

105 Boggs Rd - Fully Leased BTS
107 Boggs Rd - 68,040 SF Available

LogistiCenter[®] at Boggs Road

Boggs Road | Villa Rica, GA 30180



Dermody.com

Overall Building Specifications

LogistiCenter[®] at Boggs Road



105 Boggs Rd

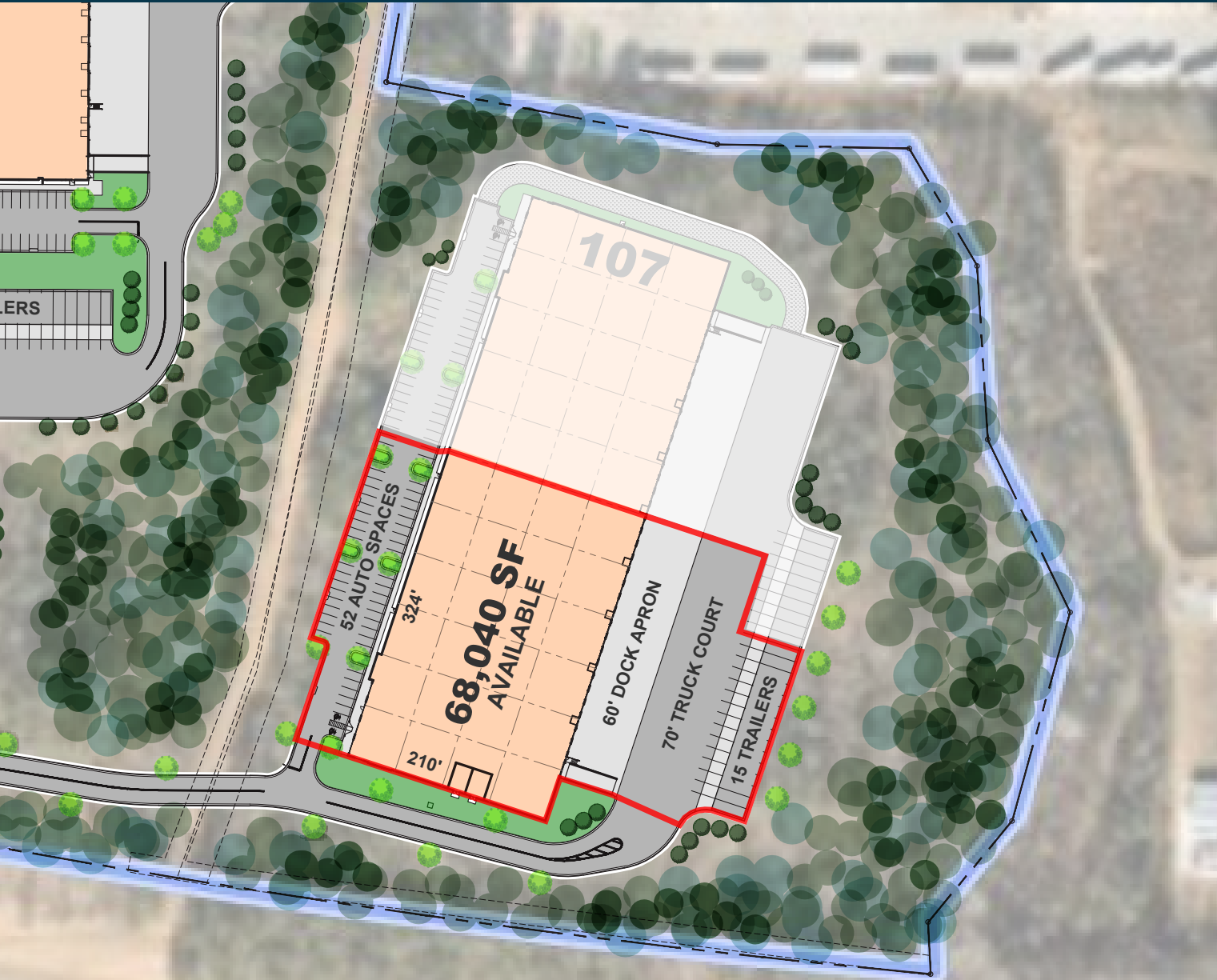
Footprint	±200,880 SF
Divisibility	Yes
Clear Height	32'
Column Spacing	50' x 54' (60 speed bay)
Dock-High Doors	Up to 39 (9' x 10')
Drive-In Doors	2 (14' x 16')
Dock Levelers	21 (40,000 lbs.)
Trailer Parking	72
Auto Parking	99
Power	2,000 Amps
Lighting	30 fc LED
Roof	60 mil TPO
Fire Protection	ESFR

