

# LogistiCenter<sup>SM</sup> at Boggs Road





## **Building Specifications**



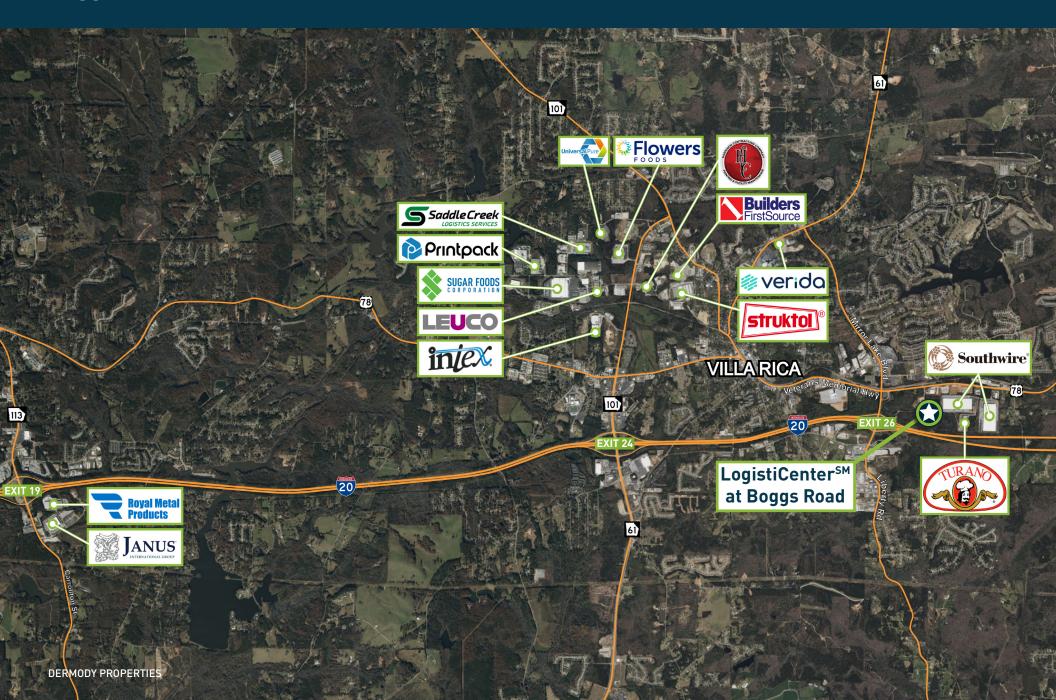
<b>Building 100</b>	
Footprint	265,680 SF
Divisibility	Yes
Clear Height	36'
Column Spacing	50' x 54' (60 speed bay)
Dock-High Doors	50 (9' x 10')
Drive-In Doors	3 (14' x 16')
Dock Levelers	17 (45,000 lb.)
Trailer Parking	78
Auto Parking	+/-145
Power	2,000 Amps
Lighting	30 fc LED
Roof	60 mil TPO
Fire Protection	ESFR

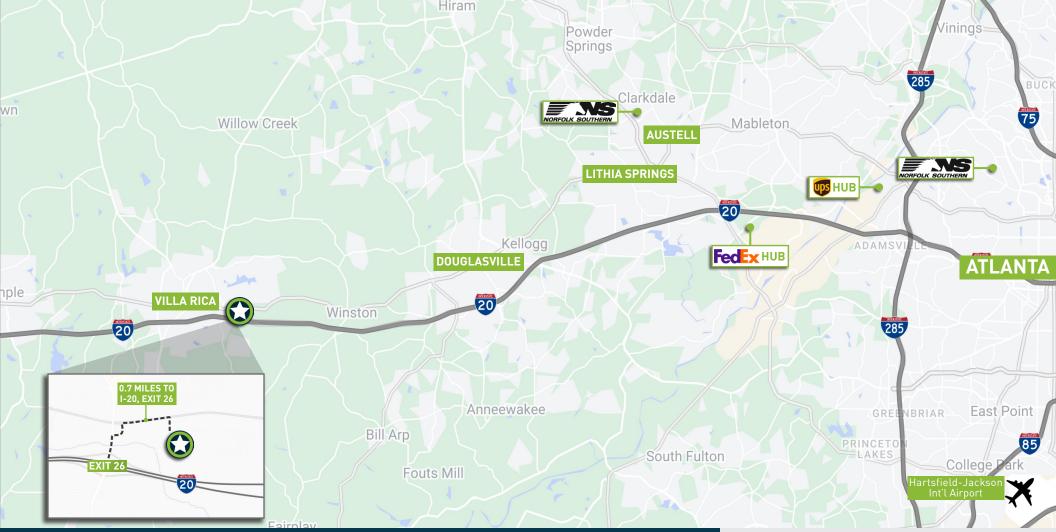
<b>Building 200</b>	
Footprint	124,740 SF
Divisibility	Yes
Clear Height	36'
Column Spacing	50' x 54' (60 speed bay)
Dock-High Doors	28 (9' x 10')
Drive-In Doors	2 (14' x 16')
Dock Levelers	9 (45,000 lb.)
Trailer Parking	23
Auto Parking	+/-94
Power	2,000 Amps
Lighting	30 fc LED
Roof	60 mil TPO
Fire Protection	ESFR

## **Local Aerial**



## **Corporate Neighbors**





### Location

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.

Ports & Transportation	Miles
Interstate 20 (Exit 26)	0.7 Mile
FedEx Hub	19 Miles
Norfolk Southern - Austell	21 Miles
UPS Hub	25 Miles
Interstate 285	25 Miles
CSX - Fairburn	28 Miles
Norfolk Southern - Inman Yard	31 Miles
Hartsfield-Jackson Int'l Airport	36 Miles
Appalachian Regional Port	92 Miles
Port of Savannah	281 Miles
Port of Charleston	339 Miles



# LogistiCenter<sup>SM</sup> at Boggs Road Boggs Road Villa Rica, GA 30180

#### **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<sup>SM</sup> Brand

LogistiCenter<sup>SM</sup> 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.



Mason Marsteller Hughes Commercial Real Estate, Inc. (404) 790-9615 mason@hughes-cre.com

Elliott Stroud Hughes Commercial Real Estate, Inc. (912) 580-1617 elliott@hughes-cre.com



Dermody.com