

Rail-Served by



125

Southside Court  
McDonough, GA 30253



UP TO **322,560 SF** AVAILABLE FOR LEASE

72,393 - 322,560 SF  
Available

6.4 Acres of  
Outside Storage

1.4 Miles to I-75

Owned by



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# Building Overview



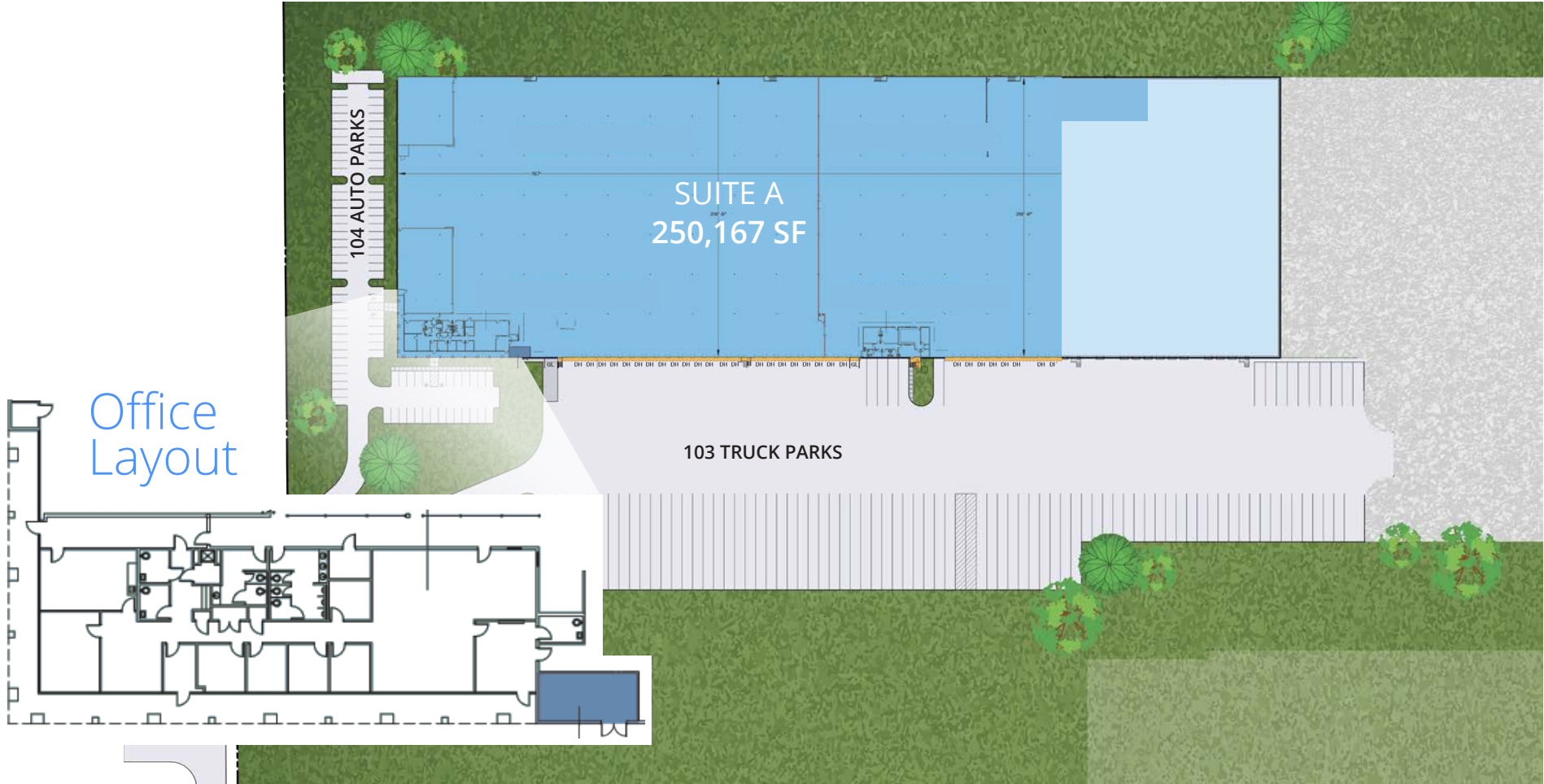
PGIM is pleased to present this unique offering comprised of a 322,560 SF distribution center + 6.4 acres of outside storage. The building is located just 1.4 miles away from I-75 which offers direct access to the Savannah port (5.8MM TEUs handled in 2022) and the Florida population (22MM) which now ranks third among all U.S. states. With multiple office pods in-place, the building offers suites ranging from 72,393 – 322,560 SF offering today's corporate users a rare opportunity to lease a Class-A building with outside storage and potential rail service.

