

Building 100-265,680 SF Available Building 200-124,740 SF Available

Estimated Delivery Q2 2025

## LogistiCenter ${ }^{\text {SM }}$ at Boggs Road

Boggs Road | Villa Rica, GA 30180
DERMODY PROPERTIES

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## Building Specifications

## Boggs Road I Villa Rica, GA 30180



| Building 100 |  |
| :--- | :--- |
| Footprint | $265,680 \mathrm{SF}$ |
| Divisibility | Yes |
| Clear Height | $36^{\prime}$ |
| Column Spacing | $50^{\prime} \times 54^{\prime}(60$ speed bay $)$ |
| Dock-High Doors | $50\left(9^{\prime} \times 10^{\prime}\right)$ |
| Drive-In Doors | $3\left(14^{\prime} \times 16^{\prime}\right)$ |
| Dock Levelers | $17(45,000 \mathrm{lb})$. |
| Trailer Parking | 78 |
| Auto Parking | $+/-145$ |
| Power | 2,000 Amps |
| Lighting | 30 fc LED |
| Roof | 60 mil TPO |
| Fire Protection | ESFR |

## Building 200

| Footprint | 124,740 SF |
| :--- | :--- |
| Divisibility | Yes |
| Clear Height | $36^{\prime}$ |
| Column Spacing | $50^{\prime} \times 54^{\prime}(60$ speed bay $)$ |
| Dock-High Doors | $28\left(9^{\prime} \times 10^{\prime}\right)$ |
| Drive-In Doors | $2\left(14^{\prime} \times 16^{\prime}\right)$ |
| Dock Levelers | $9(45,000 \mathrm{lb})$. |
| Trailer Parking | 23 |
| Auto Parking | $+/-94$ |
| Power | 2,000 Amps |
| Lighting | 30 fc LED |
| Roof | 60 mil TPO |
| Fire Protection | ESFR |

## Local Aerial

Boggs Road | Villa Rica, GA 30180


## Corporate Neighbors

Boggs Road I Villa Rica, GA 30180



## Location

Ports \& Transportation
Miles
Interstate 20 (Exit 26)

This Property is located in the I-20 West Atlanta submarket, which contains $63,009,059$ square feet of industrial space. A majority of these industrial buildings are leased by a variety of light and bulk warehouseing, manufacturing, distribution and e-commerce companies. Immediate corporate neighbors include: Southwire, Turano Baking Co., SERVPRO, Southeast Connections, and Scruggs Blending \& Packaging.

The property's location provides immediate access to Atlanta's major transportation arteries via I-20 servicing the city, which include I-285, I-85, I-75 and GA-400. Atlanta's transportation arteries lend direct access to the Appalachian Regional Port, Port of Savannah and Port of Charleston.

With 806 million square feet of industrial space and counting, the Metro Atlanta market remains on solid footing. Atlanta's low business costs, abundance of labor, robust infrastructure and port access make it an important national distribution hub. Atlanta continues to benefit from fast-growing Southeastern ports such as those in Savannah and Charleston.

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## About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than $\$ 6.2$ billion of total capital across all platforms nationwide, having acquired and developed approximately 100 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas and New Jersey. For more information, visit www.Dermody.com.

## About the LogistiCenter ${ }^{\text {SM }}$ Brand

LogistiCenter ${ }^{\text {SM }}$ is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenterSM facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

## About Hughes Commercial Real Estate

Hughes Commercial Real Estate is a real estate brokerage, investment and development firm based in Atlanta, GA. We primarily focus on representing tenants, landlords and investors in the sale, leasing, development and management of industrial real estate. We've done business in nearly every major market throughout the United States with our strategic partners. We are a highly specialized firm focused on our clients' success.

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