



93,650 SF
Available

LogistiCenter[®] at South Forsyth

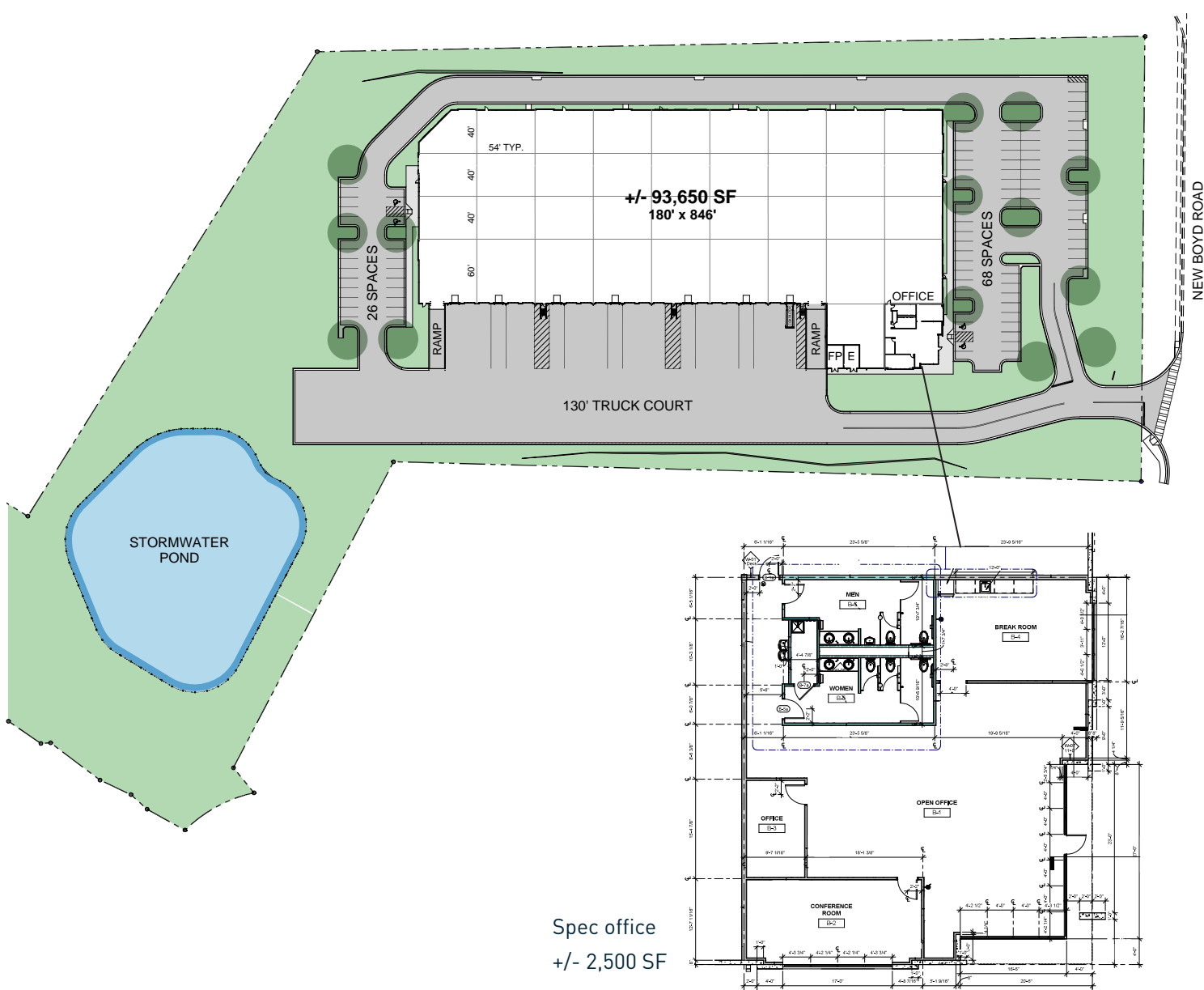
7515 New Boyd Road, Suwanee, GA 30024



Dermody.com

Building Specifications

LogistiCenter[®] at South Forsyth



Property Specifications

Total SF	93,650 SF
Building Dimensions	180' x 846'
Clear Height	32'
Column Spacing	54' x 40' with 60' speed bay
Truck Court	130'
Dock High Doors	22 (9' x 10')
Drive-In Doors	2 (12' x 14')
Levelers	7 (40,000 lbs)
Auto Parking	94 spaces
Power	2,000 Amp electrical service
Lighting	LED w/ motion sensors 30 FC at 36" AFF
Roof	60-mil TPO; R25.5
Fire Protection	ESFR
Spec Office	+/-2,500 SF