<b>Building Total SF</b>	322,560
<b>Year Built</b>	2000
<b>Rail Service</b>	Norfolk Southern
<b>Building Depth</b>	320'
<b>Clear Height</b>	30'
<b>Speed Bays</b>	50'
<b>Column Spacing</b>	48' W x 45' D
<b>Truck Court Depth</b>	210-265'
<b>Sprinkler System</b>	ESFR
<b>Lighting</b>	LED light fixtures
<b>Outside Storage</b>	6.4 AC of graveled, fenced, lit outside storage

# Suite A

Available SF	250,167
Divisible SF	±150,000; demising wall in-place
Office SF	5,470 main office; 2,566 shipping office
Dock Highs	31 (9'x10') dock high doors; (15) 40,000 lb mechanical pit levelers, (16) 25,000 lb mechanical pit levelers

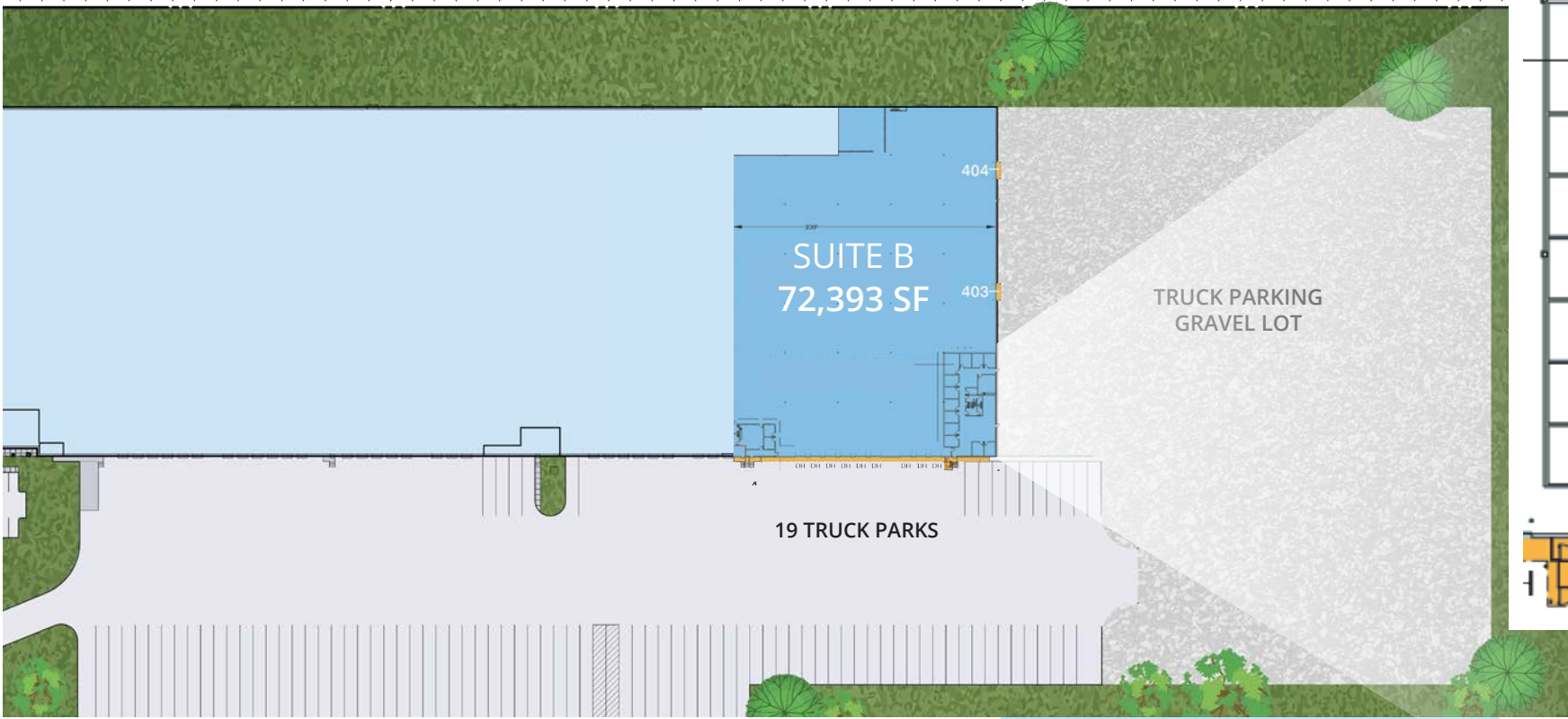
Drive-in Doors	2 (14' x 16')
Auto Parking	104
Trailer Parking	103; additional 6.4 acres of outside storage available
Truck Court	265'; double stacked trailer parking
Rail Doors	2 (9'x10') rail doors served by Norfolk Southern



