



93,960 SF
Available Q3 2025

LogistiCenter[®] at South Forsyth

New Boyd Road, Suwanee, GA 30024



Dermody.com

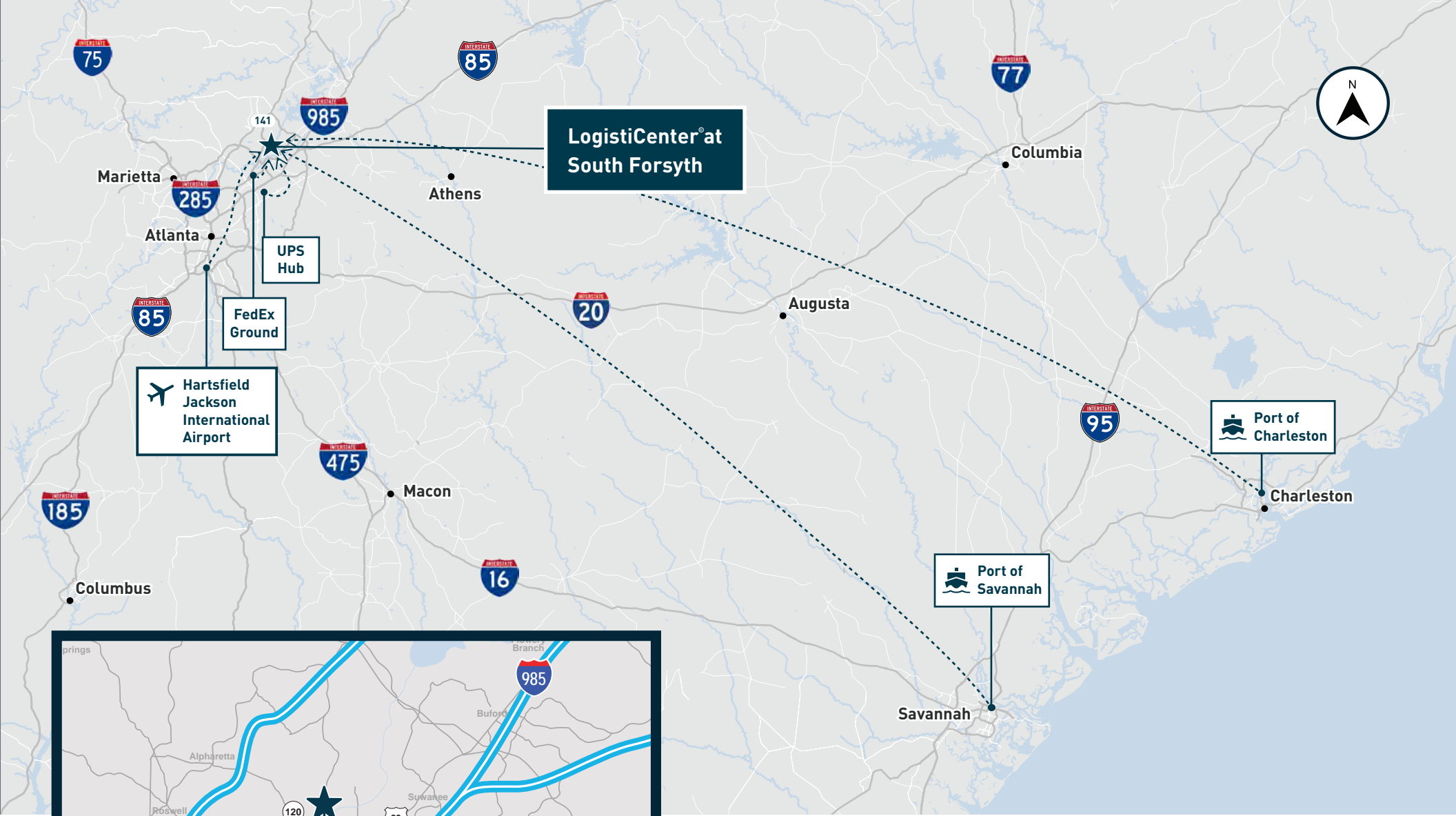
Building Specifications

LogistiCenter[®] at South Forsyth

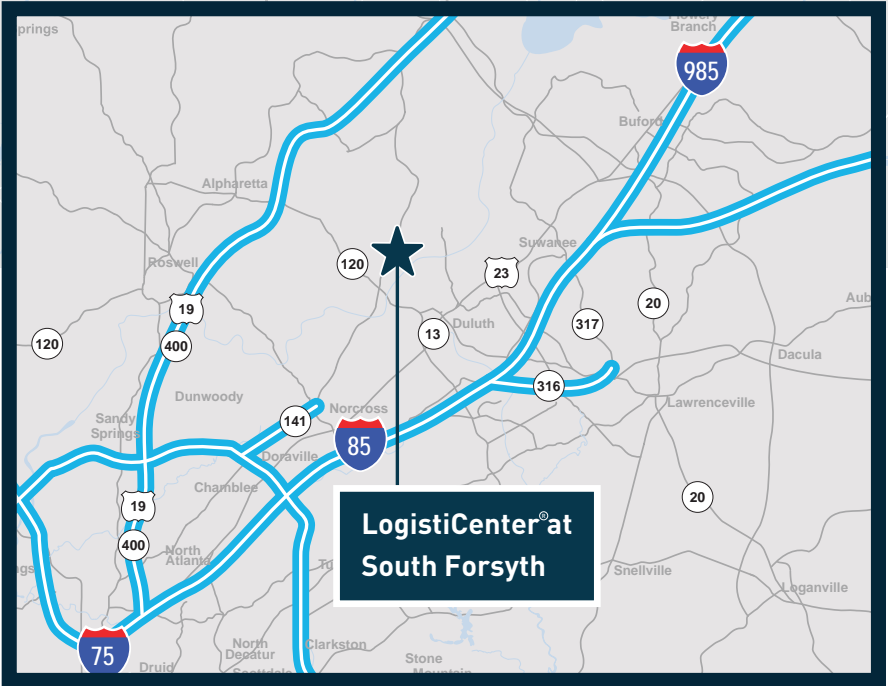


Property Specifications

| | |
|---------------------|--|
| Total SF | 93,960 SF |
| Building Dimensions | 180' x 846' |
| Clear Height | 32' |
| Column Spacing | 54' x 60' |
| Truck Court | 130' |
| Dock High Doors | 22 |
| Drive-In Doors | 2 (14' x 16') |
| Levelers | 7 (40,000 lbs) |
| Auto Parking | +/- 99 spaces |
| Power | 2,000 Amp electrical service |
| Lighting | LED w/ motion sensors 30 FC at 36" AFF |
| Roof | 60-mil TPO |
| Fire Protection | ESFR |
| Spec Office | +/- 2,500 SF |



