

85 LOGISTICS CENTER SOUTH

Summer 2023 Delivery



216,250 SF
Available For Lease

95 Raymond Hill Road, Newnan, GA 30265

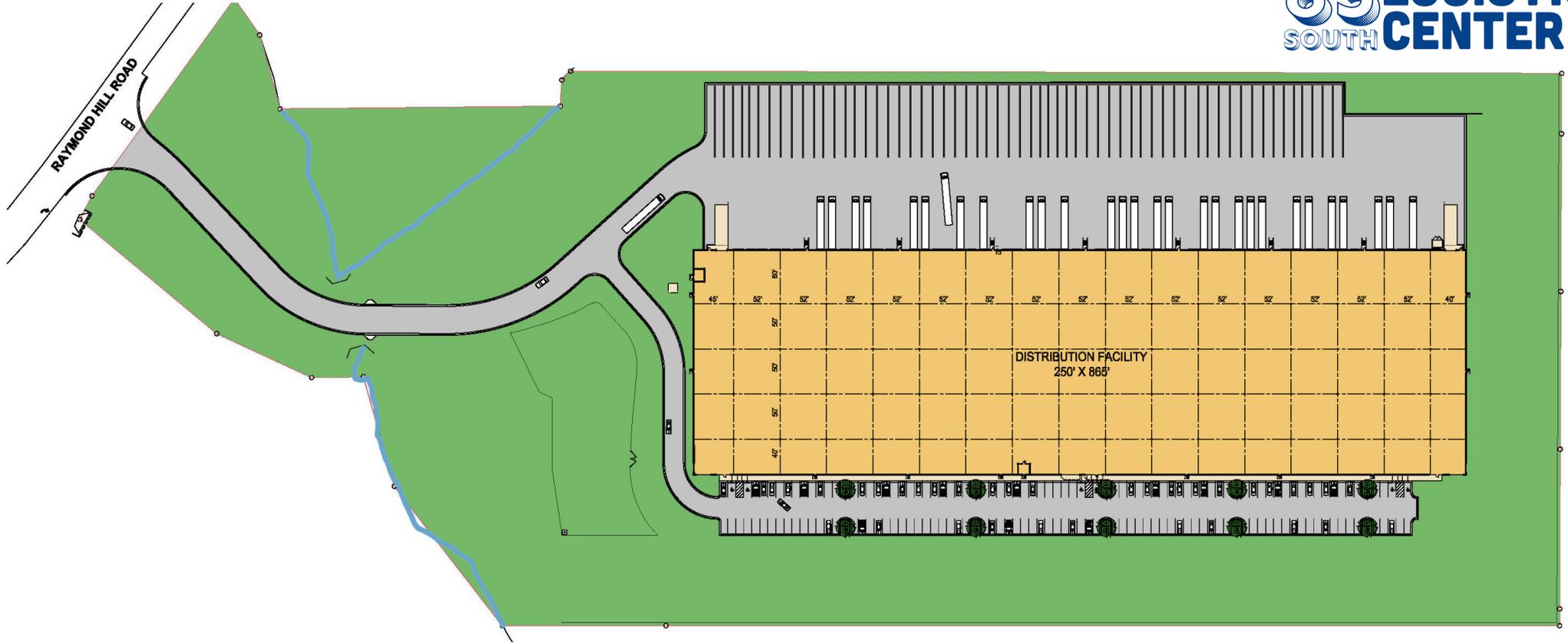
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 www.85SouthLC.com

