

1,003,386 SF Available for Lease

ARTEMIS
REAL ESTATE PARTNERS

BroadPoint
PARTNERS



Pendergrass Commerce Center

94 Logistics Lane, Pendergrass, GA 30575

Scott Plomgren, SIOR | +1.404.372.2151
splomgren@broadpoint-partners.com

Price Weaver | +1.404.210.4981
pweaver@broadpoint-partners.com

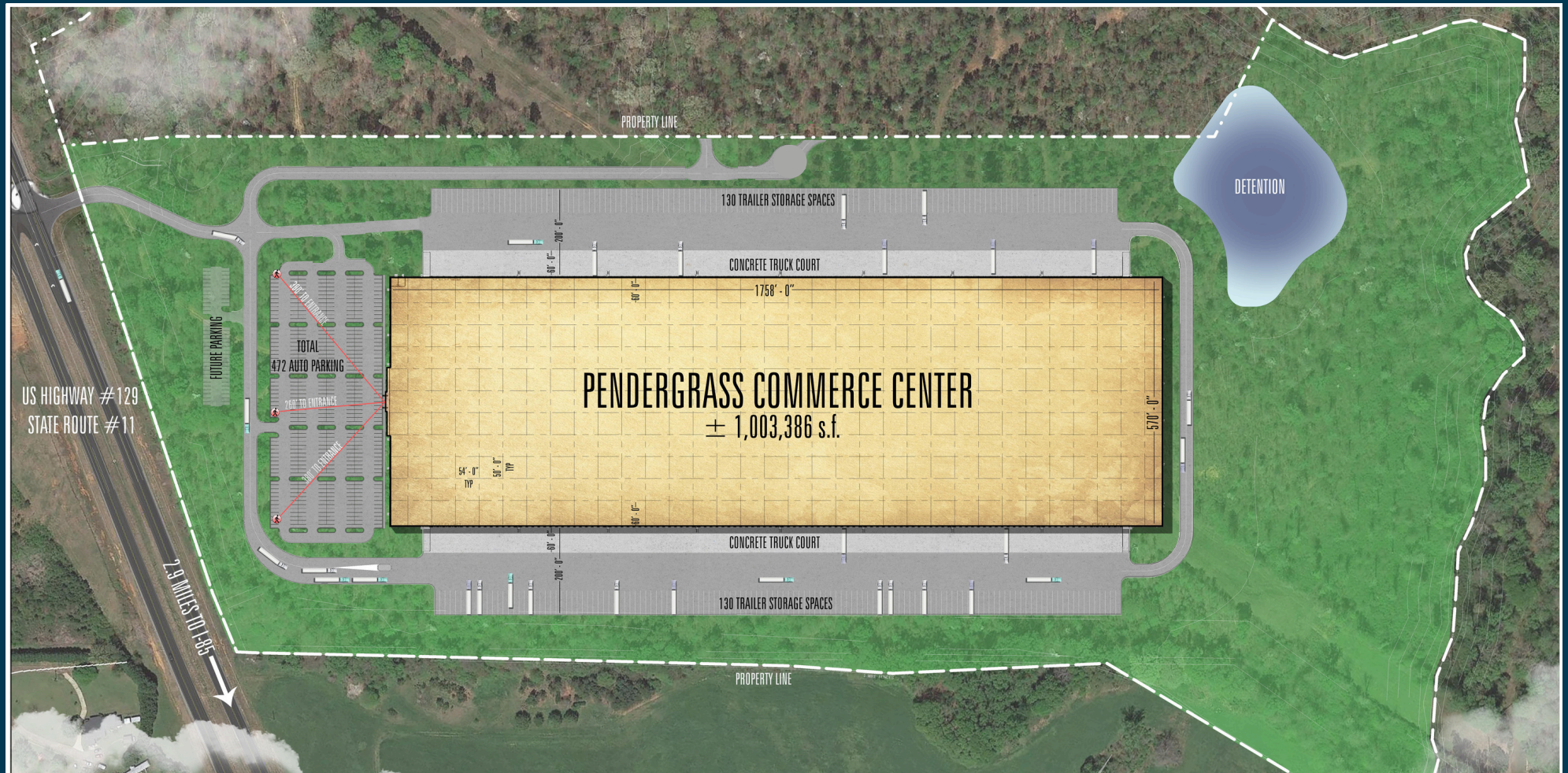
Matt Wirth | +1.678.488.2471
mwirth@broadpoint-partners.com

