



PANATTONI

WEST LOGISTICS CENTER



±1.5M 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

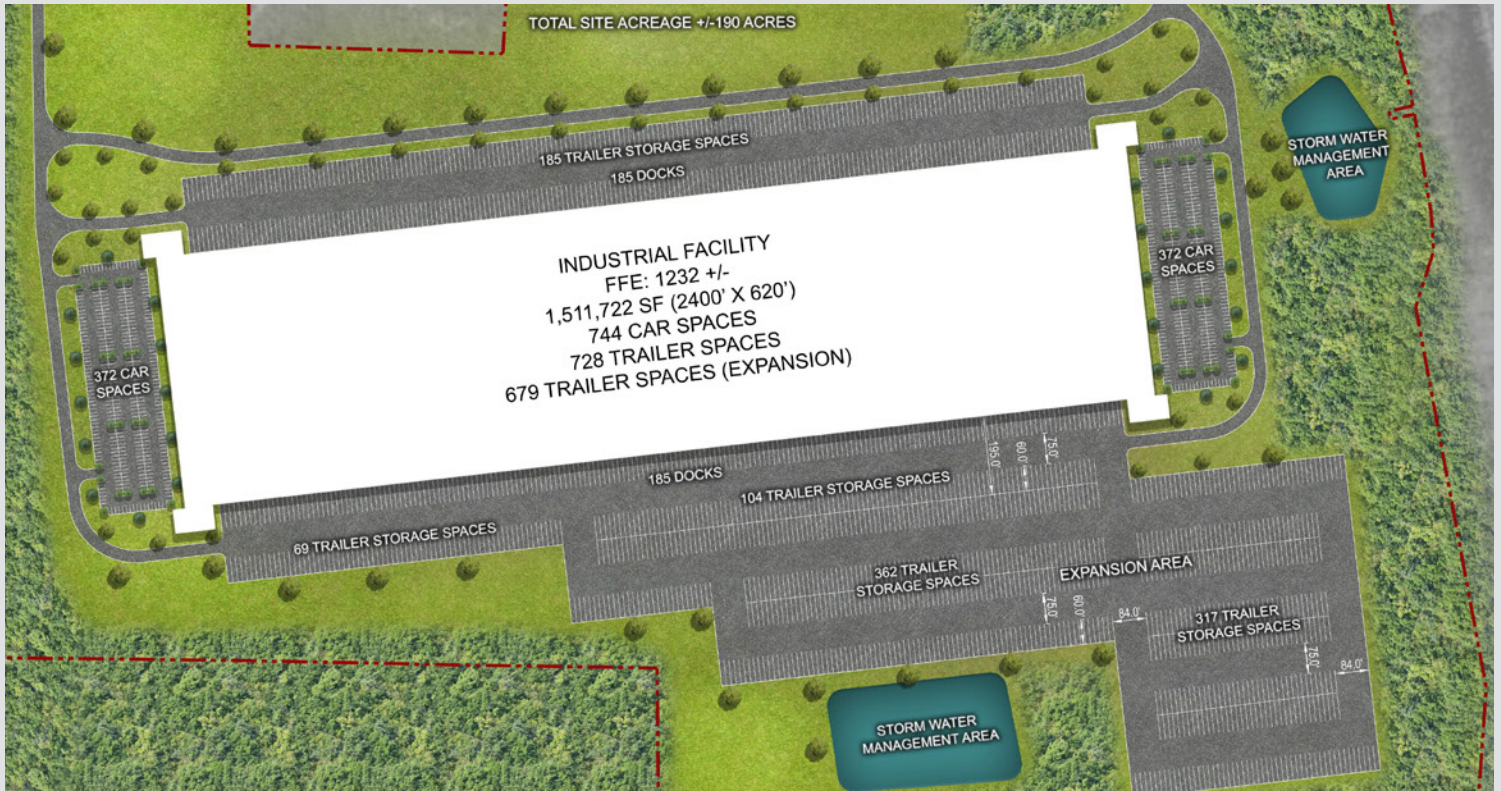
JACK HADEN
404 812 4012 / jhaden@naibg.com

