

# WHITE OAK 85

1519 POPLAR ROAD | NEWNAN, GA 30265

861,840 SF Available

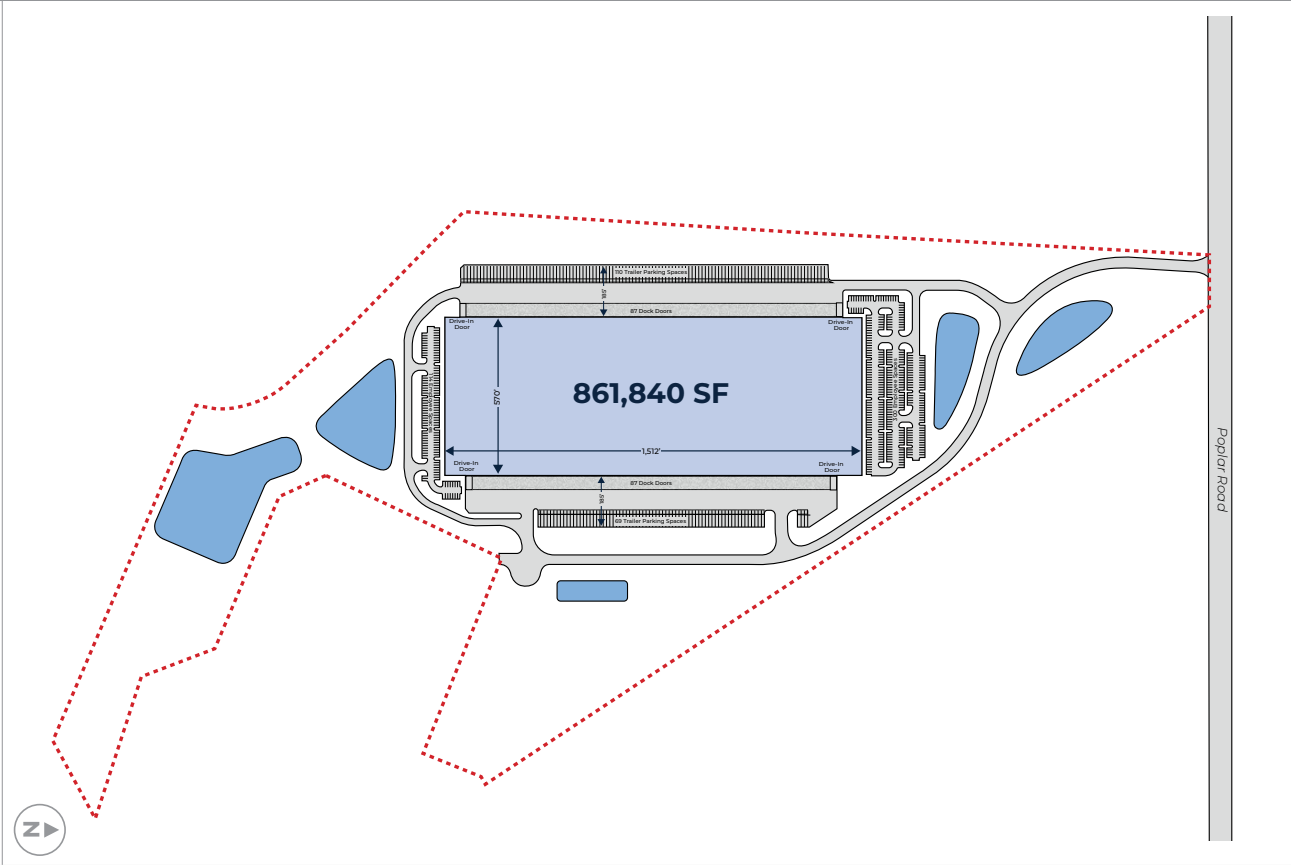
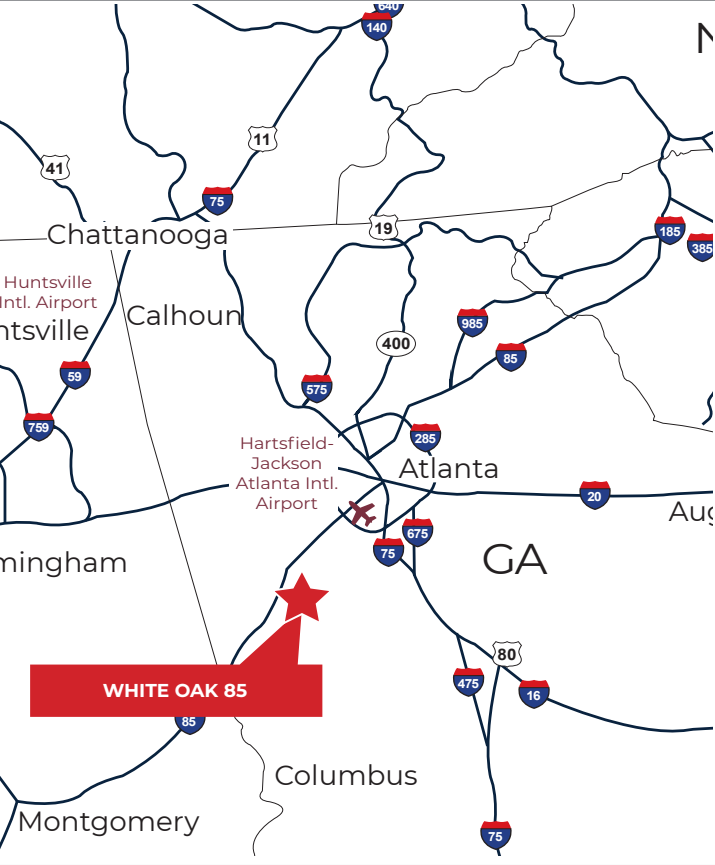
White Oak 85 is a Class-A logistics facility located southwest of Atlanta, GA, offering users close proximity to a high-quality labor pool. This location offers direct access to Interstate 85 and provides tenants with quick routes to metro Atlanta and the greater Southeast. This cross-dock facility offers state-of-the-art features such as 40' clear heights, 414 auto parking spaces, 179 trailer parking spaces, a 185' truck court, and 174 dock doors.











