



PNKgroup

**PNK PARK SOUTHERN GATEWAY
LAMBERT FARMS**

BUILDING B

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LAMBERT FARMS BUILDING B



1,104,320 SF

Leased

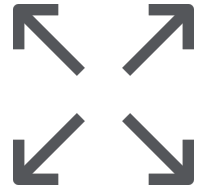


1325 Highway 42 S
McDonough
GA 30252



CROSS DOCK

Facility



260

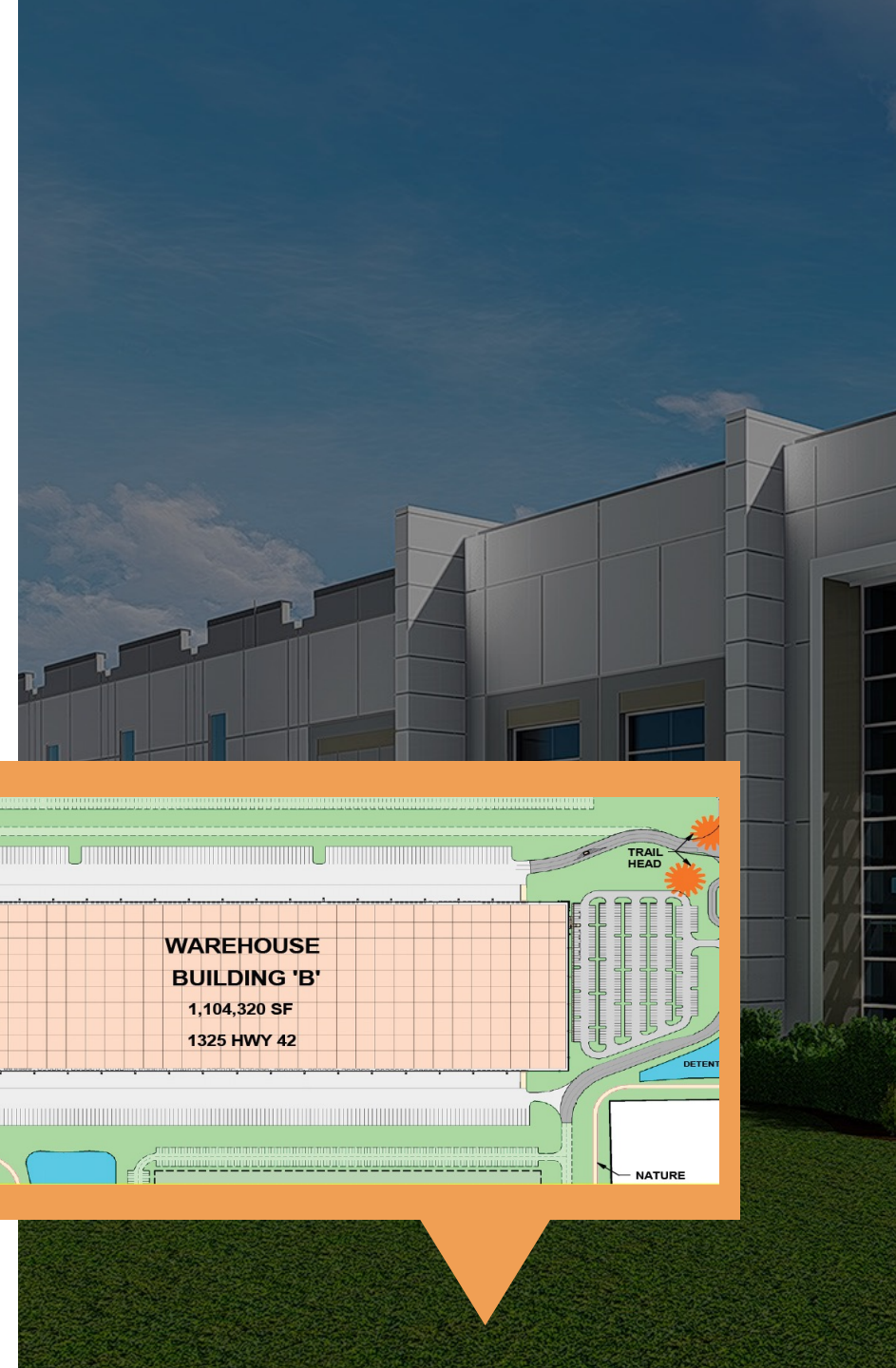
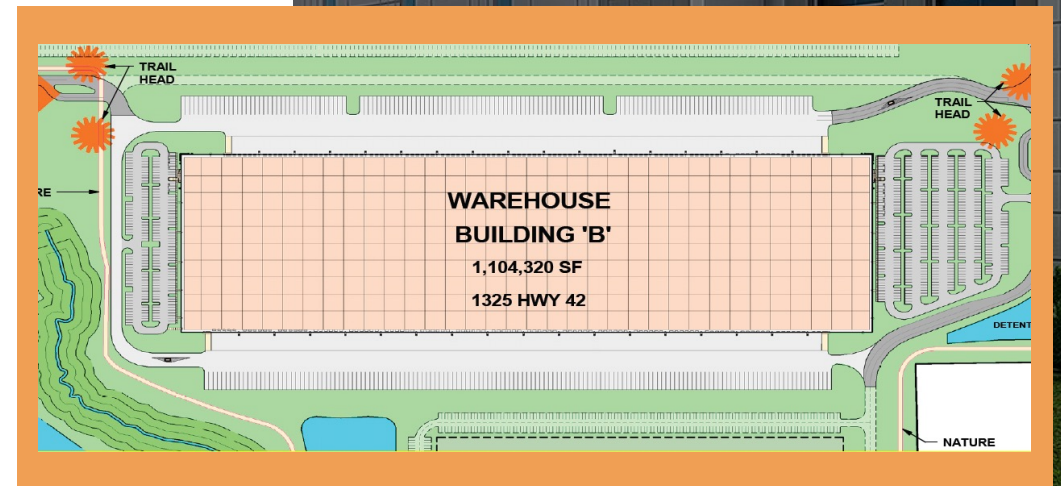
-acre master planned park



