



PANATTONI

WEST LOGISTICS CENTER



**±2M SF Available
For Build-to-Suit or Sale**
Interstate 20 & SR 100, Tallapoosa, GA

- Prime Location on I-20 Distribution Corridor
- Build-to-Suit Manufacturing & Distribution Facility

Marketed by

NAI Brannen Goddard

JACK HADEN
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MIKE CHAMBERS
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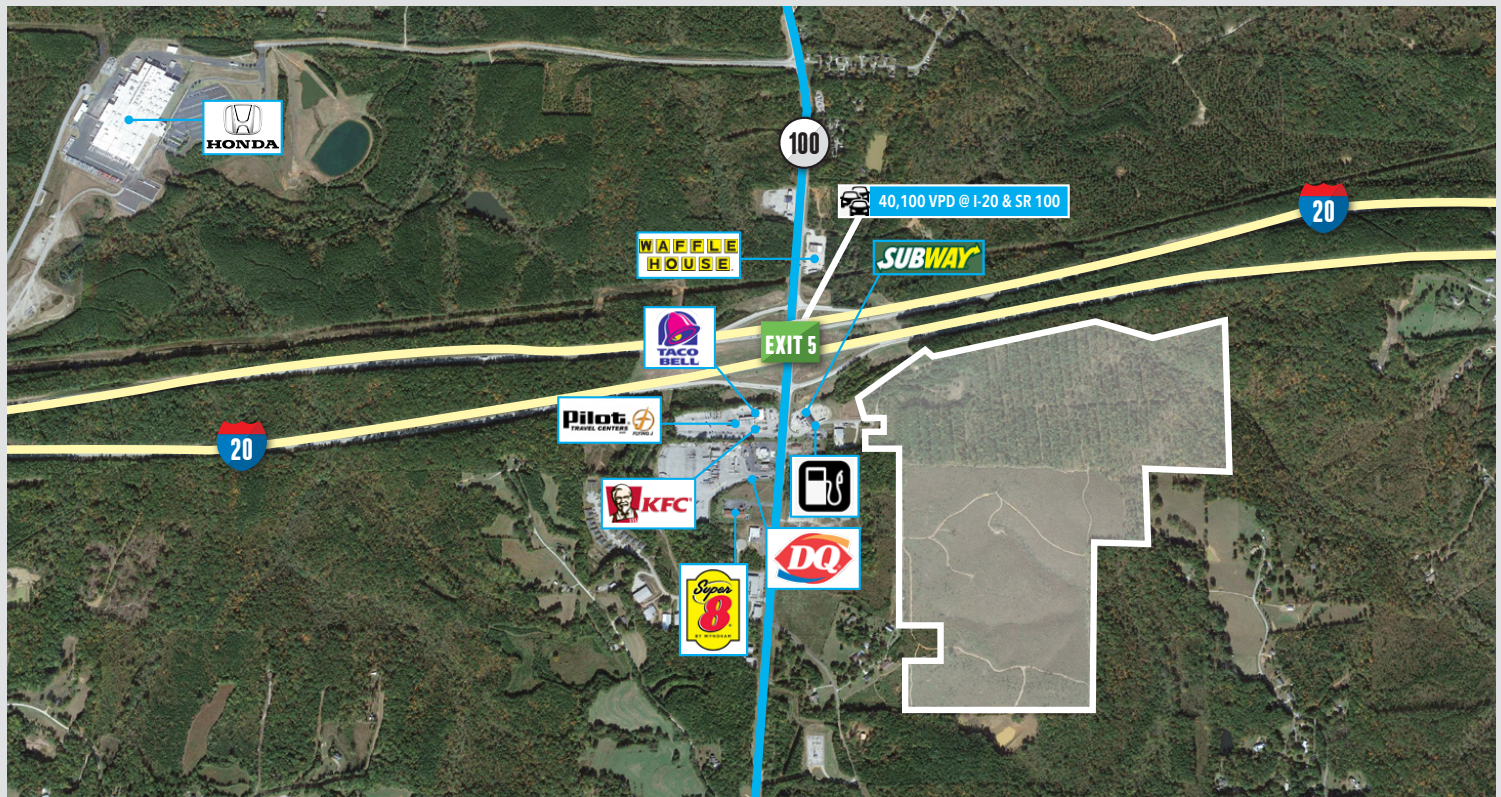


Building (SF)	±1,000,600 each for a total of ±2M SF
Site Size (AC)	±195 Acres with direct frontage on Interstate 20
Clearance Height	40' (proposed)
Truck Court Depths	195'
Building Depth	620'
Column Spacing	Build-to-suit to tenant/user specifications
Speed Bays	Build-to-suit to tenant/user specifications
Slab on Grade Thickness	Build-to-suit to tenant/user specifications
Roofing	Build-to-suit to tenant/user specifications
Fire Protection	ESFR (proposed)
Dock Doors	370 (9' x 10') (proposed)
Auto Parking	992
Trailer Parking	1,083



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DRIVE TIME

within 45 minutes

POPULATION

606,185

MEDIAN AGE

37

WORKFORCE

238,000

TRAFFIC COUNT

40,100

COMPETITIVE ADVANTAGES

Tier-2 Job Tax Credit with additional state and local tax credit and incentive programs