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## PROPERTY OVERVIEW



-  861,840 SF available on 160 acres
-  BTS office space
-  ESFR sprinkler system
-  LED lighting

-  4 - drive-in ramps
-  174 - dock doors
-  179 - trailer parking spaces
-  56' x 50' column spacing;  
60' in staging bays

-  185' truck courts
-  40' clear heights
-  414 - auto parking spaces
-  Cross-dock configuration

**Development**  
 **HILLWOOD**  
A PEROT COMPANY\*

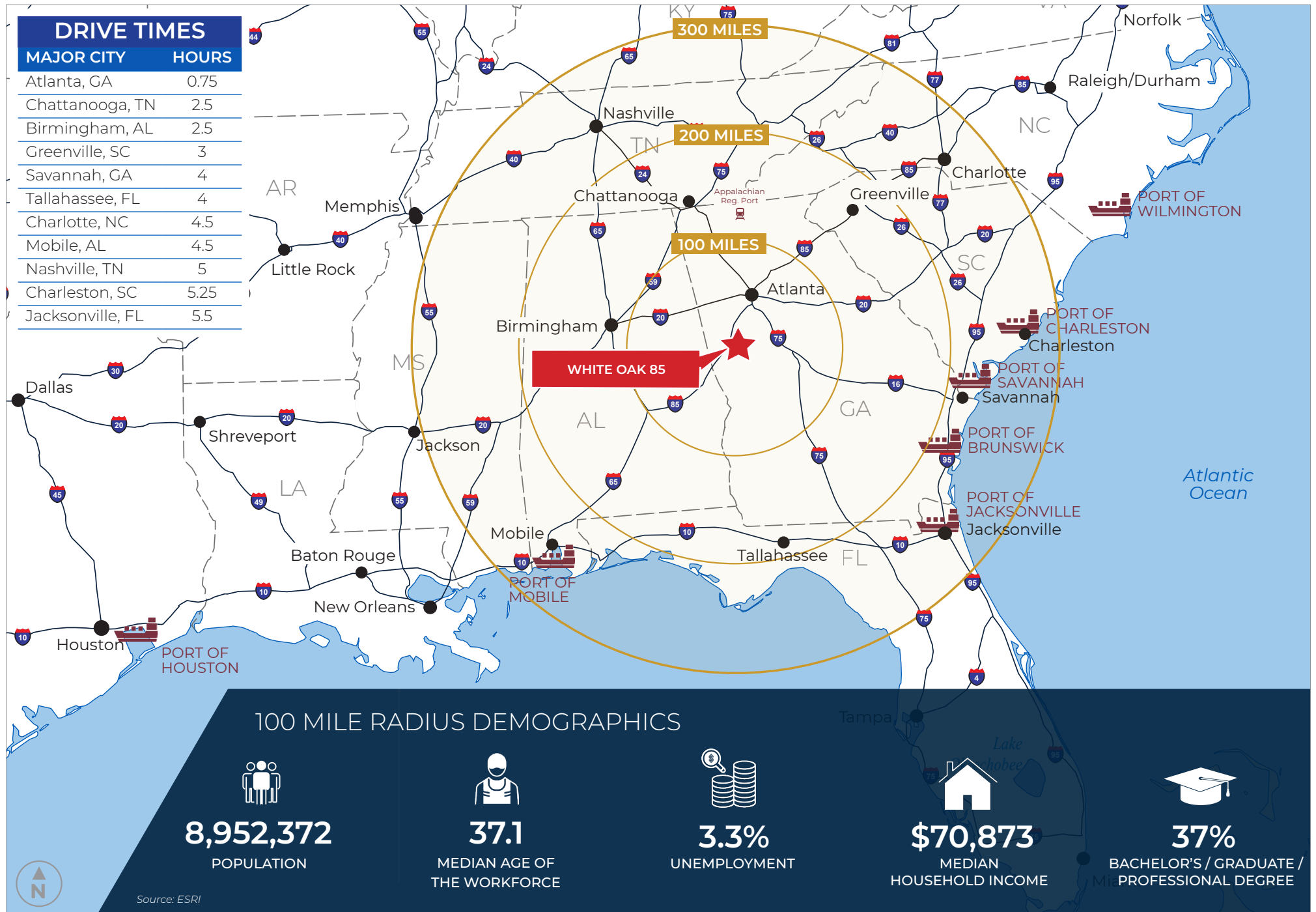
**BRENNEN CLIFFORD**  
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brennen.clifford@hillwood.com

**Leasing**  
**BroadPoint**  
PARTNERS

**SCOTT PLOMGREN, SIOR**  
404 372 2151 (c)  
splomgren@broadpoint-partners.com

## DRIVE TIMES

MAJOR CITY	HOURS
Atlanta, GA	0.75
Chattanooga, TN	2.5
Birmingham, AL	2.5
Greenville, SC	3
Savannah, GA	4
Tallahassee, FL	4
Charlotte, NC	4.5
Mobile, AL	4.5
Nashville, TN	5
Charleston, SC	5.25
Jacksonville, FL	5.5



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DRIVE TIMES



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## AREA INFORMATION



### BUSINESSES

- |                              |                                    |
|------------------------------|------------------------------------|
| 1. Amazon Fulfillment Center | 5. Niagara Bottling                |
| 2. Shopify                   | 6. EliteComfort Solutions          |
| 3. Kellogg's                 | 7. PetSmart Distribution Center    |
| 4. Goodyear Logistics Center | 8. Saddle Creek Logistics Services |