Local Aerial

LogistiCenter® at South Forsyth



400



MEDLEY
43-Acre Mixed-Use Destination
Delivering Q4 2026



Lakefield Drive



McGinnis Ferry Road



141



85

Johns Creek Tech Park



285

Destination Retail Coming Soon

to South Forsyth

Developed By: **TORO**
DEVELOPMENT

MEDLEY

About Medley Construction Underway - Delivery Q4 2026

Located at the intersection of Johns Creek Parkway and McGinnis Ferry Road, Medley will include 200,000 square feet of space of retail, restaurants and entertainment concepts, 900 residential units, which includes a mix of townhomes and luxury multifamily homes, and 110,000 square feet of office space.

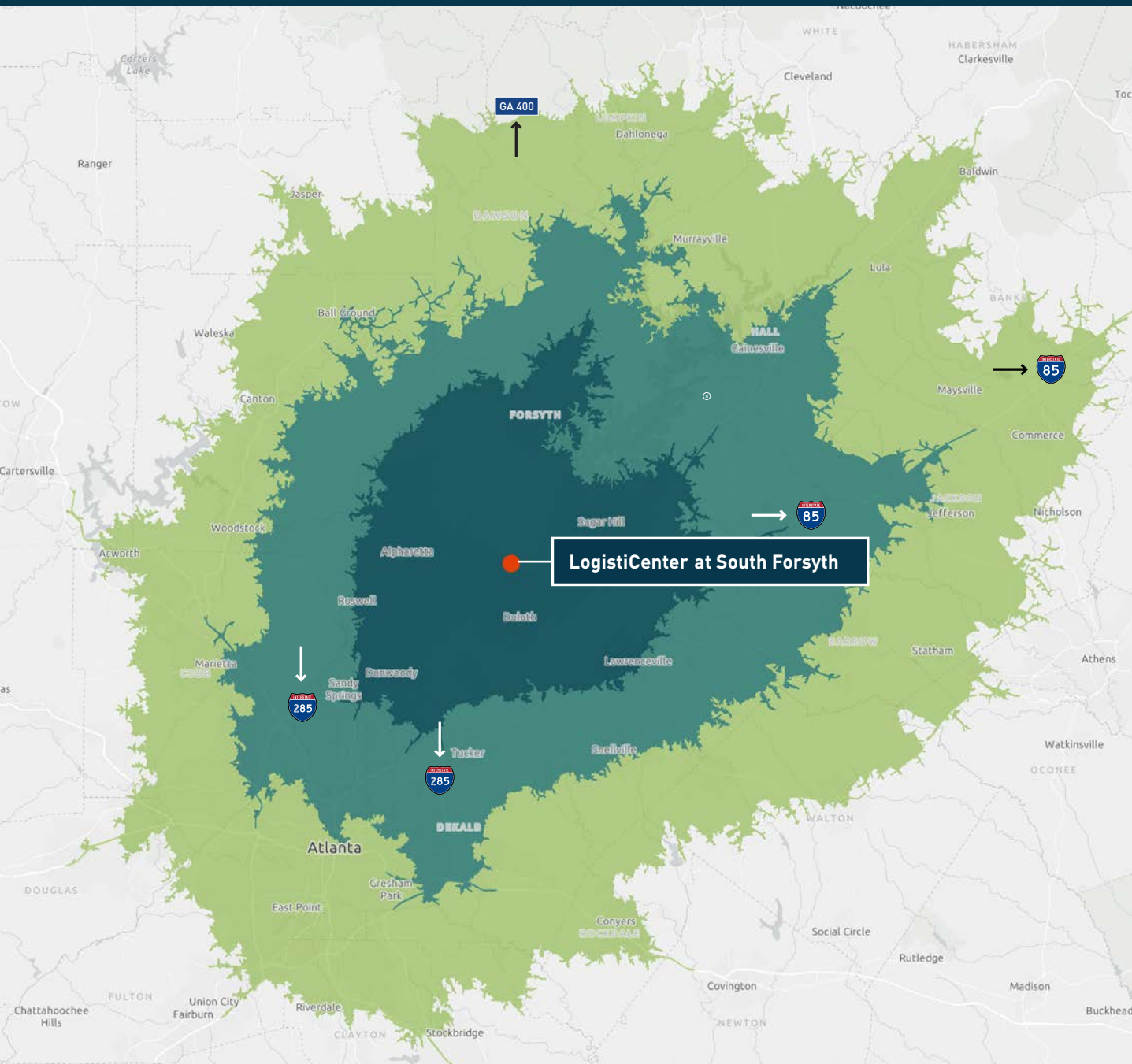


Destination Retail Coming Soon to South Forsyth

