

NEW SALEM LOGISTICS CENTER



STATE-OF-THE-ART INDUSTRIAL FACILITY
I-85 NORTH | JEFFERSON, GA
636,060 S.F. AVAILABLE

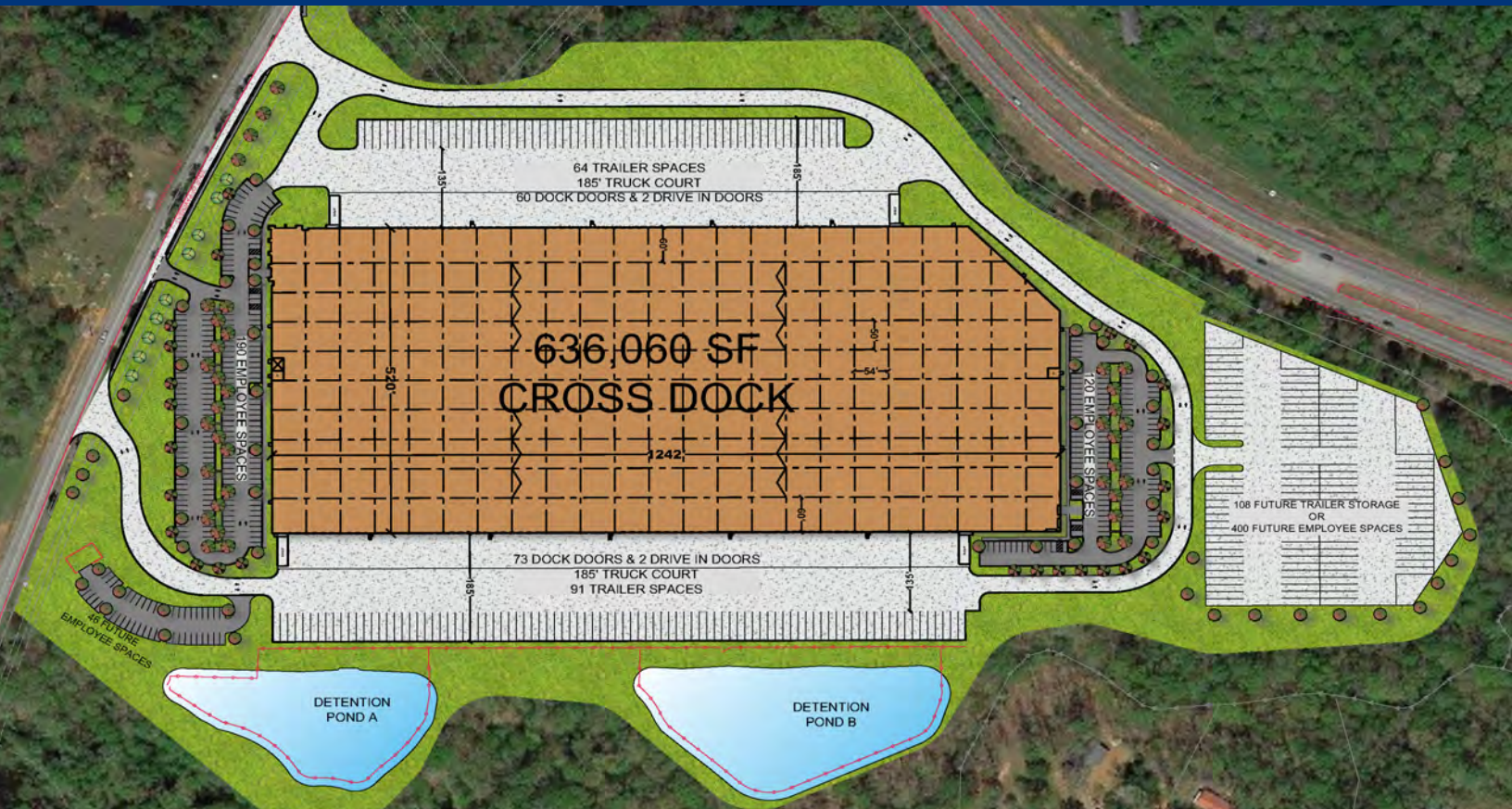
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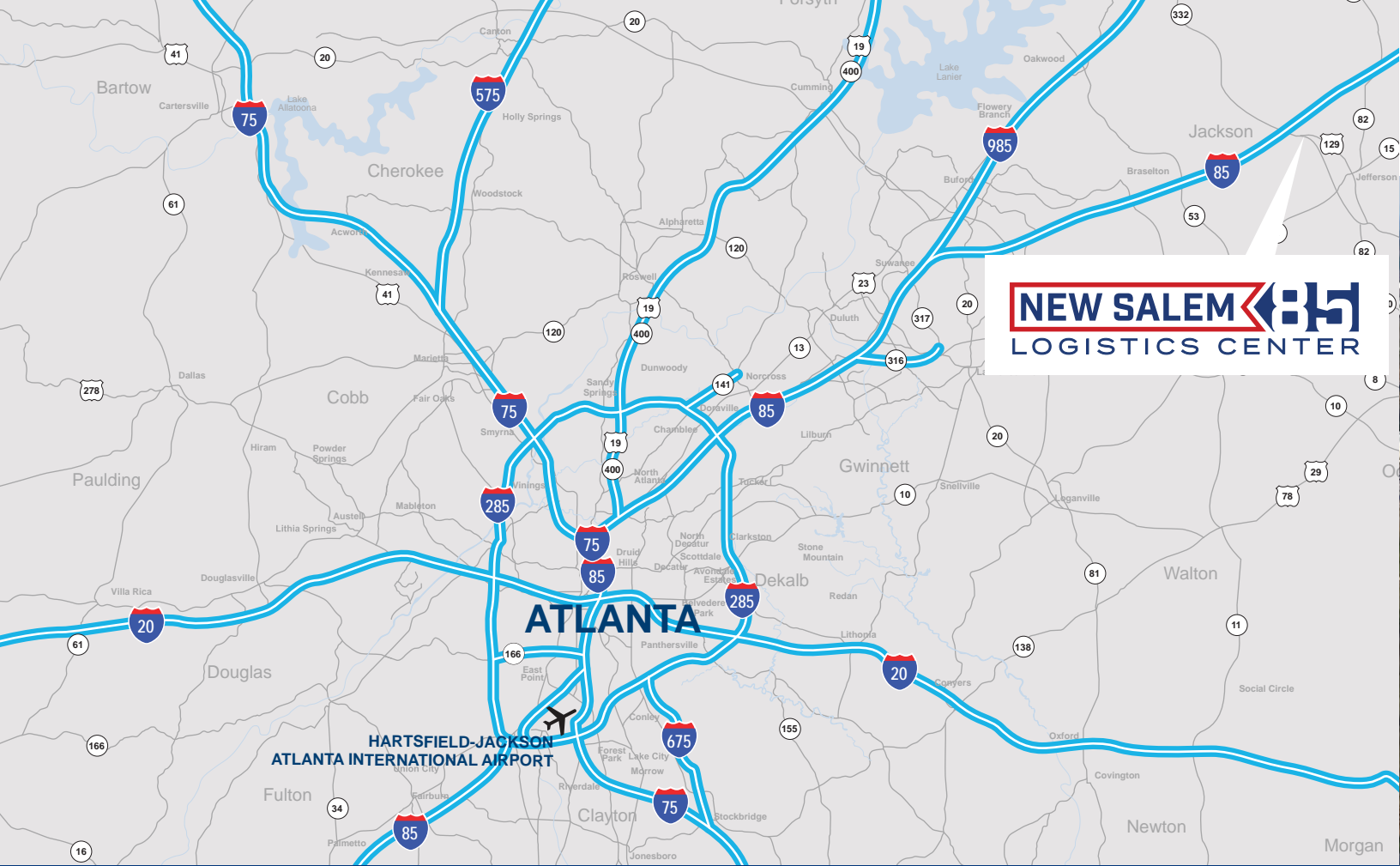
BUILDING SPECIFICATIONS

