

PALMETTO INTERCHANGE PARK AT 85

BUILDING B

950 Palmetto Logistics Parkway, Palmetto, GA 30268

409,646 SF (Divisible) Available for Lease Q1 2027

CBRE

LEASING AGENT

CORE5 INDUSTRIAL PARTNERS

DEVELOPER

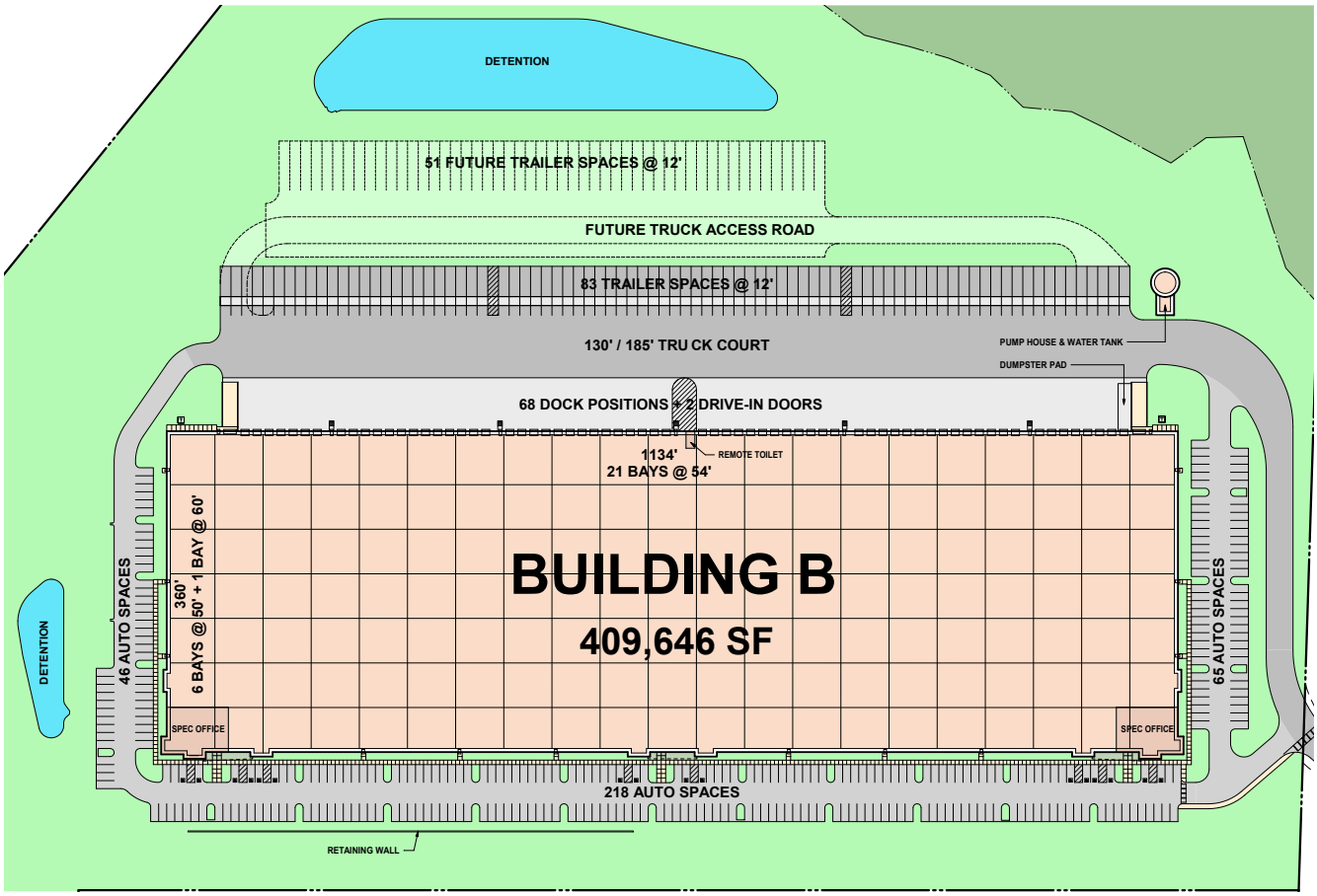
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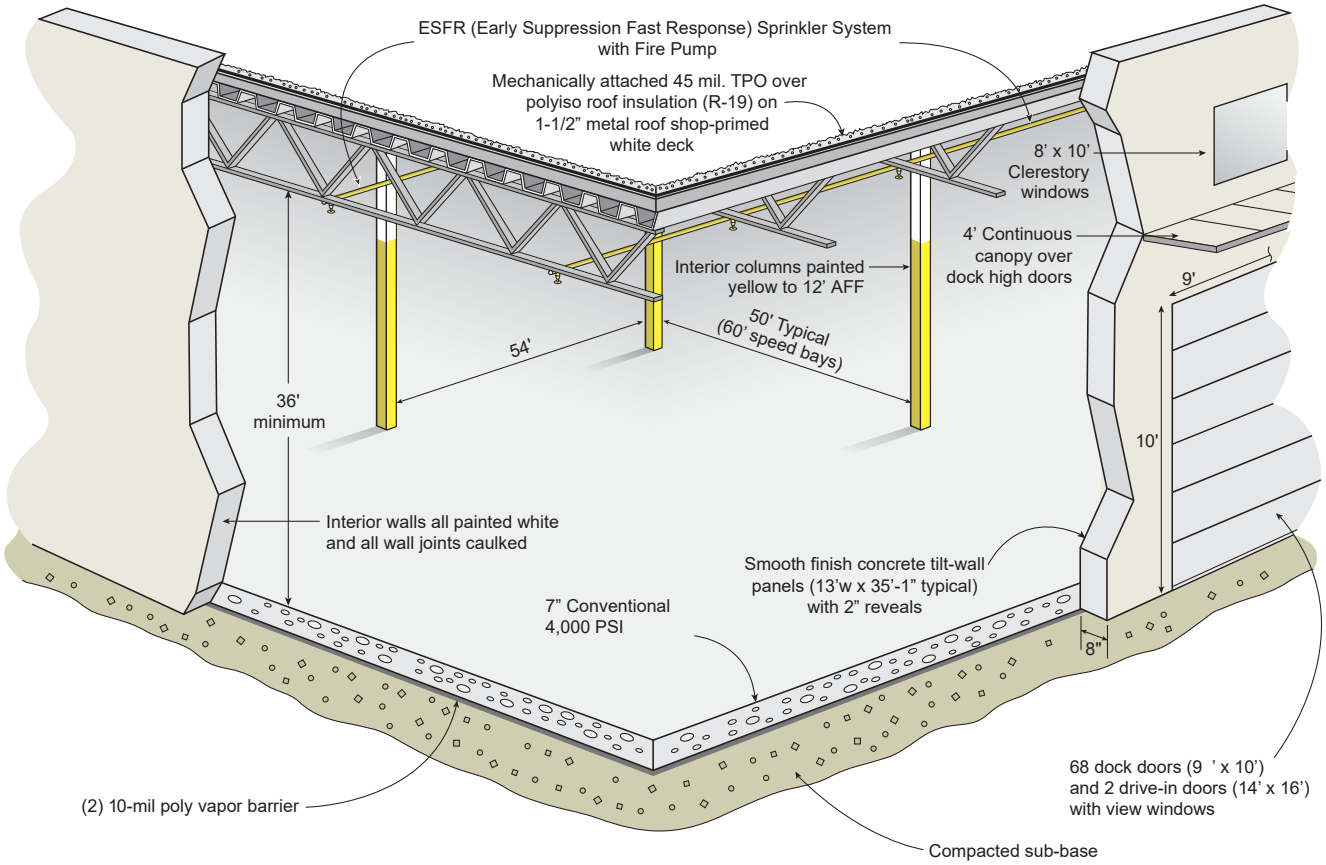
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Palmetto Interchange Park at 85 is located in Palmetto, Georgia, in the I-85/Southwest Atlanta submarket less than 3 miles from the CSX Intermodal and 5.2 miles from I-85. The site is only 14.6 miles from Hartsfield-Jackson Airport and 11.9 miles from Interstate I-285, providing superior access to Metro Atlanta and the region. The property is ideally situated for both domestic and international business trades requiring local, regional and national distribution. A robust and skilled population base offers a solid workforce infrastructure. Tenants currently located in this market include, but are not limited to: Google, Duracell, Keurig, Lowe's, DHL, The USPS, Clorox, Georgia Pacific, and SC Johnson.





