 2.4 M SF

BUILD-TO-SUIT OPPORTUNITY



LONE OAK 85

6221 LONE OAK RD, HOGANSVILLE, GEORGIA 30230

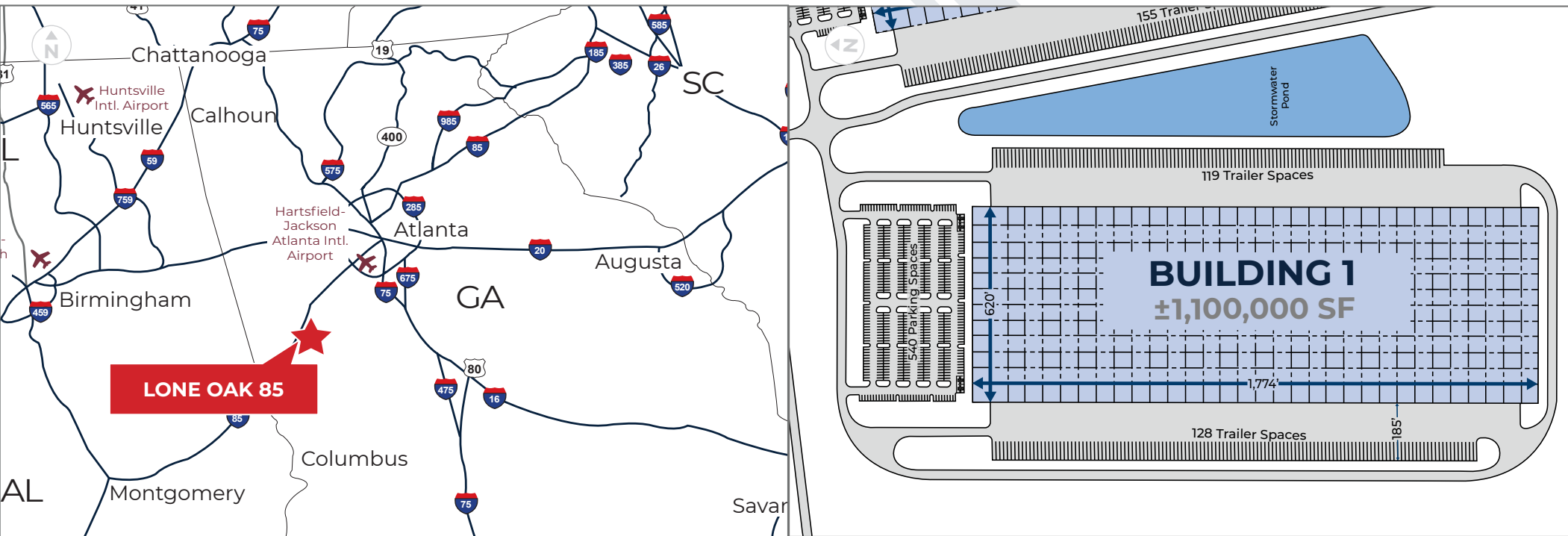
SITE PLAN - OPTION 1



LONE OAK 85 | BUILDING 1

6221 LONE OAK RD, HOGANSVILLE, GEORGIA 30230

PROPERTY OVERVIEW



±1,100,000 SF
build-to-suit



Office
built-to-suit



40'
clear height



185' truck courts
60' concrete apron



210
dock doors



4
drive-in doors



540
auto parking



247
trailer parking



Cross dock
configuration

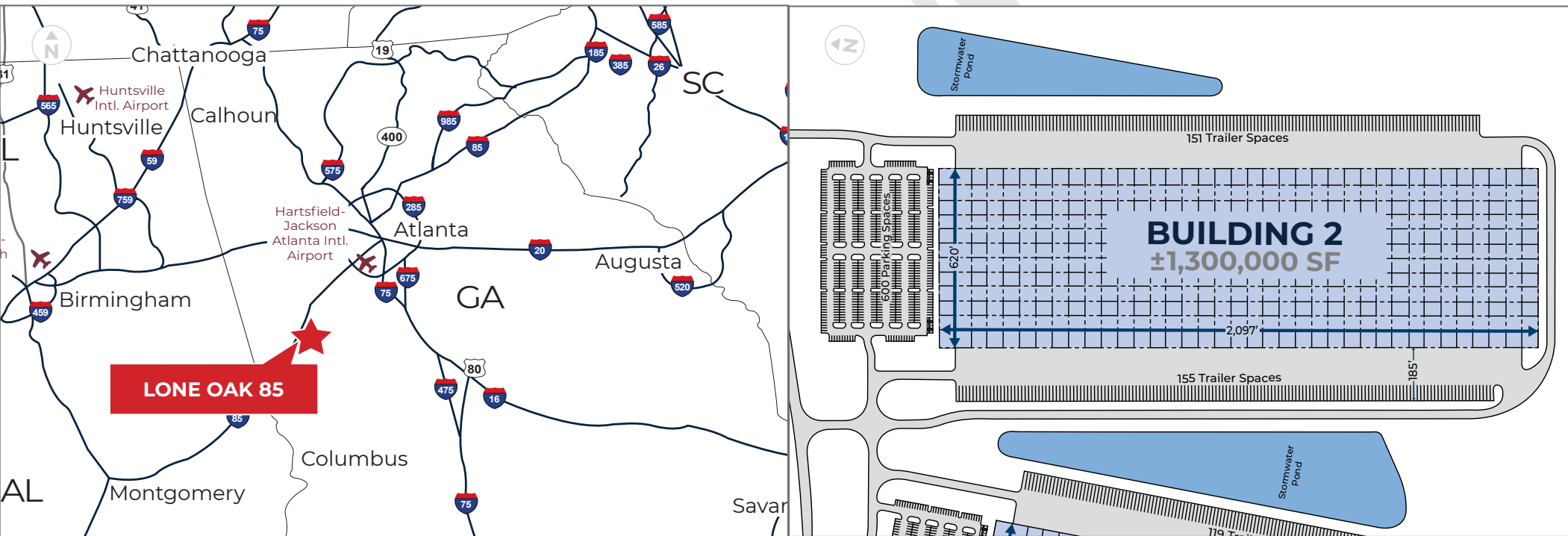


ESFR sprinkler
system

LONE OAK 85 | BUILDING 2