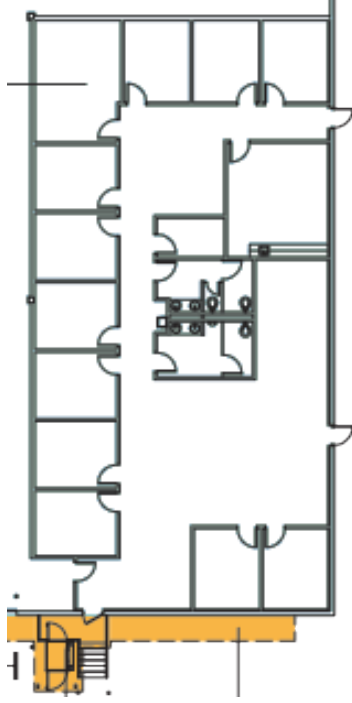
# Suite B

Available SF	72,393
Office SF	4,462
Dock Highs	9 (9'x10') dock high doors with 25,000 lb mechanical pit levelers

Drive-in Doors	2 (10'x12') grade-level doors
Auto Parking	29
Trailer Parking	19
Outside Storage	6.4 acres of graveled, lit, and fenced outside storage

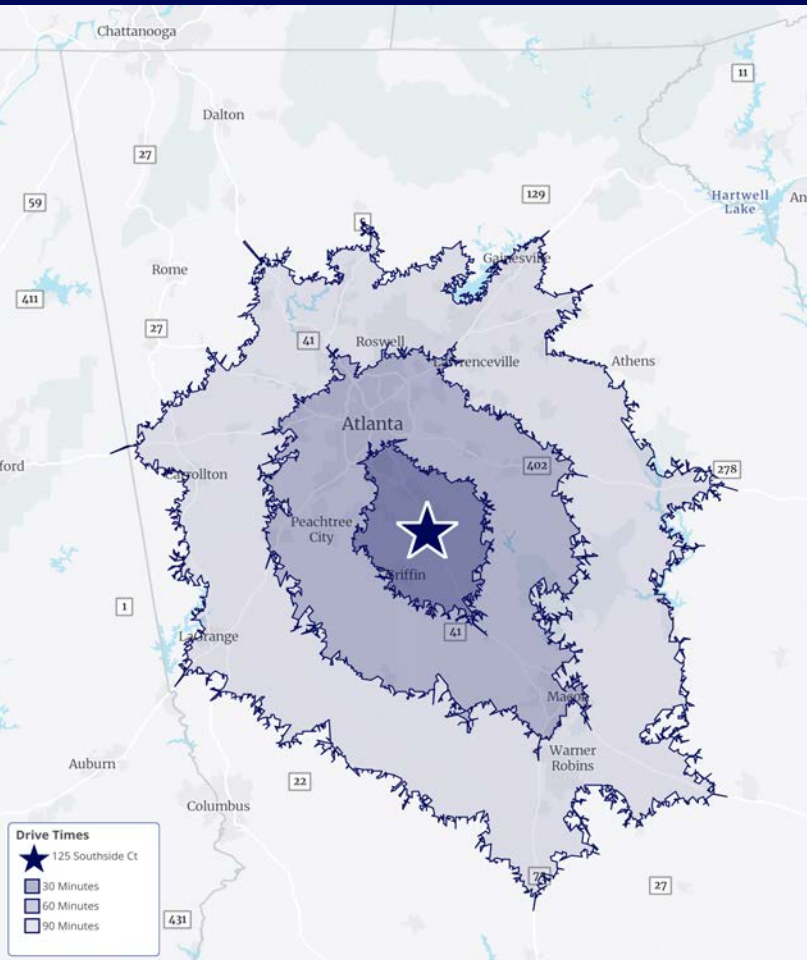


Office Layout



# Location and Drive Time

125 Southside Court is situated off Interstate 75, just 30 miles south of Atlanta, Georgia, and Hartsfield-Jackson Atlanta International Airport. Reach the majority of the U.S. within 3 hours flight time, or the west coast with 5 days via truck transit.



I-75 via Exit 216	1.4 miles	ATL Airport	24.3 miles
I-75 via Exit 218	2.8 miles	McDonough, GA	4.2 miles
I-285 via Exit 238	24.1 miles	Atlanta, GA	31.2 miles
I-285 via Exit 52	22.5 miles	Macon, GA	55.8 miles

# Port of Savannah

The Port of Savannah is the single largest and fastest-growing container terminal in America. Within 3.2 hours of 125 Southside, The Port of Savannah handled 11.2% of total U.S. containerized cargo volume and 11.4% of all