MIKE CHAMBERS
404 812 4011 / mchambers@naibg.com



PANATTONI

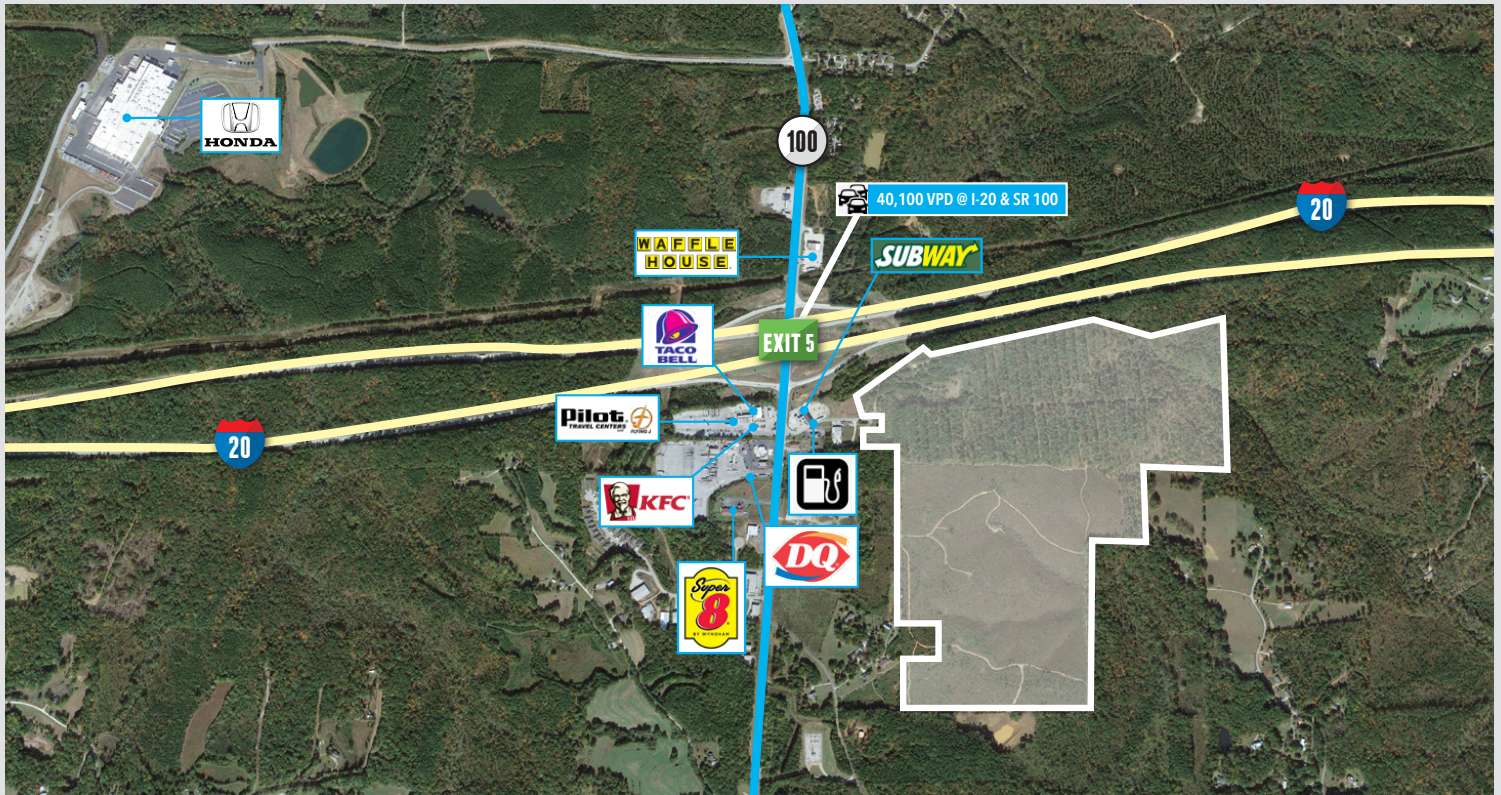
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Building (SF)	±1,511,722
Site Size (AC)	±195 Acres with direct frontage on Interstate 20
Clearance Height	40' (proposed)
Truck Court Depths	195'
Building Depth	620'
Column Spacing	Build-to-suit to tenant/user specifications
Speed Bays	Build-to-suit 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	744
Trailer Parking	1,407 (728 with 679 for expansion)



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DRIVE TIME within 45 minutes	POPULATION 606,185	MEDIAN AGE 37	WORKFORCE 238,000	TRAFFIC COUNT 40,100
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COMPETITIVE ADVANTAGES

