

# LogistiCenter<sup>SM</sup> at New McEver Warehouse / Distribution

## Under Construction – Available for Lease

3100 New McEver Road | Acworth, GA 30101



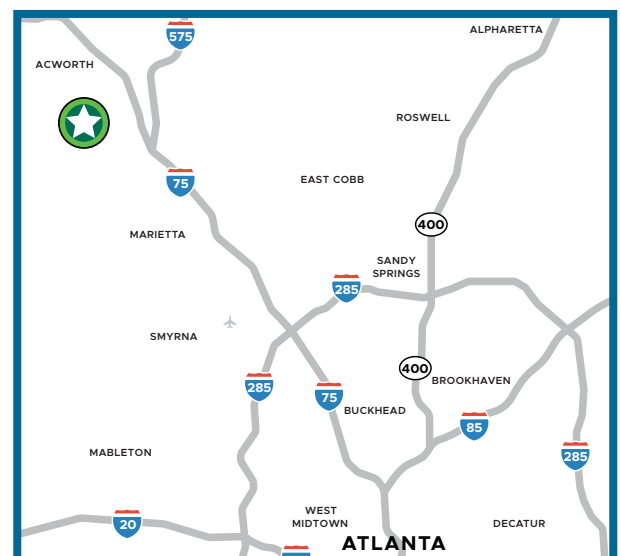
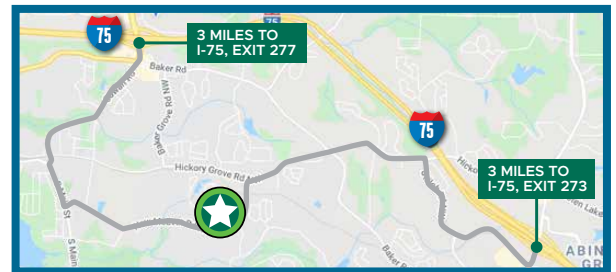
### Available for Occupancy - Spring 2021

With over 730 million square feet of industrial space and counting, the Metro Atlanta market is on solid footing. Atlanta's low business cost, abundance of labor, robust infrastructure, and port access have made this metro an important national distribution hub. Atlanta will continue to benefit from fast-growing Southeastern ports such as those in Savannah, Charleston, and Jacksonville. The two latter ports are pursuing channel-deepening projects, which will likely drive more demand in the Atlanta logistics market over the long haul.

A Dermody Properties project represented by:

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# Property Overview

**Available Space** 176,463 SF  
**For Lease** \$5.95/SF/YR, NNN

<b>Building Dimensions:</b> 310' x 594'	<b>Dock Doors:</b> (34) 9' x 10'
<b>Drive-In Doors:</b> (2) 14' x 16'	<b>Clear Height:</b> 32'
<b>Office Area:</b> Build-to-Suit	<b>Loading Bay:</b> 60' D x 54' W
<b>Column Spacing:</b> 50' D x 54' W	<b>Fire Protection System:</b> ESFR
<b>Parking:</b> 168 Car Parking Stalls; 25 Trailer Stalls	<b>Lighting:</b> LED Hi-Bay Fixtures
<b>Year Built:</b> 2021	<b>Structure Exterior:</b> Site Cast Tilt Wall
<b>Site Area:</b> 12.29 Acres	<b>HVAC Systems:</b> Warehouse - Gas-Fired Unit Heaters
<b>Zoning:</b> Industrial	<b>Electric:</b> 480 / 277 Volts, 3-Phase
<b>Floors:</b> 6" Reinforced Concrete	<b>Roof:</b> 60 mil White TPO over a Metal Deck; R-25 Insulation; 15 Year No Limit Warranty