U.S. containerized exports in FY2023. The port is located within 300 miles of 37.2 million residents, 11 major metro areas, eight major international airports and five major ports.



## LABOR STATISTICS



**274,202**

**FIVE YEAR PROJECTED POPULATION**

within 40 minute drive time  
(8.3% increase)



**\$17.52**

**MEDIAN HOURLY WAGE**  
(order picker)



**253,174**

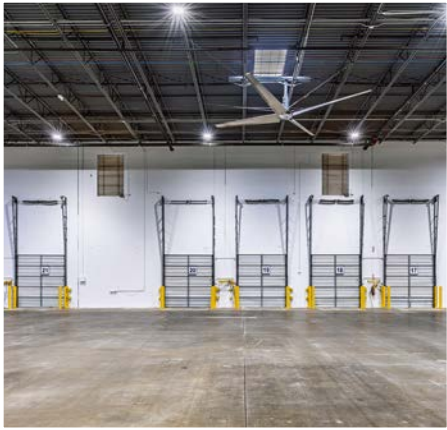
**POPULATION**  
within 40 minute drive time



**168,942**

**WORKFORCE**  
within 40 minute drive time

# Site Photos



The Colliers logo consists of the word "Colliers" in a white serif font, positioned above a horizontal bar with a yellow-to-red gradient. The logo is set against a dark blue rectangular background.

Colliers

A wide-angle photograph of a long, single-story industrial building with a light grey facade and a dark blue roof. The building features a series of roll-up doors along its length. The foreground is a large, paved parking lot with yellow and white markings. The sky is bright blue with scattered white clouds.

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