6221 LONE OAK RD, HOGANSVILLE, GEORGIA 30230

PROPERTY OVERVIEW



±1,300,000 SF
build-to-suit



Office
built-to-suit



40'
clear height



185' truck courts
60' concrete apron



245
dock doors



4
drive-in doors



600
auto parking



306
trailer parking



Cross dock
configuration

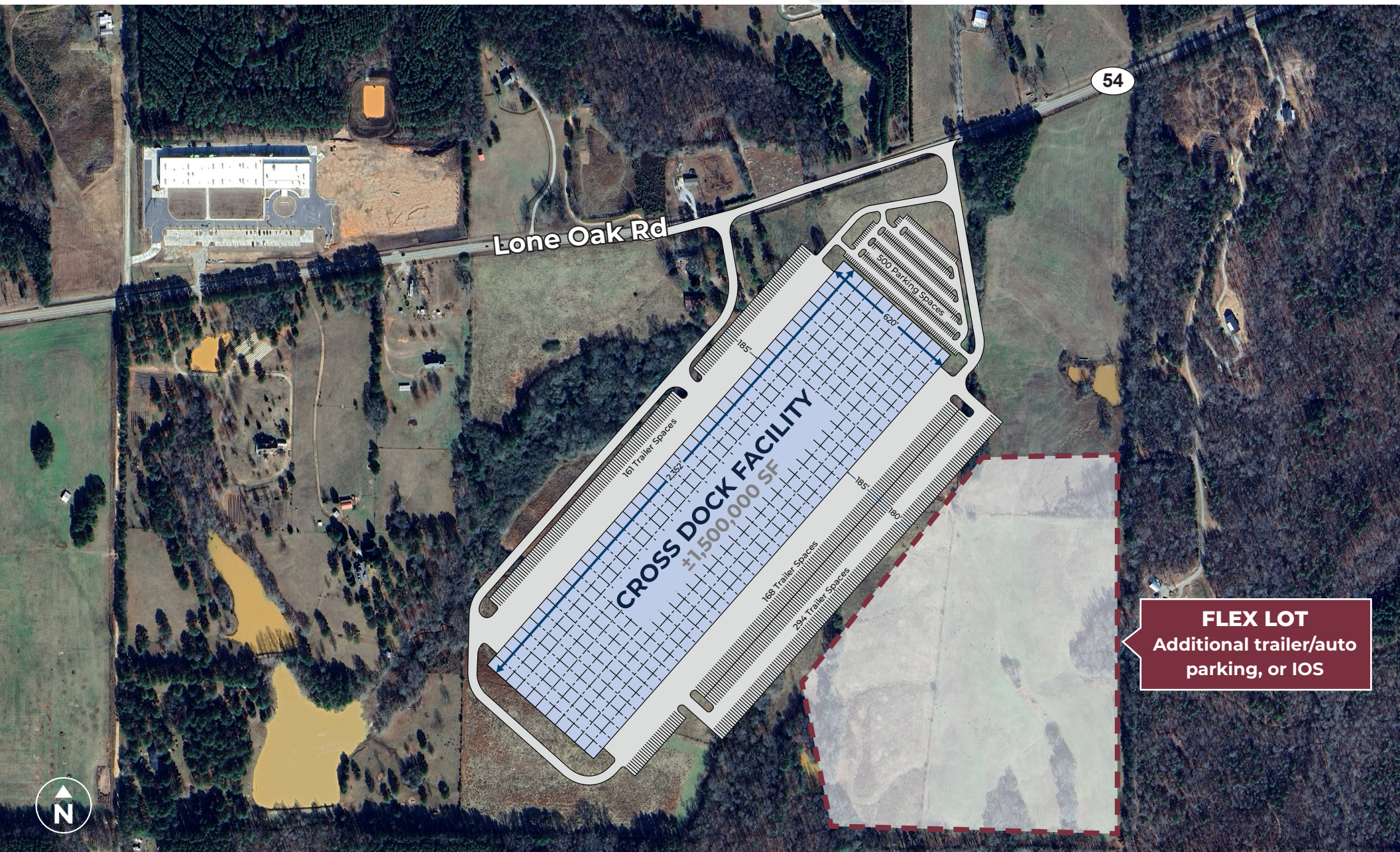


ESFR sprinkler
system

LONE OAK 85

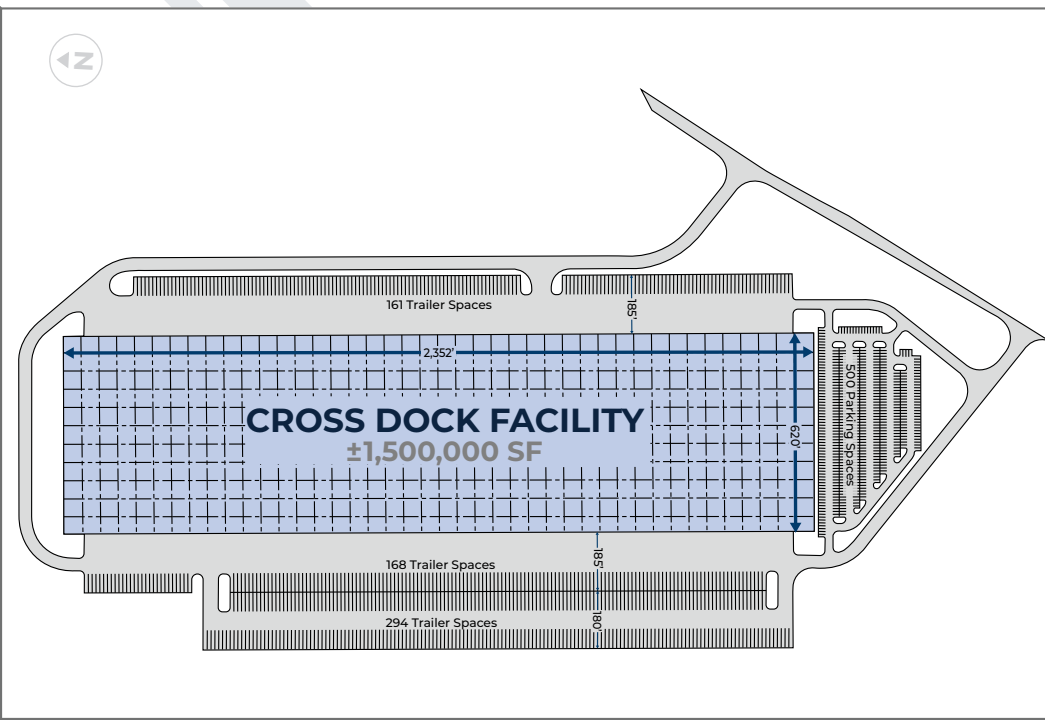
6221 LONE OAK RD, HOGANSVILLE, GEORGIA 30230

SITE PLAN - OPTION 2



6221 LONE OAK RD, HOGANSVILLE, GEORGIA 30230