PROPERTY DETAILS

CONFIGURATION	Cross Dock
AVAILABLE SQUARE FEET	1,104,320
OFFICE: BUILD TO SUIT	BTS
DIMENSIONS	580'D x 1,904'W
CLEAR HEIGHT	40' Clear including speed bays
TRUCK PARKING	278
AUTO PARKING	650
DOCK DOORS	203 (9' x 10')
DRIVE IN DOORS	4 (14' x 16')
COLUMN SPACING	50' x 56' with 70' speed bay
TRUCK COURT DEPTH	190' truck court with concrete apron
SLAB THICKNESS	7" thick ductilcrete
ROOF	60 mil TPO mechanically fastened, R-20 insulation
SPRINKLER	ESFR with K-25.2 sprinkler heads
WAREHOUSE LIGHTING	30FC on 15' Whips / Motion Sensors
ELECTRICAL	800 amps at 480/277 volts 3 phase

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BUILDINGS

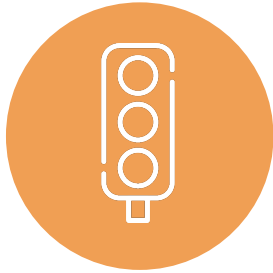
**DELIVERED READY FOR
INDUSTRIAL & MANUFACTURING**

**OR CAN BE USED FOR
WAREHOUSE & DISTRIBUTION**

**MAX ROOF
HEIGHT IS 45'**

Improved Insurance and
Material Storage Types

BENEFITS



TRAFFIC SIGNAL
on HWY 42



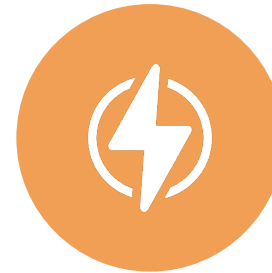
2,1 MILE
landscaped walking
trail on site