### DRIVE TIMES

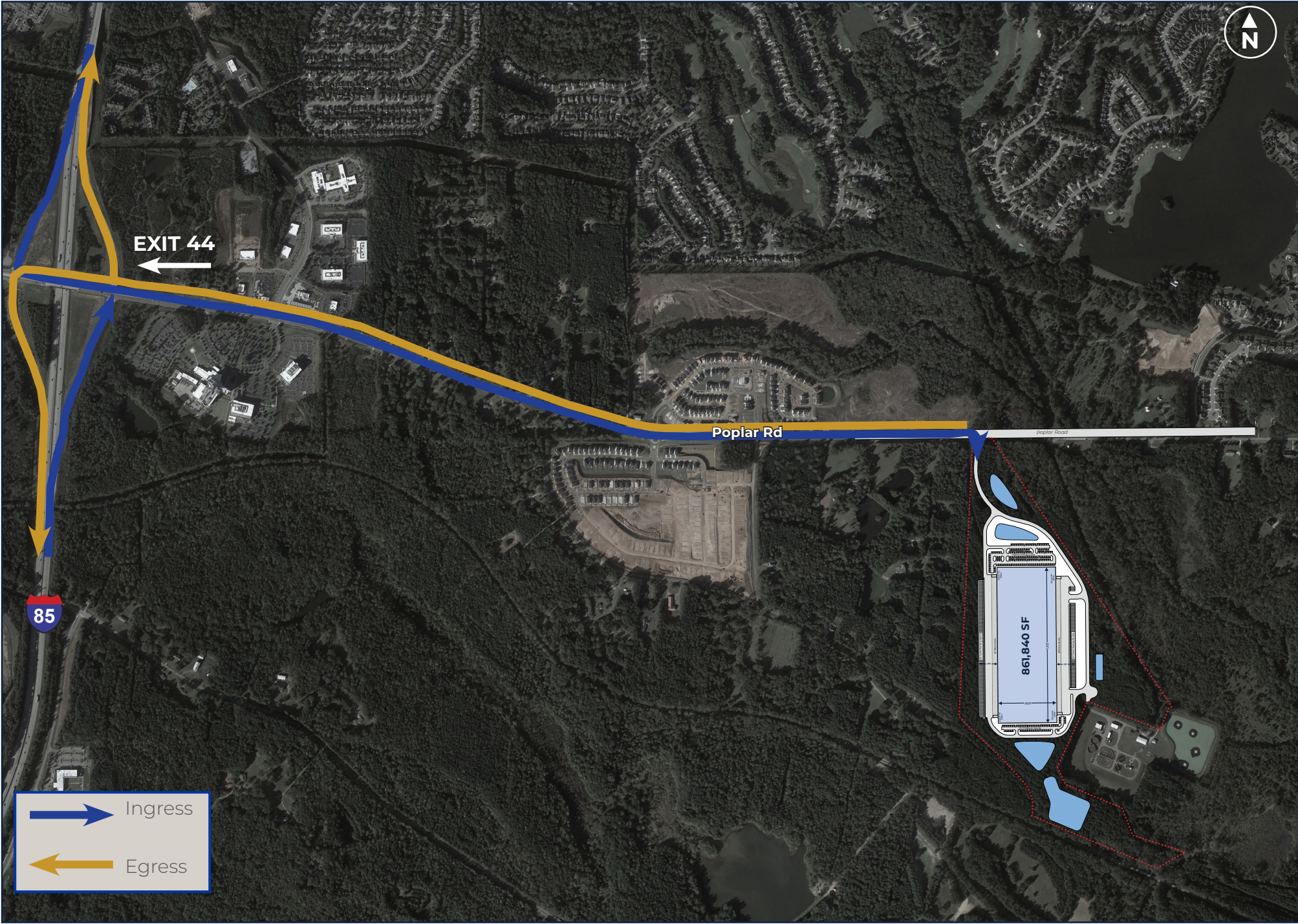
I-85				
	1.8 mi.		5 min.	
Hartsfield-Jackson ATL Int'l Airport				
	29 mi.		27 min.	
Newnan Coweta County Airport				
	6 mi.		11 min.	
Atlanta, GA				
	30 mi.		30 min.	



