

BUILD-TO-SUIT OPPORTUNITY

SOCIAL CIRCLE DC

East Hightower Trail | Social Circle, Georgia 30025



1.2 MSF Class A Bulk Cross-Dock Distribution Warehouse



JULIAN BROWN | 404.281.8893 | jacbrow3@comcast.net

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Social Circle DC

Industrial Warehouse for Lease – 1,223,040 SF

East Hightower Trail
Social Circle, Georgia, 30025

BUILDING SPECIFICATIONS

Parcels numbers:	SC230-011, SC230-012, SC230-013
Building Type:	Cross-dock distribution warehouse
Building Size:	1,223,040 SF
Available Space:	1,223,040 SF
Office:	Build-to-suit
Clear Height:	40'
Column Spacing:	52' x 50' bays
Dock(s):	258 dock high doors
Building Depth:	520'
Building Length:	1924'
Floor Slab:	6" Ductilcrete
Fire Sprinkler:	ESFR; K-25 heads
Lighting System:	T5 high efficiency
Auto Parking:	614 spaces
Trailer Parking:	532 spaces
Truck Court(s):	185' deep, 60' concrete apron
Roof:	R20; 45 mil white TPO, 15-year warranty; 98 skylights
Exterior Construction:	Tilt-up exterior concrete wall construction



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AERIAL MAP



STRATEGIC LOCATION

Truck Transit Time from Atlanta to Anywhere in U.S.

MAJOR PORT CITIES

Gainesville Station.....	50 MILES
Inland Port Greer.....	150 MILES
Savannah.....	218 MILES
Brunswick.....	275 MILES
Charleston.....	260 MILES
Jacksonville.....	340 MILES

MAJOR RAIL YARDS

CSX Hulsey.....	50 MILES
CSX Fairburn.....	65 MILES
Norfolk Southern Inman.....	55 MILES
Norfolk Southern Austell.....	64 MILES

MAJOR AIRPORTS

Hartsfield-Jackson International.....	55 MILES
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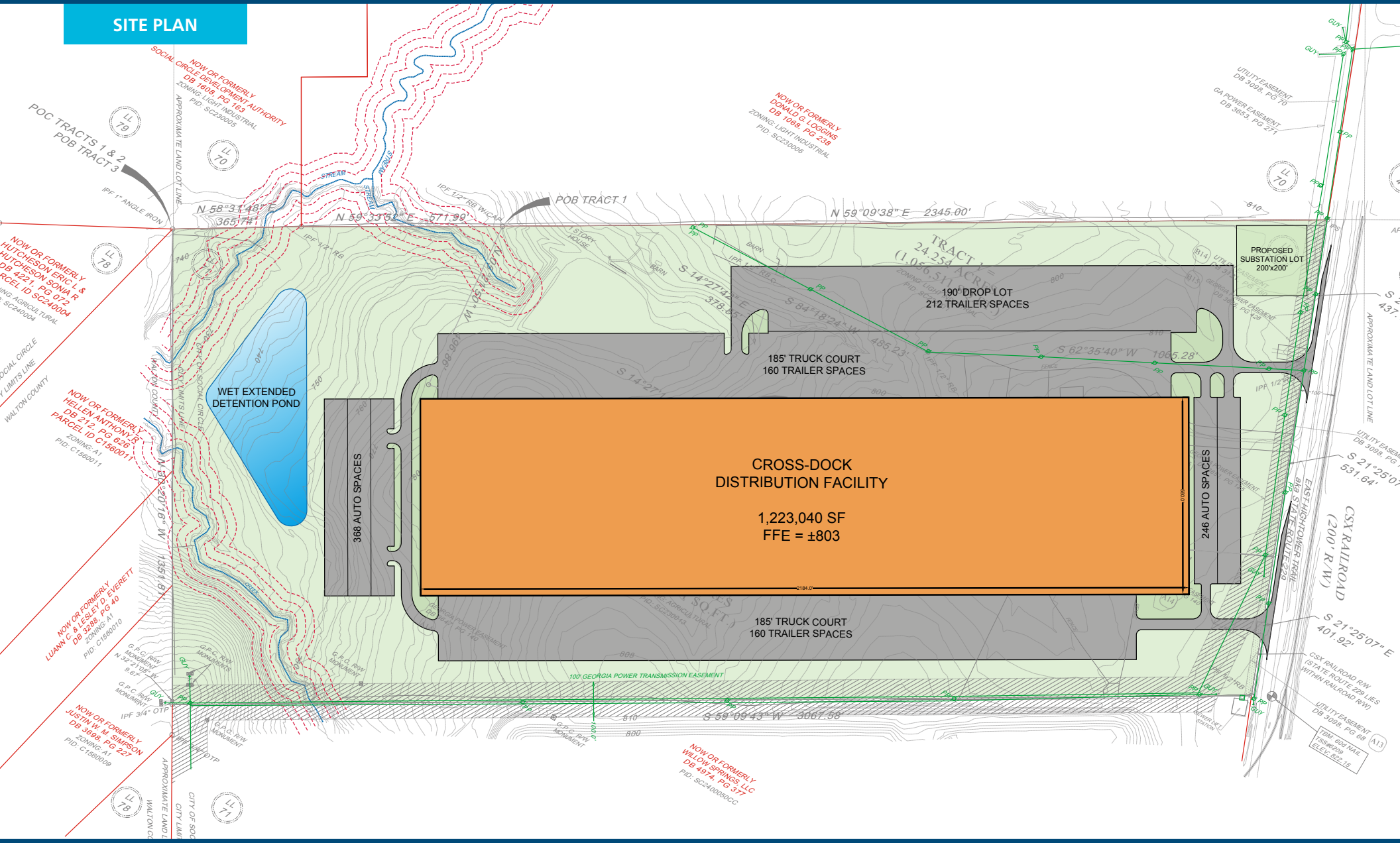
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SITE PLAN



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