

# Greenwood Industrial Park

Building 600

South Atlanta Submarket | McDonough, Georgia 30252



PAULS™



## 267,503 Square Feet Cross-Dock Distribution Facility



COMMERCIAL REAL ESTATE SERVICES

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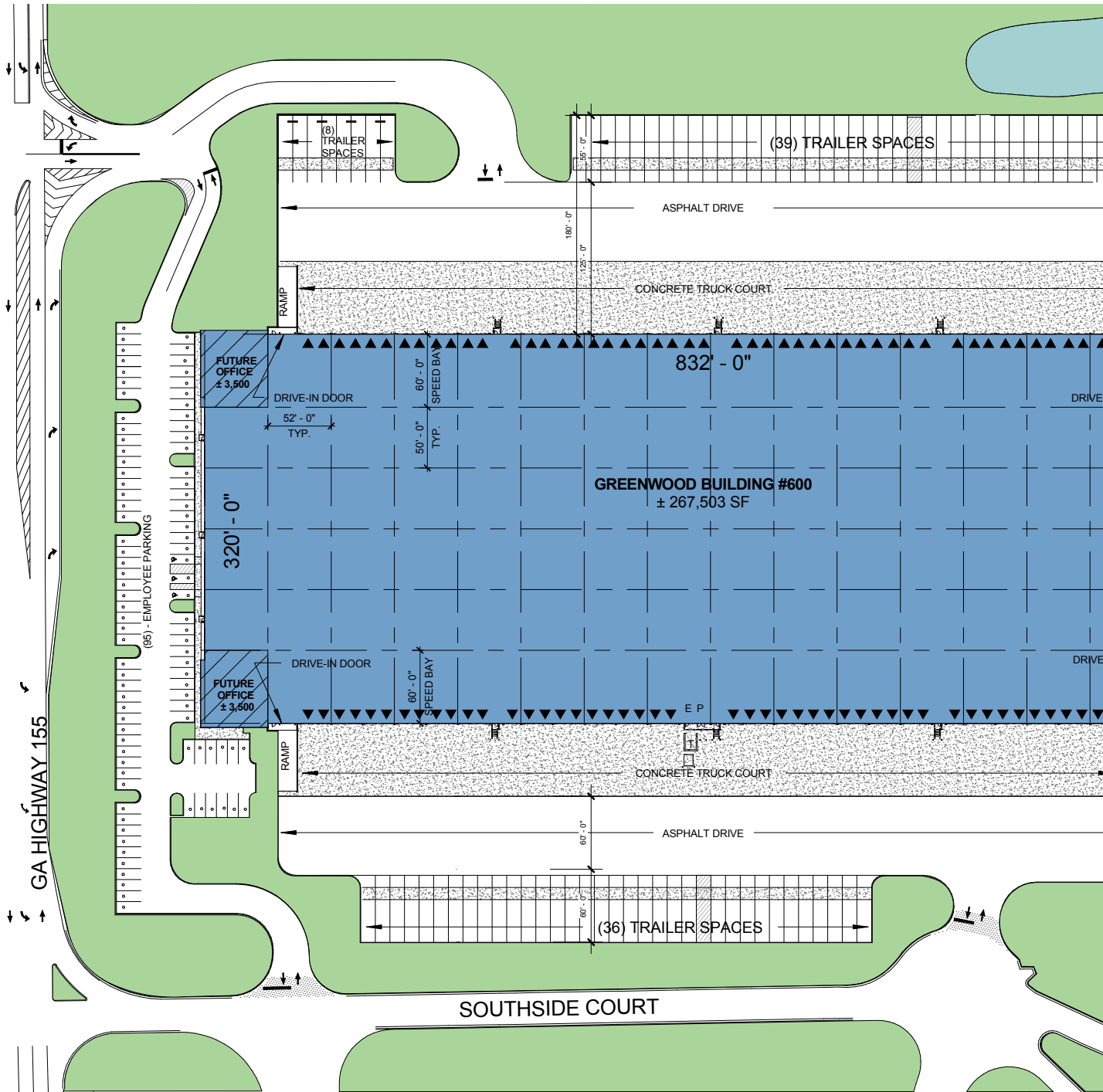
# Greenwood Industrial Park

Building 600

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**Location:** Greenwood Industrial Park  
 Building 600  
 1375 Highway 155 South  
 McDonough, Georgia 30252