- 636,060 s.f. available
- Cross-dock design
- 1,242' wide x 520' deep
- 36' clear height
- ESFR sprinkler system
- 133 (9' x 10') dock doors
- 4 (12' x 14') drive-in doors with ramps
- 185' concrete truck courts
- 155 trailer spaces; 108 future trailer spaces available
- 320 automobile spaces (expandable to 446)
- 6" ductilecrete slab on 6" compacted stone
- 54'w x 50'd; with 60' loading bays
- Secured access; queuing lanes
- 45 mil white TPO roof with R-20 insulation
- Interior walls painted white
- Clerestory windows
- Dedicated circulation drives accessing each corner of the building



New Salem 85 Logistics Center is located in Jefferson, Georgia 0.3 miles from I-85 with three access points off New Salem Church Road, providing superior access to Metro Atlanta and the region. Located a mere 0.3 miles from I-85, a large amenity pool and a labor force comprised of seven counties and nine metro areas, New Salem 85 is ideally situated for both domestic and international businesses requiring local, regional and national distribution. Atlanta is the largest and most dynamic industrial market in the Southeast and is ranked fourth in the U.S. in total size. The city's mature and nimble transportation network includes the busiest passenger airport in the world (Hartsfield-Jackson Atlanta International), three major interstate highways and the Port of Savannah within a four-hour drive.

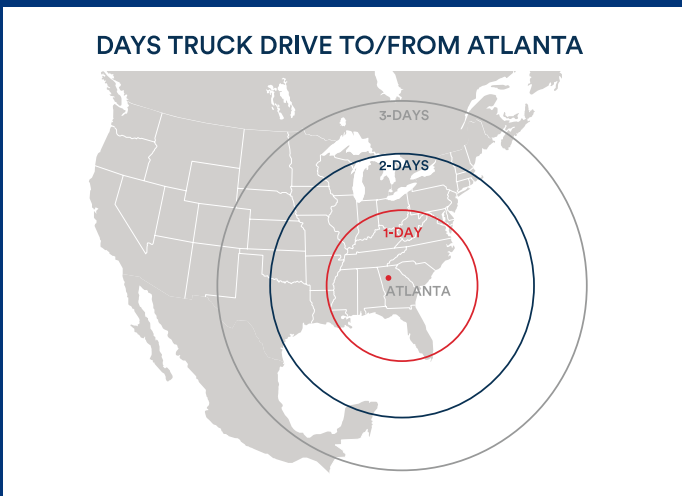
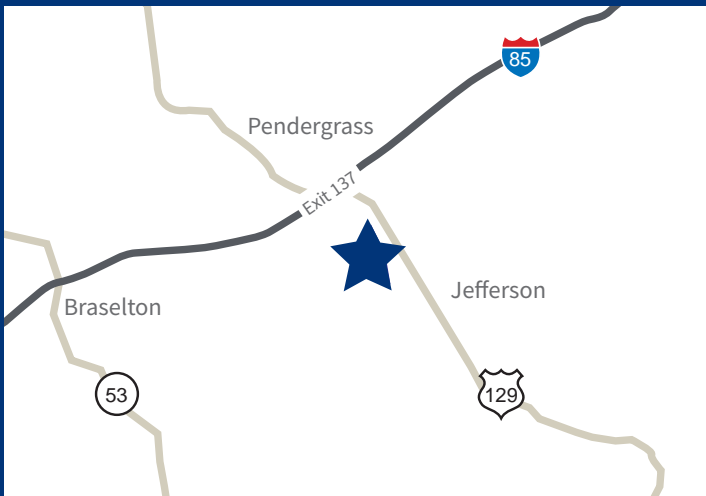
	TRANSPORTATION	MI
	FedEx Ground Facility UPS Hub	11 40.7
	Hartsfield-Jackson Atlanta International Airport	65
	NFS Atlanta Intermodal CSX Atlanta Intermodal	73.4 77.8
	Port of Savannah	245
	I-285	41
	Greenville, SC	90
	Athens, GA	24.4



NEW SALEM 
LOGISTICS CENTER

ATLANTA

**HARTSFIELD-JACKSON
 ATLANTA INTERNATIONAL AIRPORT**



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