

KING MILL DISTRIBUTION CENTER

McDONOUGH, GA | 795,754 SF AVAILABLE



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BUILDING FEATURES

ADDRESS: 1793 Highway 42 South
McDonough, GA 30252

BUILDING SF: 795,754 SF

OFFICE SF: 8,554 SF

SUITE 100

416,704 SF Available / 8,554 SF Office

Dock Highs: 91

Drive-In Door: 1 (12' x 14')

SUITE 200

379,050 SF Available / BTS Office

Dock High Doors: 100

Drive-In Doors: 2 (12' x 14')

DOCK-HIGH DOORS: 191

DRIVE-IN DOORS: 3

CLEAR HEIGHT: 32'

BUILDING DEPTH: 452'

COLUMN SPACING: 51' x 47.5'

POWER: 1,000 Amp, 3-Phase,
277/480 Volt

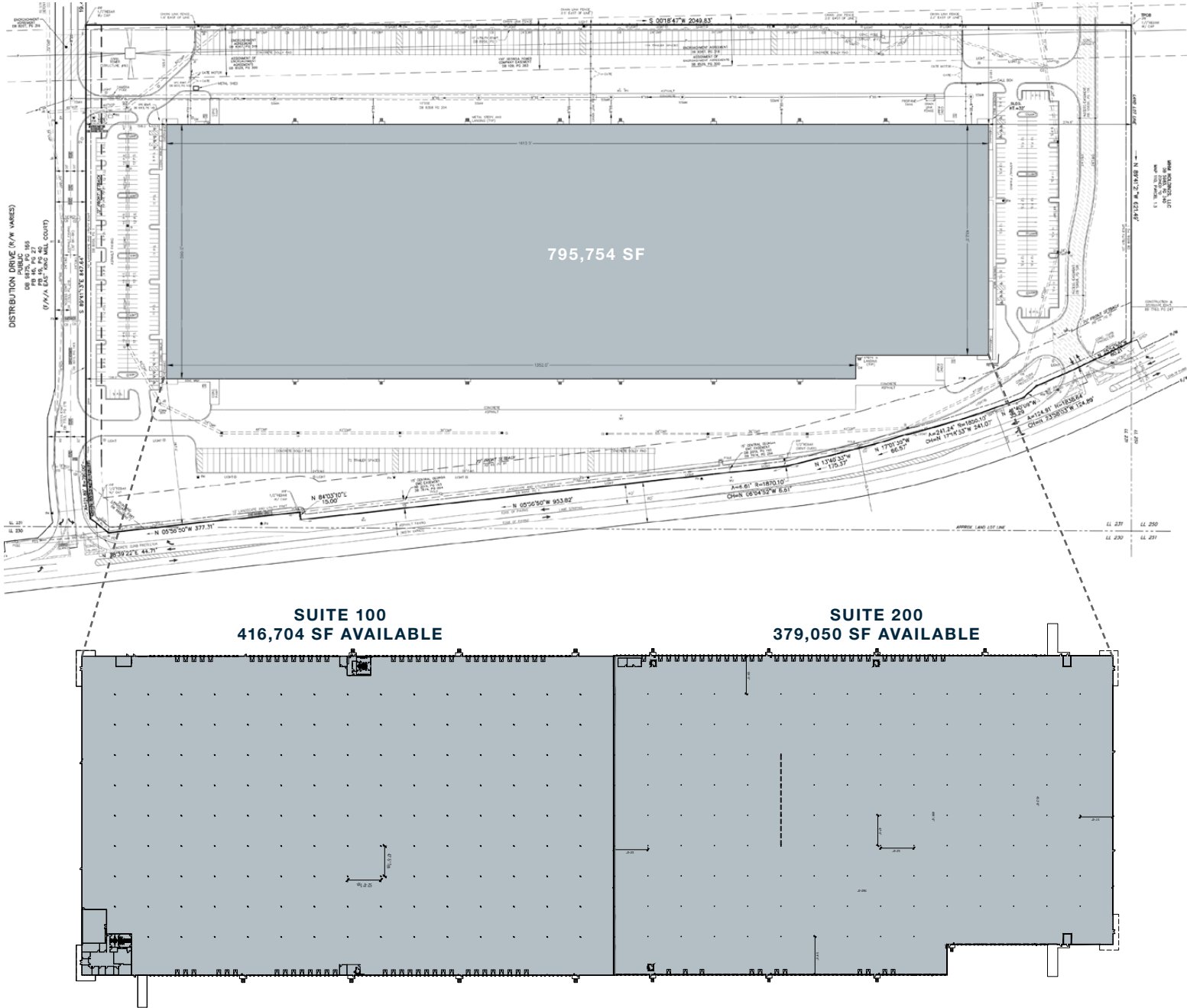
AUTO PARKING: 0.5/1,000 SF

TRAILER PARKING: 190 Trailer Spots

SPRINKLER: ESFR

LOADING: Cross-Dock

SITE PLAN



SITE PLAN



LOCATION



INTERSTATE

I-75	2 miles
I-285	23 miles
I-85	35 miles

RAIL

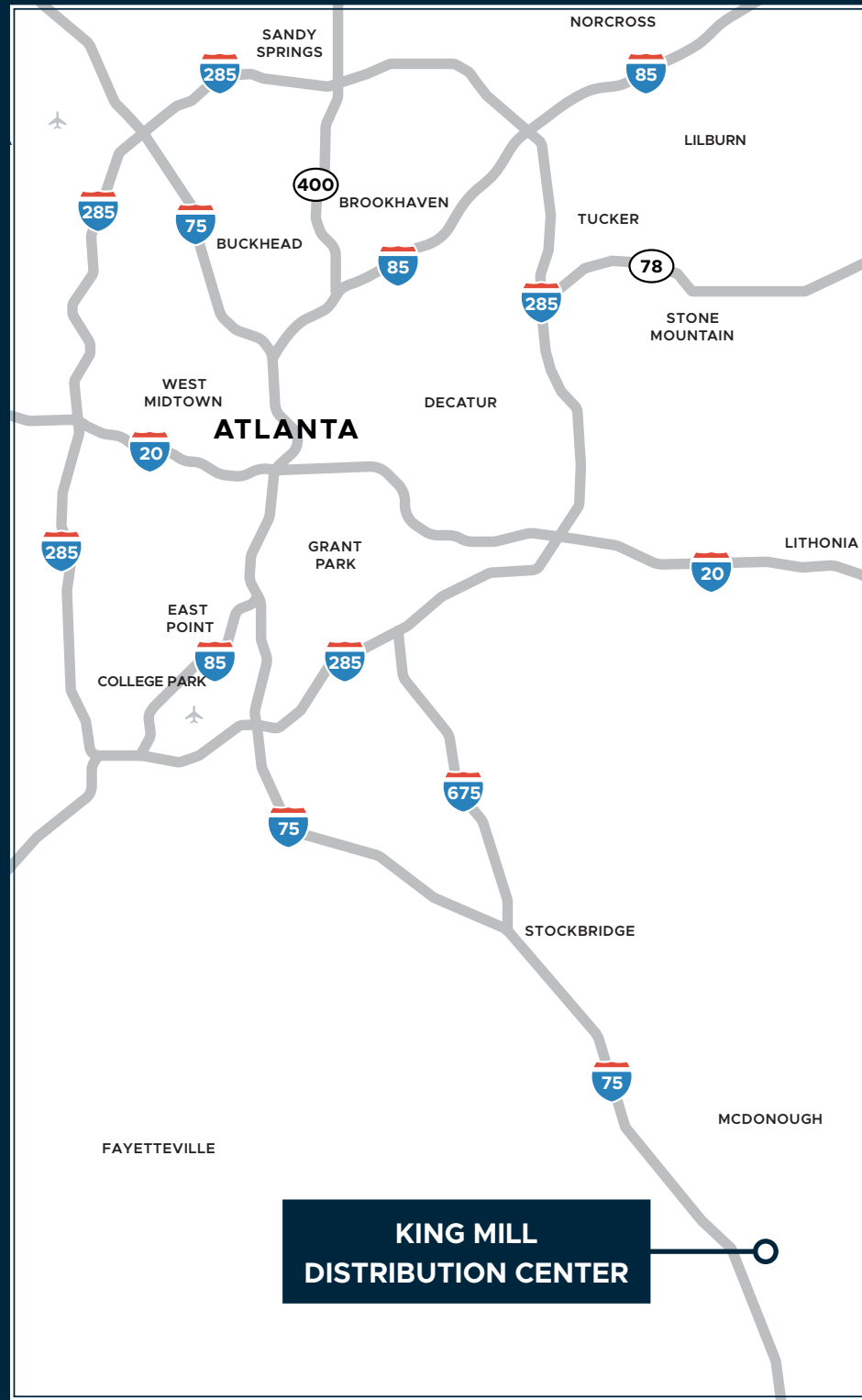
CSX Intermodal (Fairburn)	35 miles
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AIR