A map of the Southeastern United States, specifically focusing on Georgia (GA), Alabama (AL), and parts of South Carolina (SC) and Tennessee (TN). The map shows major interstate highways (I-75, I-85, I-95, I-20, I-65, I-585, I-76, I-87, I-90, I-94, I-96, I-98, I-10, I-15, I-25, I-35, I-40, I-45, I-55, I-60, I-65, I-70, I-75, I-80, I-85, I-90, I-95, I-98, I-99) and state routes (SR-19, SR-400, SR-16, SR-185, SR-26, SR-385, SR-520, SR-585, SR-59, SR-75, SR-76, SR-77, SR-78, SR-79, SR-80, SR-81, SR-82, SR-83, SR-84, SR-85, SR-86, SR-87, SR-88, SR-89, SR-90, SR-91, SR-92, SR-93, SR-94, SR-95, SR-96, SR-97, SR-98, SR-99). Major cities are labeled: Chattanooga, Calhoun, Huntsville, Birmingham, Atlanta, Augusta, Columbus, Montgomery, and Savannah. The map also shows the locations of Huntsville Intl. Airport and Hartsfield-Jackson Atlanta Intl. Airport. A red star is placed near Columbus, GA, with a red callout box pointing to it that contains the text "LONE OAK 85".



±1,500,000 SF
build-to-suit



Office
built-to-suit



40'
clear height



185' truck courts
60' concrete apron



280
dock doors



4
drive-in doors



500
auto parking



623
trailer parking (expandable)