Hooper Wilkinson | +1.850.694.4667
hwilkinson@broadpoint-partners.com

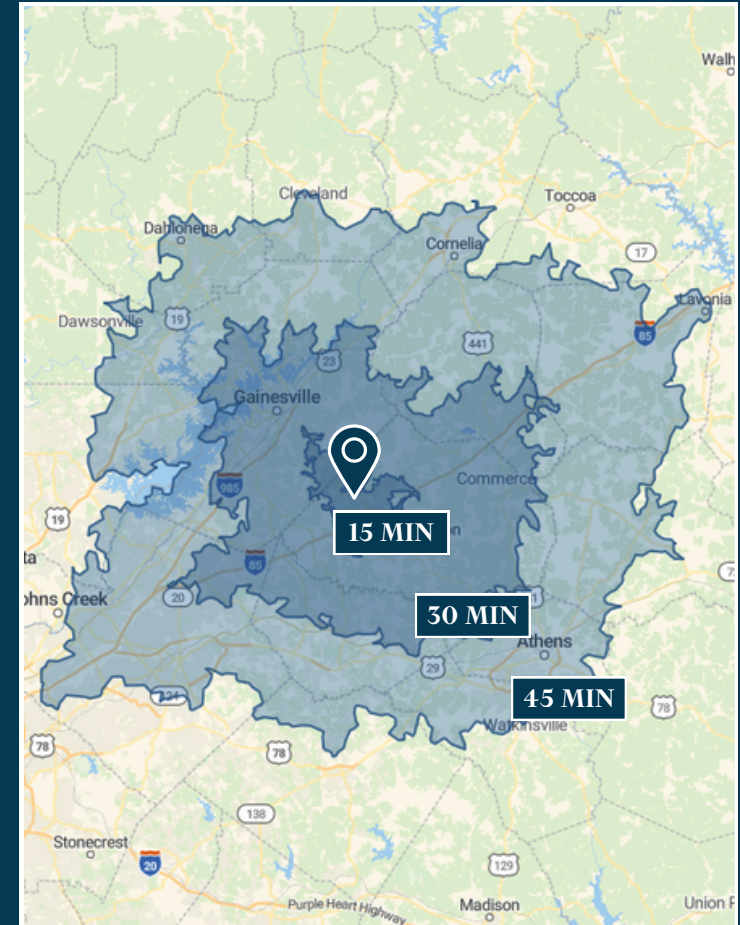
Property Overview PENDERGRASS COMMERCE CENTER



Total Building SF	±1,003,386 SF	Clear Height	36'	Truck Court	200' D
Office SF	±5,316 SF	Dock High Doors	214 (9' x 10')	Sprinklers	ESFR
Building Depth	570'	Drive-In Doors	4 (14' x 16')	Floors	6" non-reinforced 4,000 PSI Ductilecrete
Column Spacing	54' W x 50' D; 60' staging bays	Auto Parking	534 spaces	Roof	45-mil TPO
Year Built	2019	Trailer Parking	260 spaces	Windows	Clerestory



Access & Location PENDERGRASS COMMERCE CENTER



► METRO ATLANTA INTERSTATES

Interstate 85 via Exit 137	3.5 miles
Interstate 85 via Exit 140	6.7 miles
Interstate 985	11 miles
Interstate 285	44 miles

► AIRPORTS

Hartsfield-Jackson ATL	67 miles
------------------------	----------

► PORTS

Blue Ridge Connector	17.6 miles
Inland Port Greer	108 miles
Port of Savannah	240 miles

► INTERMODALS

Norfolk Southern Austell	77 miles
CSX Fairburn	80 miles

► SHIPPING HUBS

FedEx Ground Hub	11 miles
UPS Ground Hub	22 miles

► CITIES

Greenville, SC	93 miles
Charlotte, NC	193 miles
Nashville, TN	265 miles

1,003,386 SF Available for Lease



Pendergrass Commerce Center

94 Logistics Lane
Pendergrass, GA 30575

Owned By

ARTEMIS
REAL ESTATE PARTNERS

Leased By

BroadPoint
PARTNERS

Scott Plomgren, SIOR | +1.404.372.2151
splomgren@broadpoint-partners.com

Price Weaver | +1.404.210.4981
pweaver@broadpoint-partners.com

Matt Wirth | +1.678.488.2471
mwirth@broadpoint-partners.com

Hooper Wilkinson | +1.850.694.4667
hwilkinson@broadpoint-partners.com

This document has been prepared by BroadPoint Partners for advertising and general information only. BroadPoint makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. BroadPoint excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of BroadPoint and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. BroadPoint Partners, LLC.