## Utility Providers:

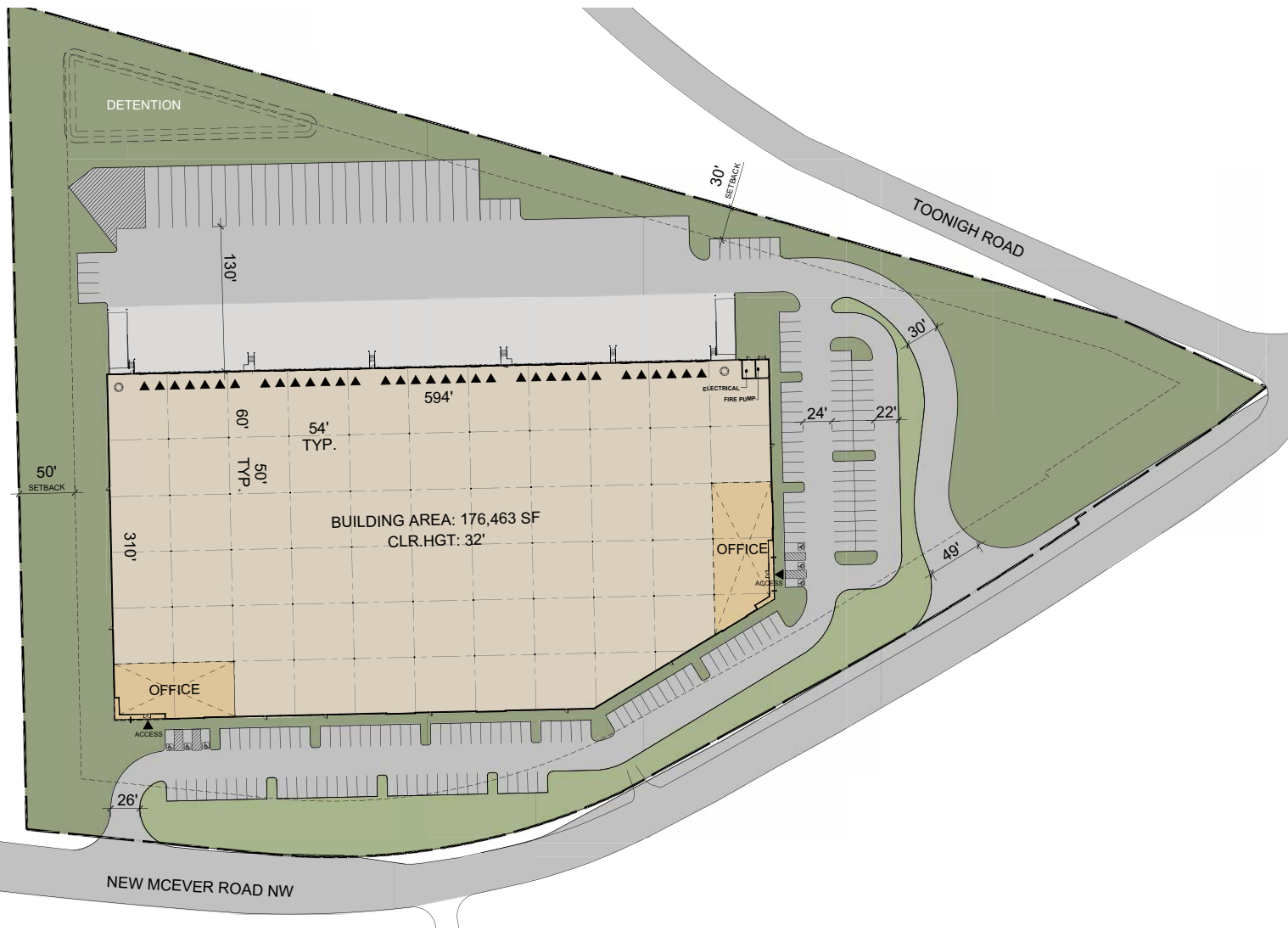
Electric: Cobb EMC – [www.cobbemc.com](http://www.cobbemc.com)

Water & Sewer: Cobb County Water System – [www.cobbcounty.org](http://www.cobbcounty.org)

Natural Gas: Atlanta Gas Light – [www.atlantagaslight.com](http://www.atlantagaslight.com)

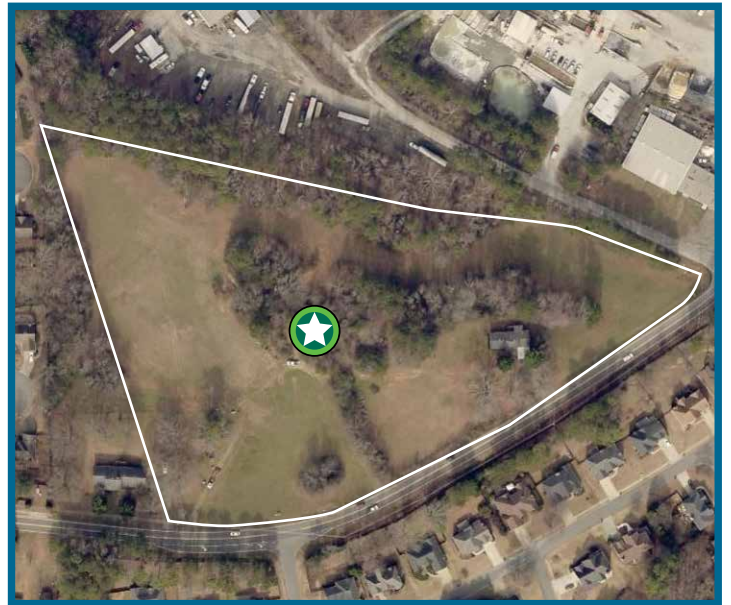
Tele / Fiber / Cable: AT&T – [www.att.com](http://www.att.com)

# Site Plan



## Kennesaw / Acworth

The Kennesaw / Acworth submarket consists of 44,382,963 square feet of industrial space. Most of these properties are institutionally owned and leased to a variety of light and bulk warehousing, manufacturing, distribution, e-commerce, and assembly companies. Kennesaw / Acworth is home to one of the busiest rail corridors in Georgia. The CSX rail line runs through the submarket, connecting Atlanta with the Midwest. This distribution node is also accessible by the Georgia Northeastern rail line and is bisected by I-75.



## 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 in more than 89 million square feet of logistics space. In addition to its regional office and company headquarters in Reno, Nev., Dermody Properties has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago and New Jersey. For more information visit [www.Dermody.com](http://www.Dermody.com).

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 LogistiCenter<sup>SM</sup> 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.



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NAI Brannen Goddard is a privately-held commercial real estate firm headquartered in Atlanta, Georgia, with a global network of more than 6,000 professionals. Our firm serves tenants, owners and investors in virtually every industry, and our brokers are top producers with 42 million square feet of listings throughout the metropolitan Atlanta area. We are committed to being a leading provider of commercial real estate services in Atlanta and beyond.