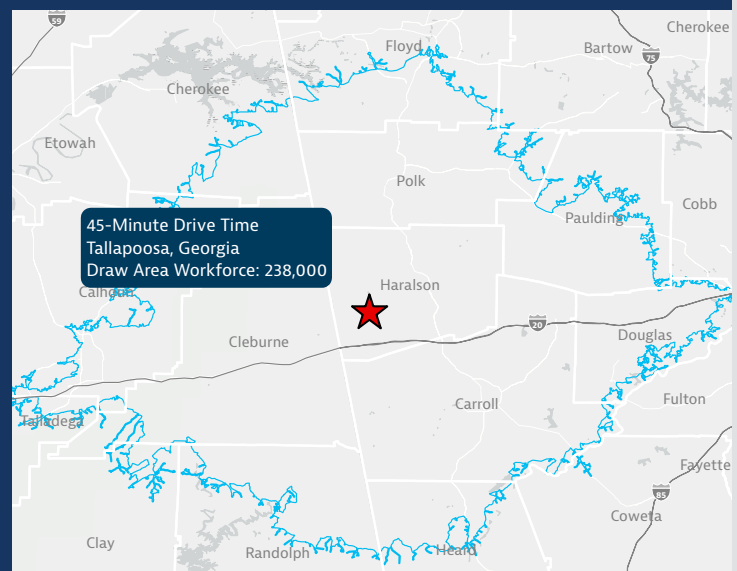
100% Freeport with inventory tax exemption on all classes of materials

Great workforce / labor available

Georgia's Quick Start is an internationally acclaimed workforce development program that provides customized workforce training to qualified new, expanding and existing businesses.

Over 40,000 Vehicles per day on Interstate 20 at site location

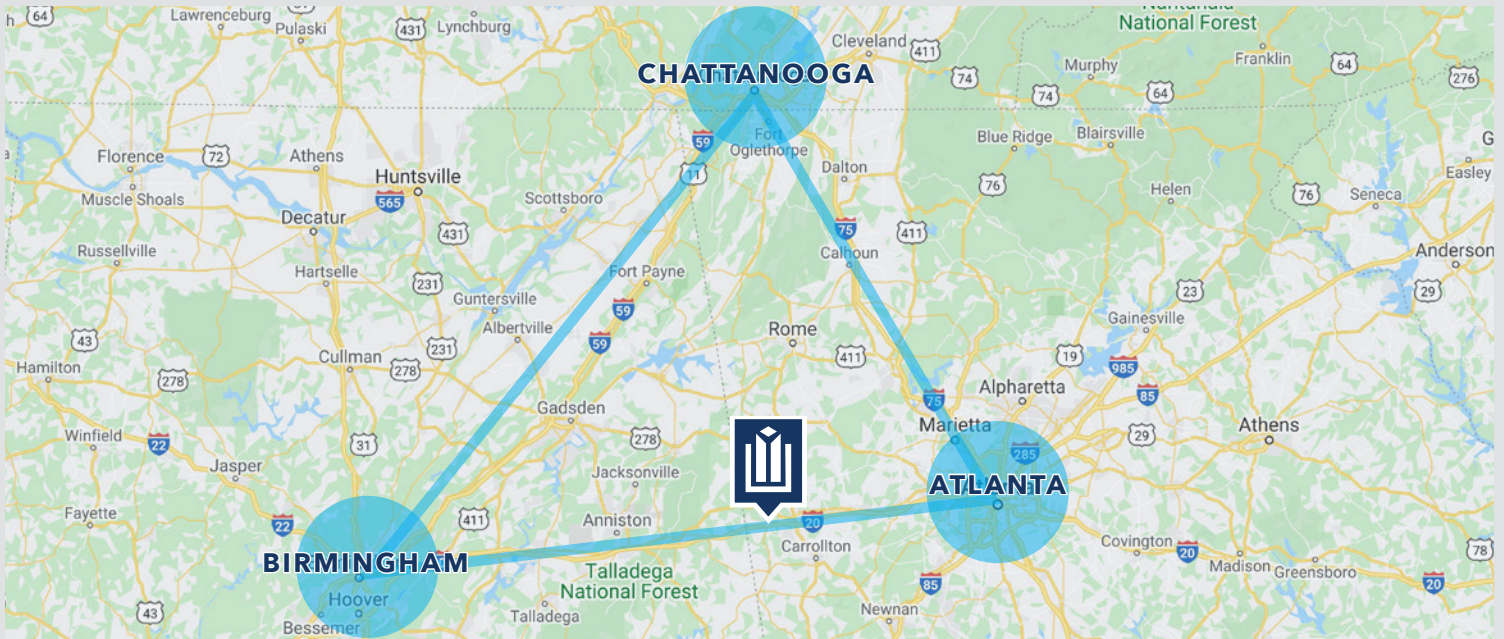
Source: ESRI Drive Time and EMSI 2Q 2020





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Located at the base of the ABC Triangle (Atlanta, Birmingham and Chattanooga), Tallapoosa offers a great location with a quality workforce.

DISTANCES TO KEY LOCATIONS

AIR

West Georgia Regional Airport..... 9 miles
Atlanta International Airport..... 61 miles
Birmingham International Airport 92 miles
Chattanooga Airport 118 miles

INTERSTATE

I-20..... ¼ mile
I-285 46 miles
I-85 57 miles

PARCEL SHIPPING HUB

FedEx 41 miles
UPS 49 miles

INTERMODAL

Norfolk Southern..... 42 miles
CSX Fairburn 48 miles

PORT CITIES

Huntsville, AL..... 184 miles
Panama City, FL..... 285 miles
Pensacola, FL..... 295 miles
Savannah, GA..... 302 miles
Mobile, AL 323 miles
Charleston, SC..... 358 miles
Brunswick, GA 363 miles

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Information is deemed from reliable sources. No warranty is made as to its accuracy.