FOOD TRUCK COURT
with recreational amenities



DAY CARE
potential site

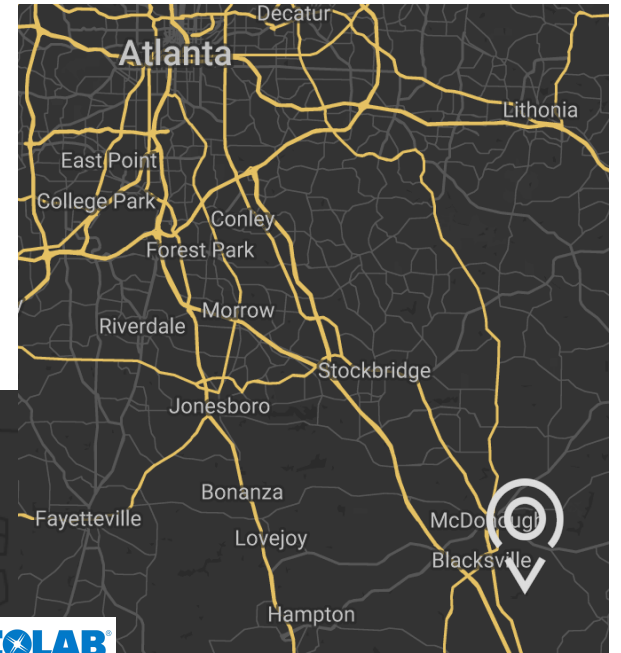
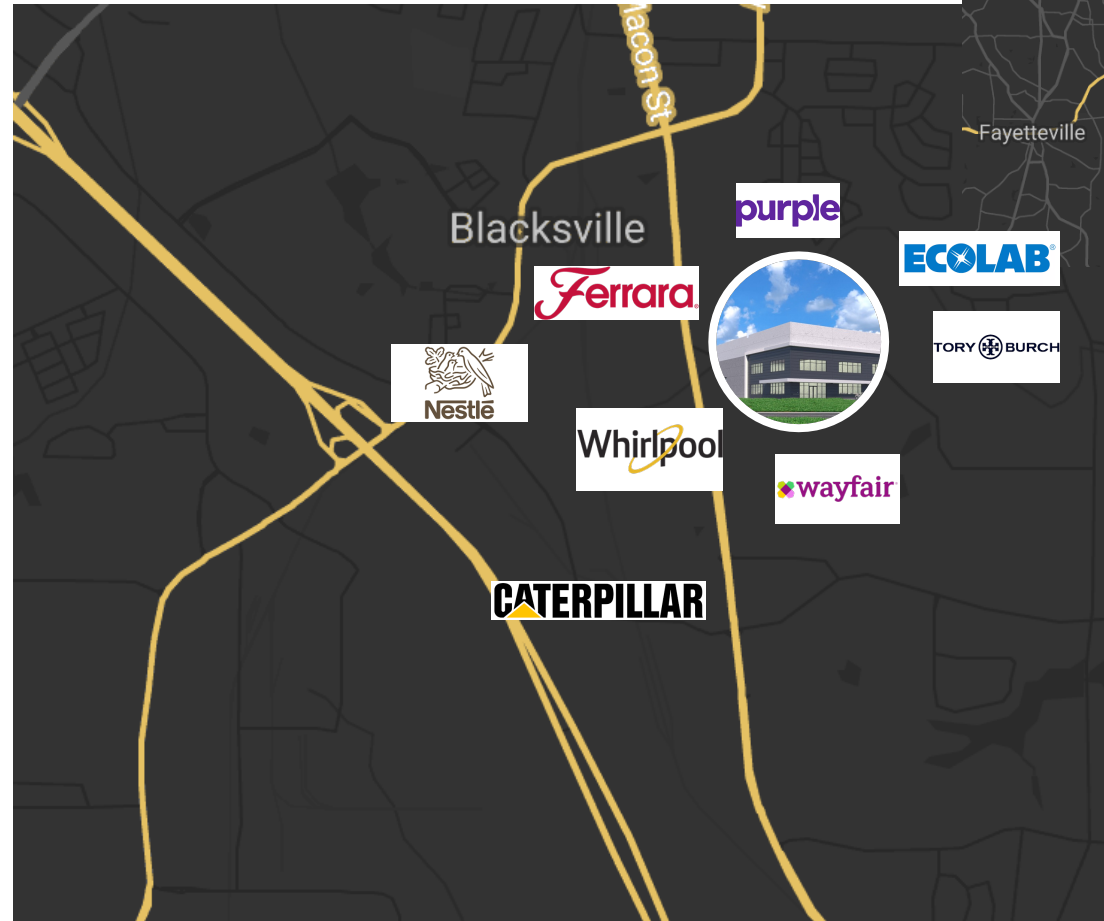


ELECTRIC
charging stations
in designed auto lot

LOCATION

EXCELLENT CONNECTIVITY

POINT OF INTEREST	MILES
I-75	2,2
UPS HUB	17
FEDEX HUB	22
HARTSFIELD-JACKSON IA	26
CSX INTERMODAL	34
NORFOLK SOUTHERN	50
PORT OF SAVANNAH	218



CONTACTS



Mark Stiles
ms@pnk.group
404.457.8473



Raymond A. Stache, SIOR
ray.stache@cushwake.com
404.853.5313



Lisa Pittman
lisa.pittman@cushwake.com
404.853.5277



Pat Murphy
pat.murphy@cushwake.com
404.682.3405



Tara Healy
tara.healy@cushwake.com
404.682.3430