BUILDING SPECIFICATIONS

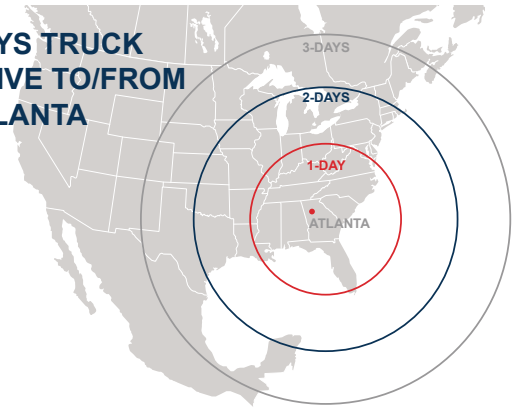
Square Footage	409,646 SF (Divisible) (360' x 1134')
Site Area	+/- 52.79 acres
Configuration	Rear load
Slab Thickness	7" Conventional, 4,000 PSI
Column Spacing	54' wide x 50' deep with 60' speed bays
Clear Height	36' clear minimum
Dock High Doors	68 - 9' x 10' insulated dock high doors (33 with 40,000 lb mechanical levelers)
Drive-In Doors	2 - 14' x 16' ramped, drive-in doors
Truck Court Depth	130' - 185'
Auto Parking	329 auto spaces
Trailer Storage	83 trailer spaces - expandable to 134 total spaces
Electrical	3 phase, 480/277 volt (amps designed to meet tenant's needs)
Lighting	LED with Motion Sensors
Sprinkler	ESFR sprinkler system with fire pump
Battery Chargers	20 battery chargers connections





CSX Intermodal	3.2 miles
I-85	3.6 miles
Hartsfield-Jackson Int'l Airport	17.2 miles
Norfolk Southern Intermodal (Inman)	28 miles
Port of Savannah	261 miles
Port of Charleston	327 miles

DAYS TRUCK DRIVE TO/FROM ATLANTA



CORE5 INDUSTRIAL PARTNERS

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