**Site:** 19.96 Acres

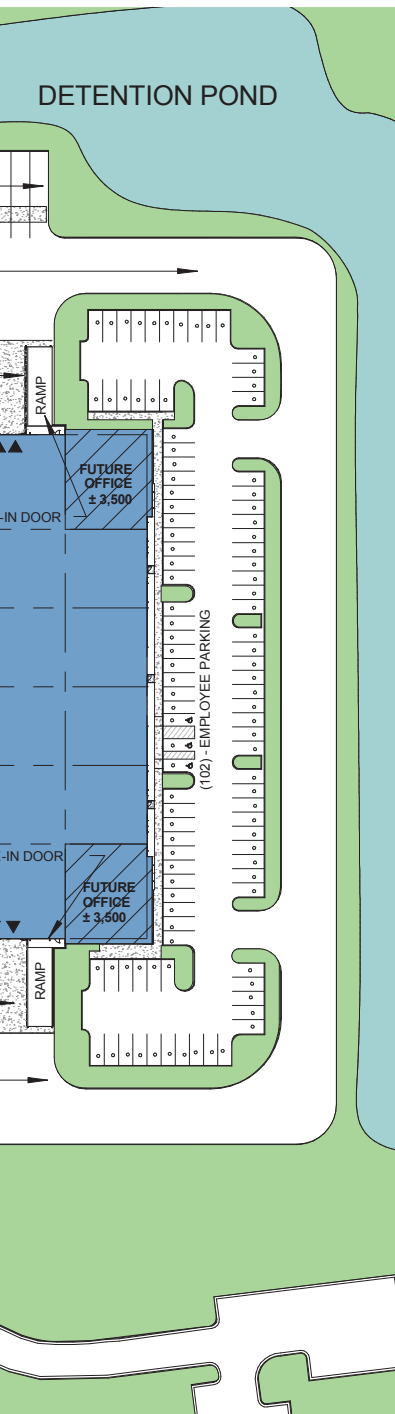
**Building Size:** 267,503 SF

**Office Size:** Build-to-Suit

**Construction:**  
**Walls:** Tilt-up concrete panel  
**Structure:** Conventional steel  
**Floor:** 6" reinforced concrete  
**Roof:** TPO Membrane (60 mil)

**Ceiling Height:** 32' clear (at first column)

**Truck Dock Configuration:** Cross Dock



### TRANSPORTATION:

Airport	Hartsfield-Jackson Atlanta International Airport	30 Miles
Interstate	I-75	1.1 Miles
Intermodal	CSX Fairburn, GA	40 Miles
	Norfolk Southern Austell, GA	50 Miles
Port Cities	Savannah, GA	200 Miles
	Brunswick, GA	280 Miles
	Charleston, SC	300 Miles

### INCENTIVES & FINANCING

The state of Georgia and Henry County offer an array of economic incentives for qualifying economic development projects.

#### GEORGIA INCENTIVES:

- Job Tax Credit: \$ 1,250/job (offset up to 50% Georgia Income Tax/year)
- Ports Tax Credit: Additional \$1,250/job (offset up to 50% Georgia Income Tax/year)
- Quality Jobs Tax Credit
- Sales and Use Tax Exemption: Machinery & equipment including Primary Material Handling Equipment (for project investment over \$5 million); including racking systems; computer hardware, software, and manufacturing equipment

#### HENRY COUNTY INCENTIVES:

- Inventory Tax Exemptions
- Project Financing
- Property Tax Incentives
- Expedited Plan Review and Permitting

For additional information visit [georgia.org/competitive-advantages/tax-credits](http://georgia.org/competitive-advantages/tax-credits)