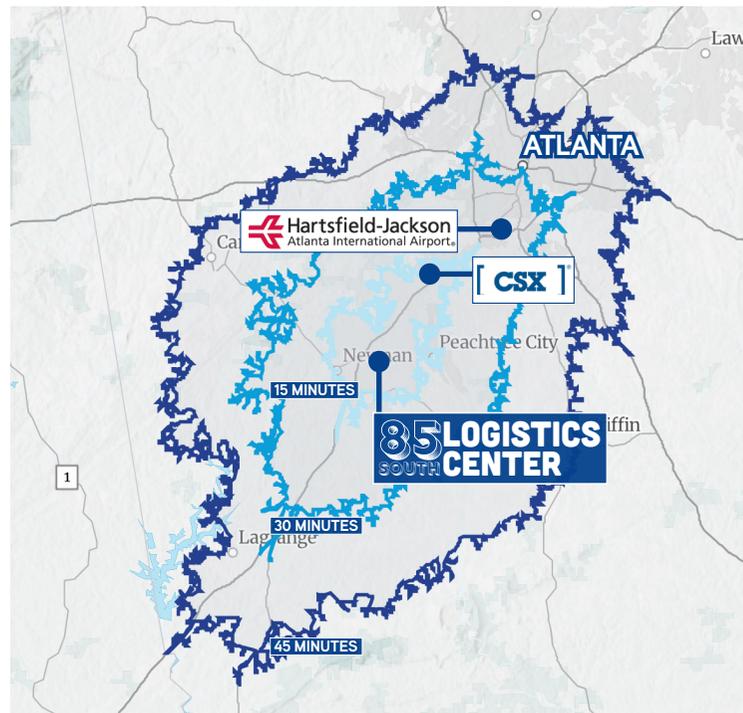
Site Plan



Building Specs

Total Building SF	216,250	Loading	54 - (9' x 10') DH 2 - (12' x 14') DI
Site Area	20.12 Acres	Trailer Parks	61
Building Dimensions	250' x 865"	Auto Parks	157
Office SF	Build-to-suit	Electrical	1800 Amp 277/480V
Clear Height	32'	Sprinkler	ESFR
Column Spacing	50' x 52' (60' staging bays)	Lighting	LED
Truck Court Depth	150'-185'	Configuration	Rear Load

85 LOGISTICS SOUTH CENTER



Points of Interest

CSX Intermodal (Fairburn)	13.3 Miles
Hartsfield-Jackson Int'l. Airport	21.5 Miles
Downtown Atlanta	32.5 Miles

Interstates

Interstate 85 (Exit 51)	0.4 Mile
Interstate 285	18.5 Miles
Interstate 20	29.7 Miles

Ports

Port of Savannah	264 Miles
Port of Brunswick	327 Miles
Port of Charleston	331 Miles

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CONTACTS

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85 South Logistics Center has a draw area workforce of over 362,000. Area businesses employ over 18,000 workers in warehouse and logistics occupations.



729,738

POPULATION WITHIN 30 MINUTE DRIVE TIME



362,229

WORKFORCE WITHIN 30 MINUTE DRIVE TIME

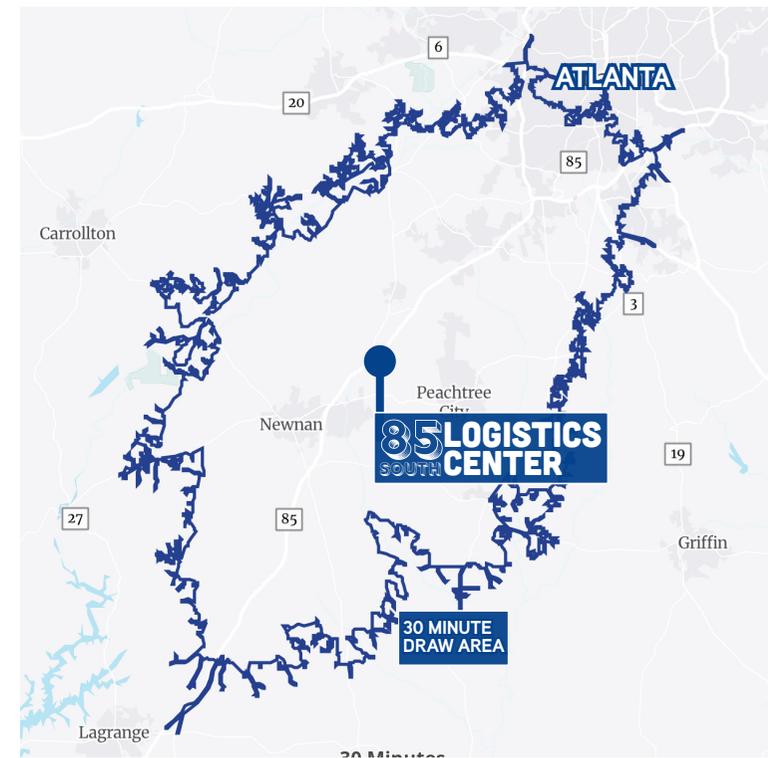


18,917

WAREHOUSE & LOGISTICS WORKERS IN 30 MINUTE DRIVE TIME OF 85 SOUTH LOGISTICS CENTER

\$17.94

AVERAGE WAREHOUSING & LOGISTICS WAGE IN 30 MINUTE DRIVE TIME OF 85 SOUTH LOGISTICS CENTER



*Sources: eSite, Emsi



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