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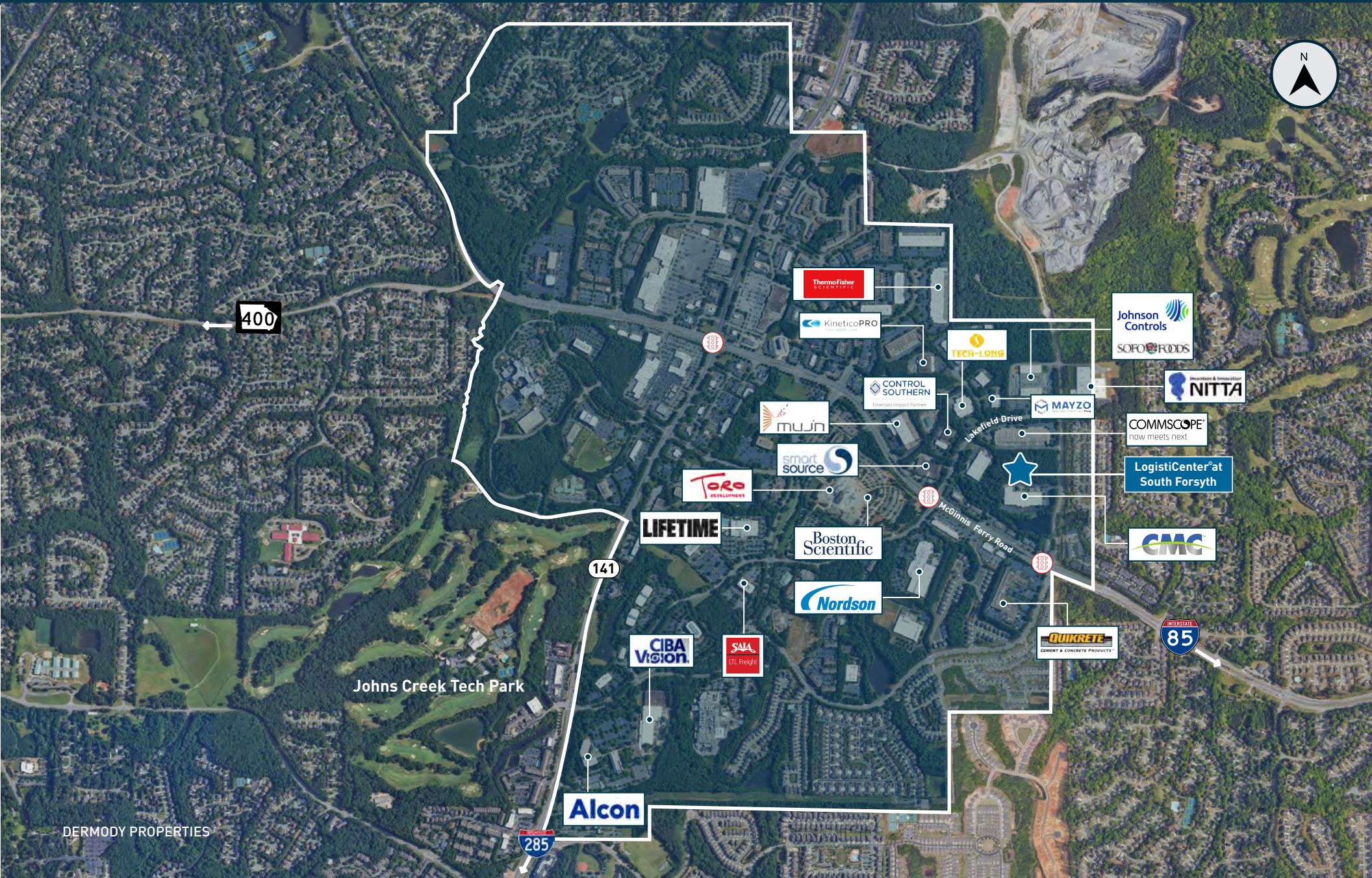


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| | |
|--|-----------|
| Hwy 400..... | 7.3 Miles |
| I-85..... | 7.6 Miles |
| FedEx..... | 11 Miles |
| I-285..... | 13 Miles |
| UPS Hub..... | 37 Miles |
| Hartsfield Jackson International Airport | 40 Miles |
| Port of Savannah | 221 Miles |
| Port of Charleston | 267 Miles |