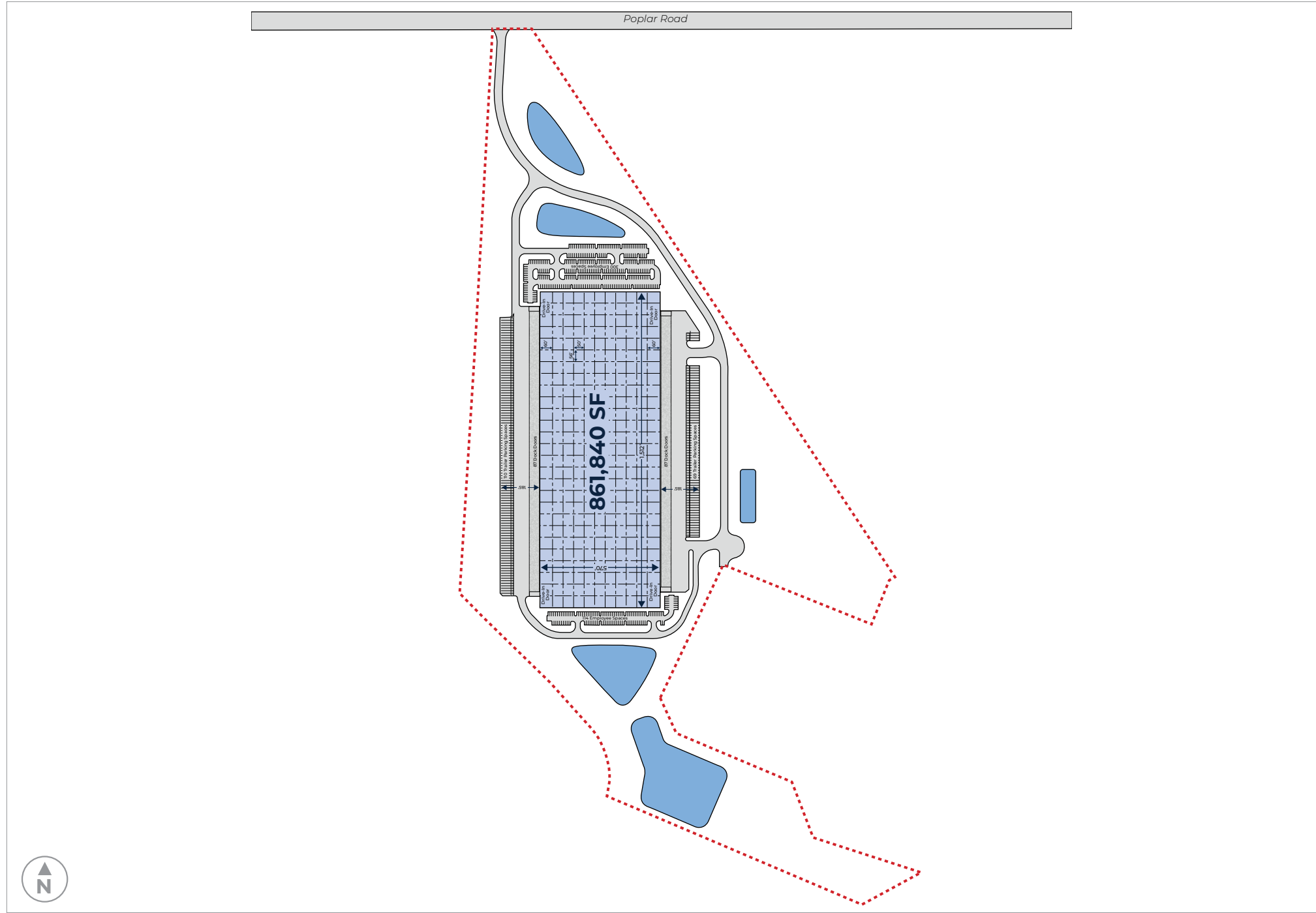
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INGRESS / EGRESS







# CONTACT

## DEVELOPMENT



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## LEASING



### SCOTT PLOMGREN

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