107 Bogg Rd

Overall Footprint	±124,740 SF
Divisibility	Yes
Clear Height	32'
Column Spacing	50' x 54' (60 speed bay)
Dock-High Doors	30 (9' x 10')
Drive-In Doors	2 (14' x 16')
Dock Levelers	10 (40,000 lbs.)
Trailer Parking	25
Auto Parking	94
Power	1,600 Amps
Lighting	30 fc LED
Roof	60 mil TPO
Fire Protection	ESFR

107 Boggs Road - 68,040 SF Available

LogistiCenter® at Boggs Road

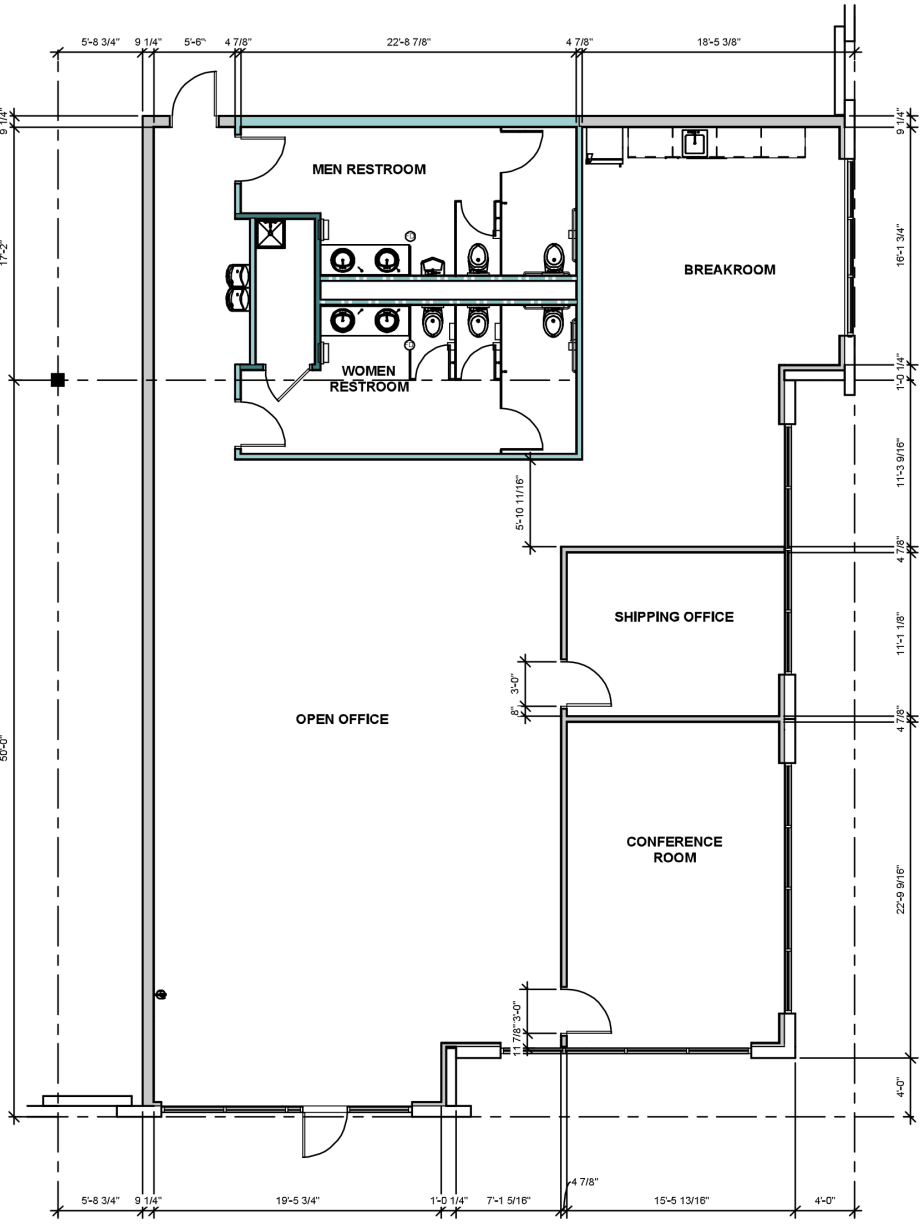


107 Boggs Rd - Suite 100

Available	±68,040 SF
Spec Office	2,642 SF
Divisibility	No
Clear Height	32'
Column Spacing	50' x 54' (60 speed bay)
Dock-High Doors	18 (9' x 10')
Drive-In Doors	1 (14' x 16')
Dock Levelers	6 (40,000 lbs.)
Trailer Parking	15
Auto Parking	52
Power	1,000 Amps
Lighting	30 fc LED
Roof	60 mil TPO
Fire Protection	ESFR

Spec Office Floor Plan

107 Boggs Road (2,642 SF)



Local Aerial

LogistiCenter® at Boggs Road



VETERANS MEMORIAL HWY

BOGGS RD

LIBERTY RD

0.7 MI. to I-20

EXIT 26

CITY OF VILLA RICA
+/- 42 ACRES
ZONED I2
(MED. DENSITY INDUSTRIAL)