Cross dock configuration



ESFR sprinkler
system

LONE OAK 85

6221 LONE OAK RD, HOGANSVILLE, GEORGIA 30230

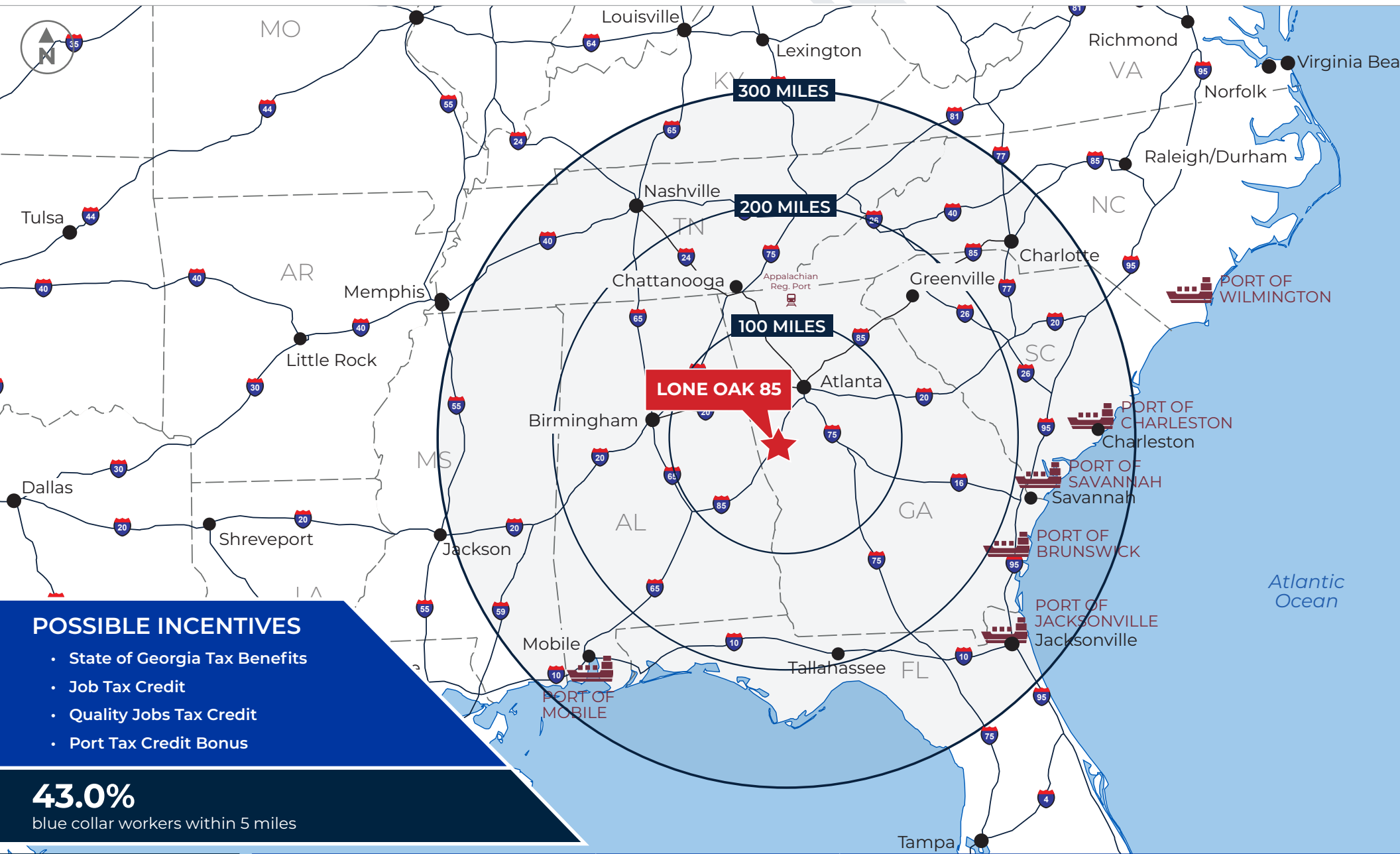
SITE ACCESS



LONE OAK 85

6221 LONE OAK RD, HOGANSVILLE, GEORGIA 30230

AREA INFORMATION



DRIVE
TIMES

I-85	I-185	Hartsfield-Jackson Atlanta International Airport	Atlanta
2.2 mi. 3 min.	9.5 mi. 10 min.	44.7 mi. 35 min.	55.2 mi. 45 min.

DEVELOPMENT



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LEASING



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