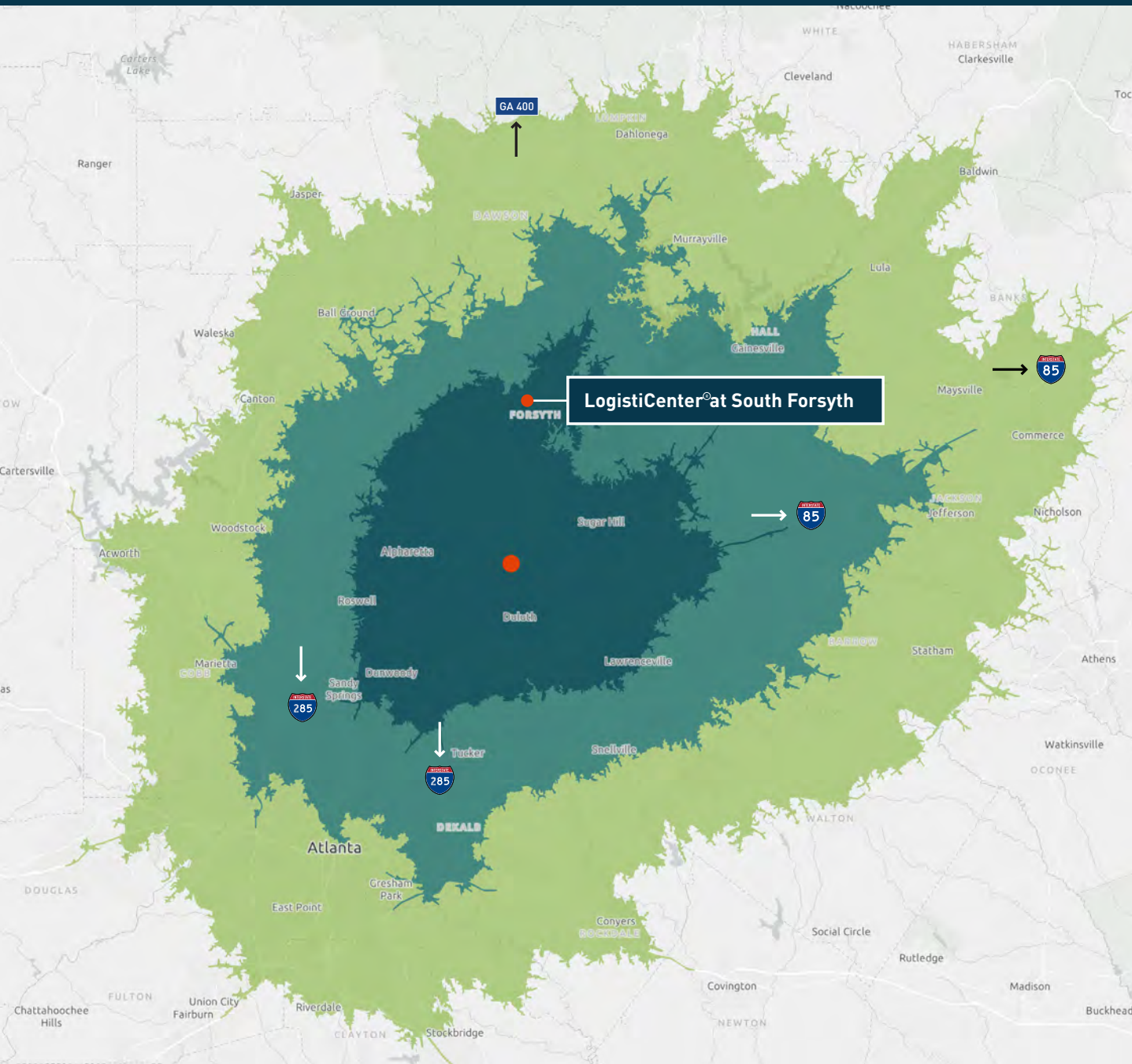
Local Aerial

LogistiCenter[®] at South Forsyth



Demographics

LogistiCenter® at South Forsyth



| Demographic variable | 30 min | 45 min | 60 min |
|--|-----------|-----------|-----------|
| 2024 Total Population | 1,139,660 | 2,875,738 | 4,758,205 |
| 2024-2029 Population: Compound Annual Growth Rate | 0.87% | 0.83% | 0.76% |
| 2024 Civilian Population Age 16+ in Labor Force | 623,180 | 1,582,173 | 2,571,828 |
| Total daytime population | 1,327,136 | 3,241,145 | 5,049,922 |
| 2024 Daytime Population: Workers | 785,214 | 1,878,371 | 2,744,243 |
| 2024 Daytime Population: Residents | 541,922 | 1,362,774 | 2,305,679 |
| 2024 Unemployment Rate | 3.0% | 3.2% | 3.8% |
| 2024 Total Households | 409,576 | 1,084,547 | 1,799,071 |
| 2024 Median Age | 38.0 | 37.2 | 37.1 |
| 2024 Median Household Income | \$107,757 | \$102,694 | \$91,175 |
| Industrial workforce total | 97,411 | 249,295 | 423,120 |
| Industrial workforce as % of labor force | 15.6% | 15.8% | 16.5% |
| 2024 Transportation/warehouse businesses (NAICS 48-49) | 813 | 1968 | 3909 |
| 2024 Occupation: Transportation/Material Moving | 32,195 | 90,491 | 181,150 |
| 2024 Industry: Transportation/Warehousing | 27,832 | 77,074 | 153,161 |



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About Dermody

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 \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 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.

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