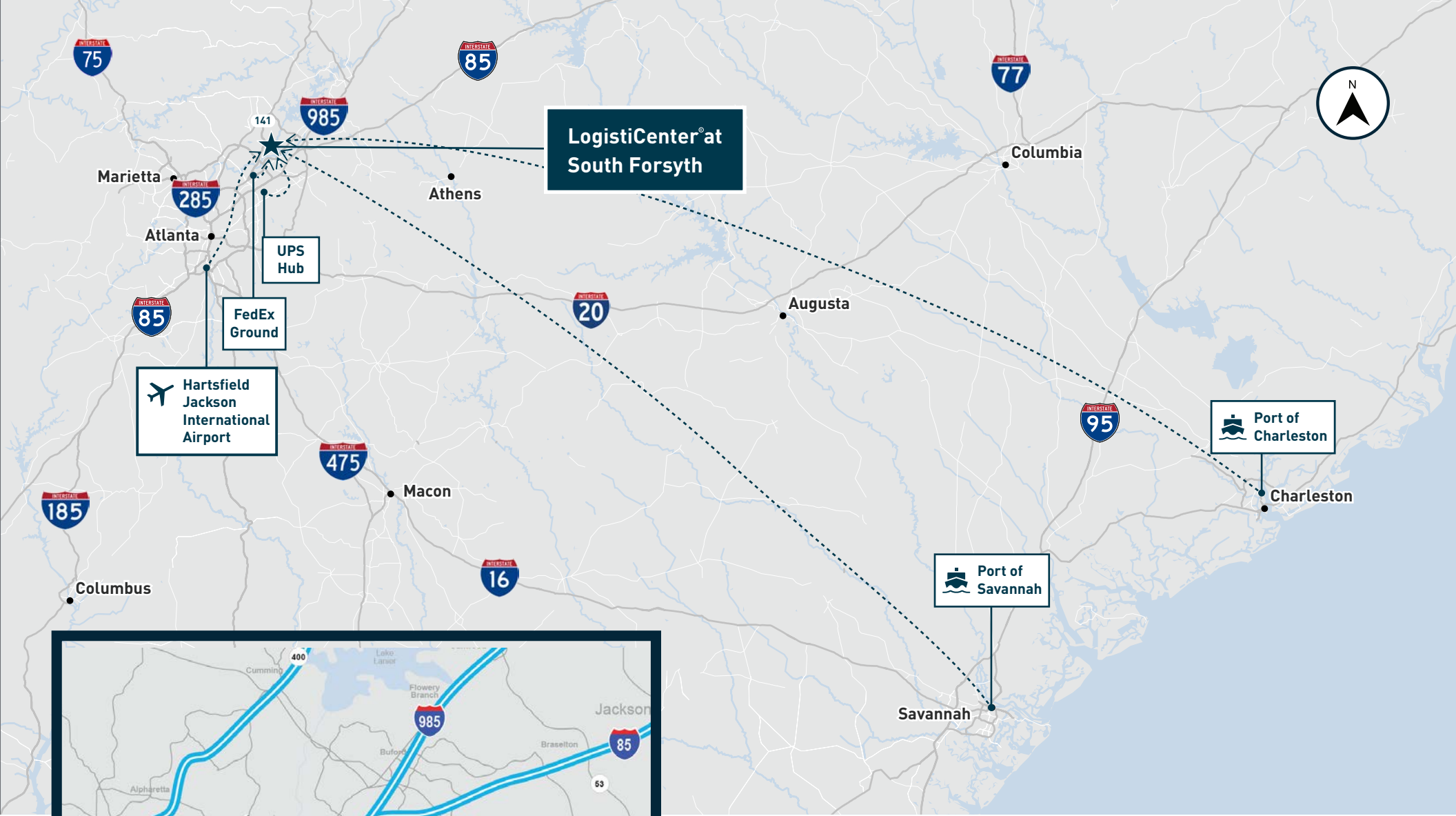


Demographics

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



LogistiCenter[®] at South Forsyth



LogistiCenter at South Forsyth

Hwy 400.....	7.3 miles
I-85.....	7.6 miles
FedEx.....	11 miles
I-285.....	13 miles
UPS Hub.....	37 miles
Hartsfield Jackson Atlanta Int'l Airport	40 miles
Port of Savannah	221 miles
Port of Charleston	267 miles



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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.

About the LogistiCenter® Brand

LogistiCenter® 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 LogistiCenter® 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 JLL

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