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

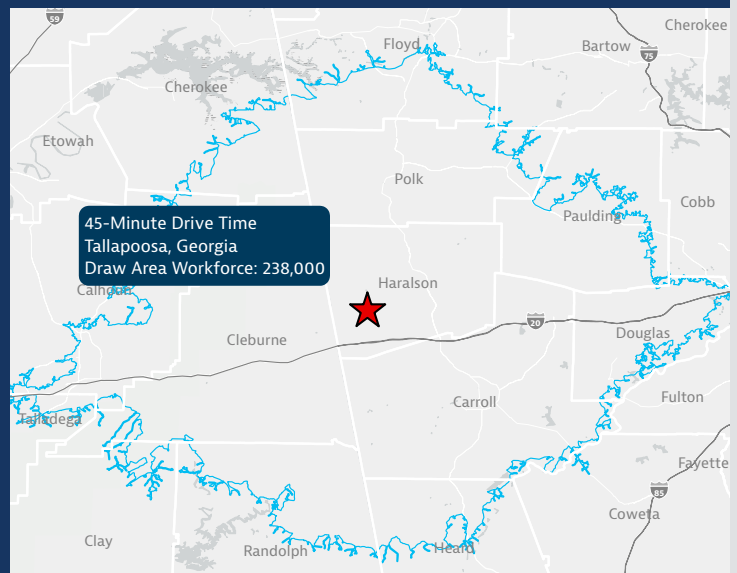
100% Freeport with inventory tax exemption on all classes of materials

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.

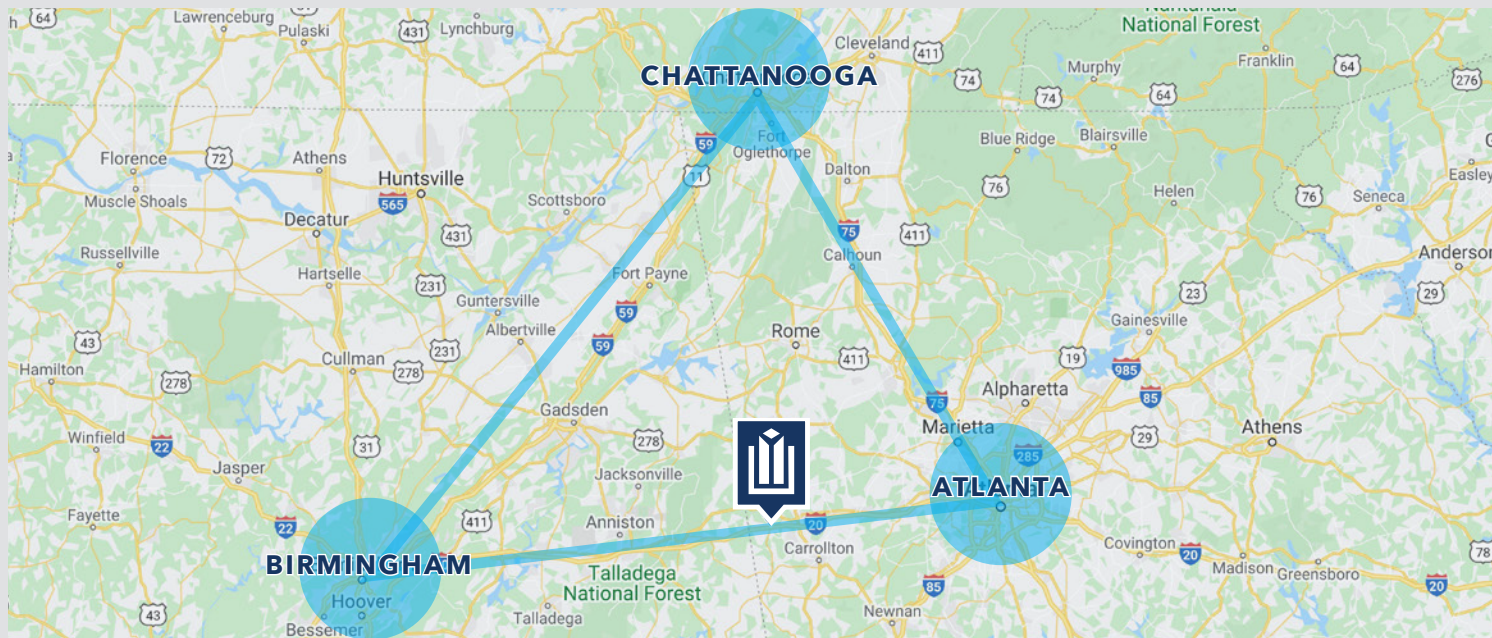
Over 40,000 Vehicles per day on Interstate 20 at site location

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.