**Dock High Doors:** 96 (9' x 10')

**Drive-In Doors:** 4 (12' x 14') with ramp

**Building Dimensions:** 320' deep x 830' wide

**Column Spacing:** 50' deep (60' speed bays)  
x 52' wide

**Sprinkler:** ESFR

**Electrical:** 2500 Amps / 480V / 3 phase

**Truck Court:** 180' deep

**Trailer Parking:** 82 spaces

**Auto Parking:** 197 spaces

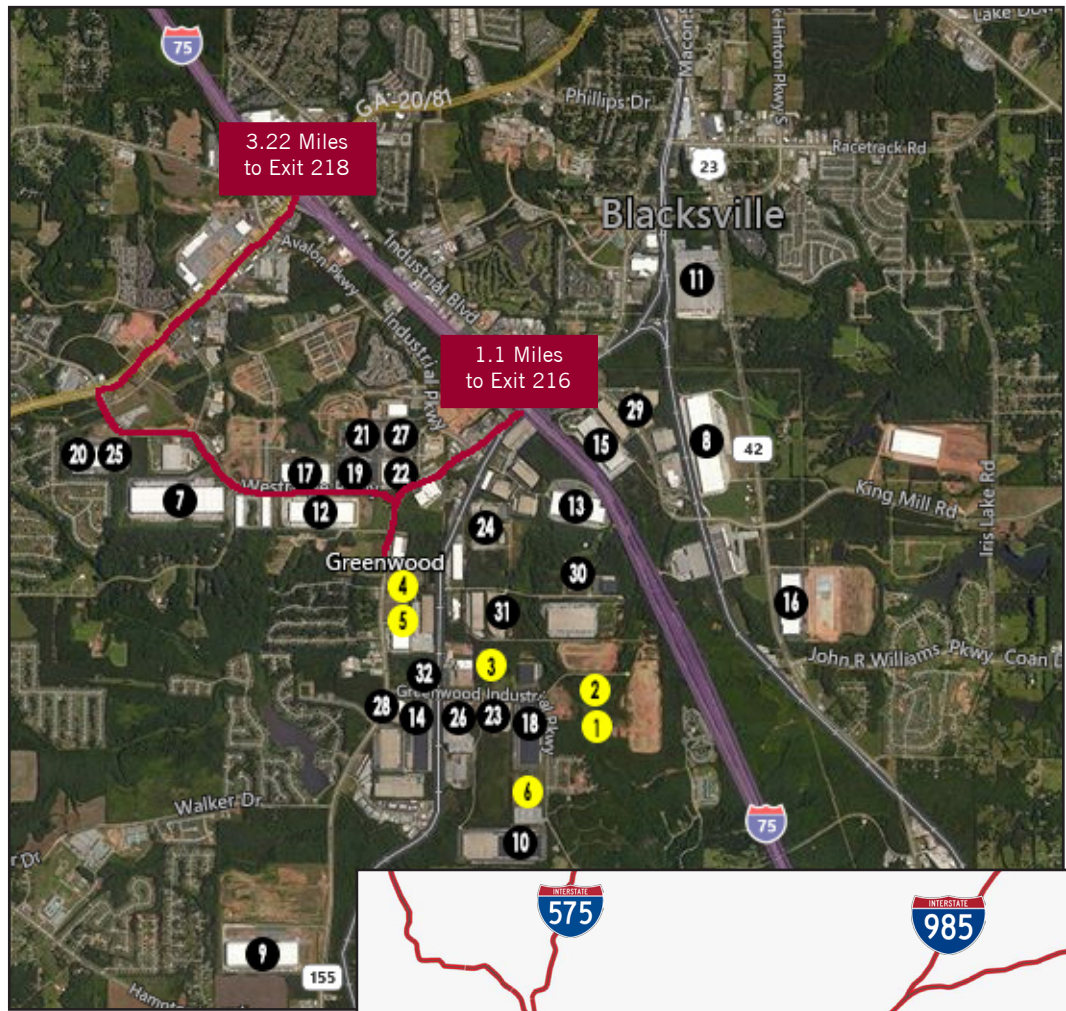
**Heat:** Gas Fired - Roof Mounted  
Units

## Pauls Sites

1. Site 300	148,720 SF
2. Site 400	189,280 SF
3. Site 500	571,200 SF
4. Building 600	267,503 SF
5. Building 700	211,445 SF
6. Site 900	337,644 SF

## McDonough Companies

7. Kimberly-Clark	1,579,500 SF
8. Whirlpool	1,505,000 SF
9. Home Depot ECDC	1,287,000 SF
10. Home Depot	1,248,346 SF
11. Toys "R" Us	972,000 SF
12. Georgia-Pacific	900,640 SF
13. Phillips-Van Heusen	851,349 SF
14. Bayer	800,000 SF
15. Nestle	782,565 SF
16. Briggs & Stratton	677,000 SF
17. Carlisle Tire & Wheel	676,041 SF
18. Home Depot	612,070 SF
19. Kuehne + Nagel	577,500 SF
20. John Deere	469,296 SF
21. Ken's Foods	428,157 SF
22. Kumho Tire	410,448 SF
23. DSC Logistics	400,000 SF
24. Pep Boys	392,000 SF
25. Home Depot	363,250 SF
26. Sports Authority	298,457 SF
27. Maurice Sport Goods	296,000 SF
28. Luxottica	276,827 SF
29. Tempur-Sealy Int'l	241,000 SF
30. Ford Motor Co.	231,000 SF
31. BEHR Paint	210,000 SF
32. Caterpillar Logistics	188,645 SF



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