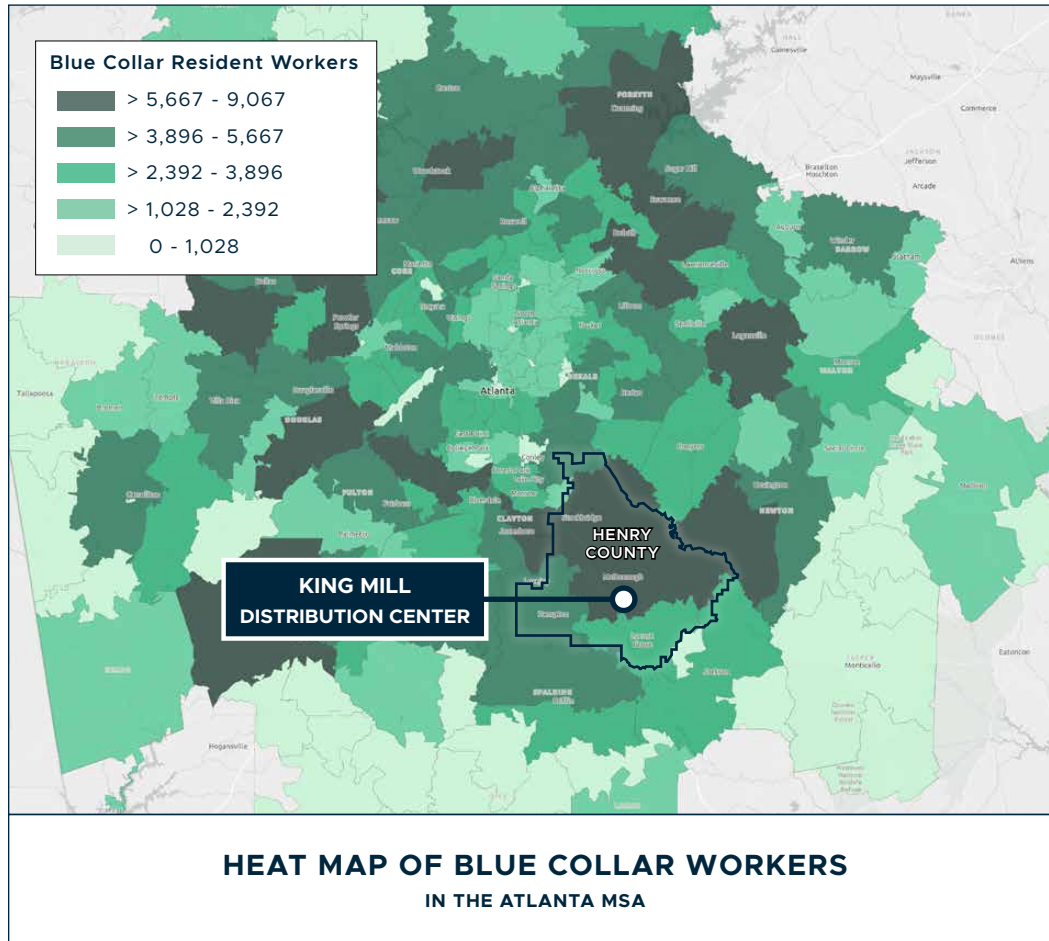
Hartsfield-Jackson Atlanta Int'l Airport	26 miles
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PORT CITIES

Savannah, GA	217 miles
Jacksonville, FL	318 miles
Charleston, SC	323 miles
Mobile, AL	345 miles
New Orleans, LA	488 miles
Miami, FL	631 miles



I-75 SOUTHEAST CORRIDOR



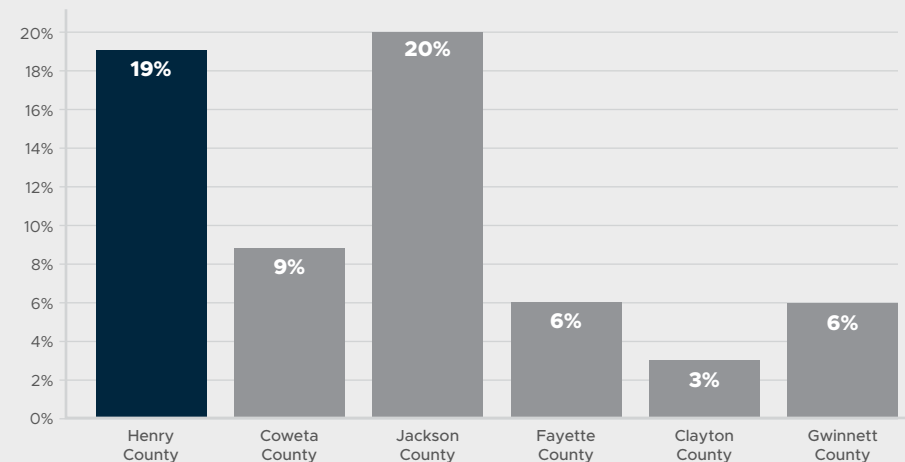
Occupations:

- » First-Line Supervisors of Production and Operating Workers
- » Inspectors, Testers, Sorters, Samplers, and Weighers
- » Packaging and Filling Machine Operators and Tenders
- » Production Workers, All Other
- » Heavy and Tractor-Trailer Truck Drivers
- » Light Truck Drivers
- » Industrial Truck and Tractor Operators
- » Laborers and Freight, Stock, and Material Movers, Hand
- » Packers and Packagers, Hand
- » Stockers and Order Fillers

STRONG & GROWING LABOR POOL

Henry County Warehouse jobs increased by 43% from 2015-2020, outpacing the national growth rate of 10.6%. The occupations are projected to increase by 19% from 2020-2025, outpacing the national projected growth rate of 4.5%.

PROJECTED JOB GROWTH % CHANGE (2020-2025) IN WAREHOUSE & LOGISTICS OCCUPATIONS



Source: EMSI, 2021

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