INTERSTATE 20

Southwire®

Southwire®



Corporate Neighbors

LogistiCenter® at Boggs Road



Royal Metal Products
JANUS INTERNATIONAL GROUP

SaddleCreek LOGISTICS SERVICES

Printpack

SUGAR FOODS CORPORATION

LEUCO

injex

Universal Pure

Flowers FOODS

Builders FirstSource

Builders FirstSource

verida

struktol®

VILLARICA

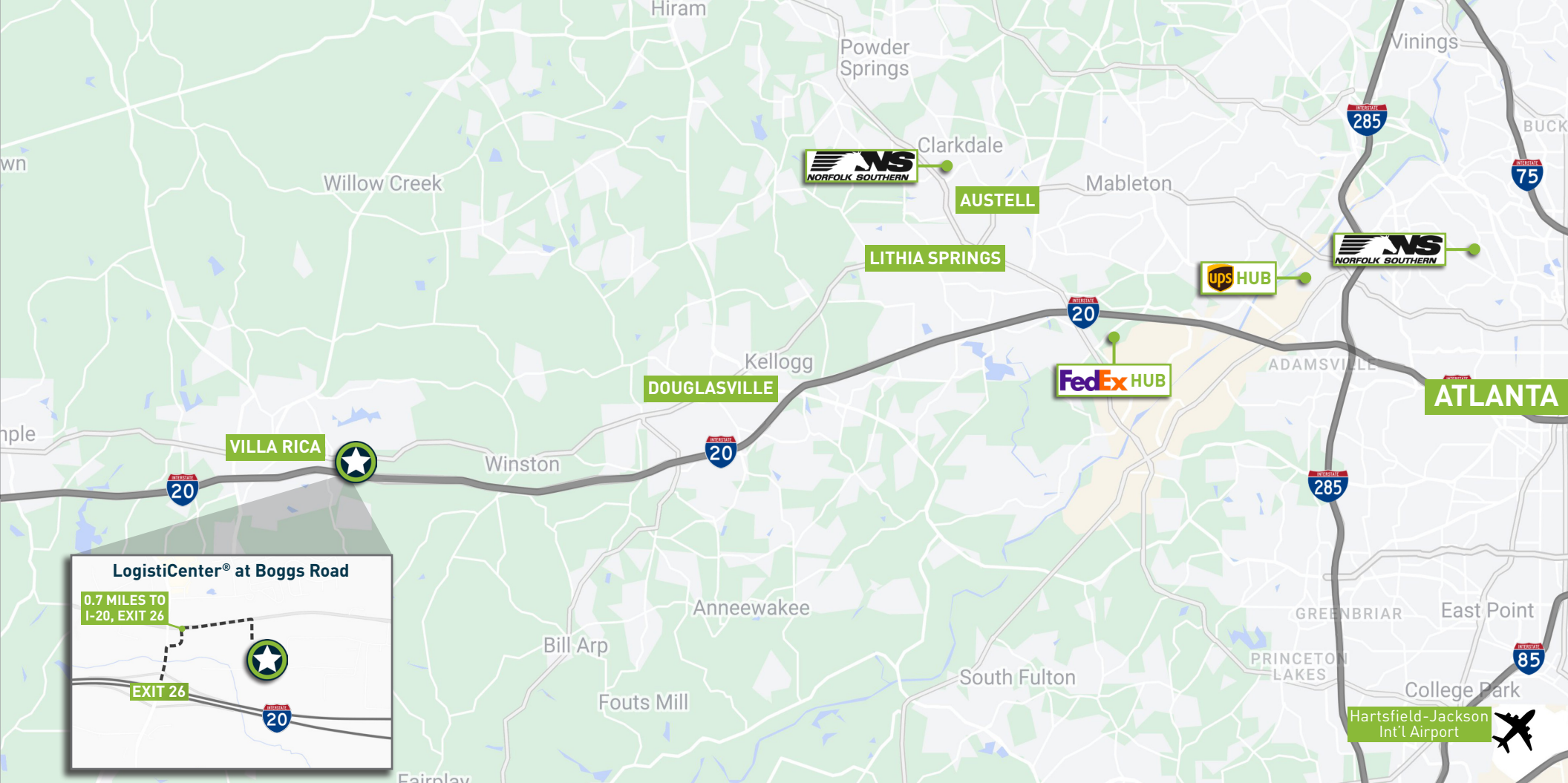
Hitachi Astemo

Southwire

TURANO

LogistiCenter® at Boggs Road

DERMODY



Location

LogistiCenter® at Boggs Road is located in the I-20 West Atlanta submarket, which contains 63,009,059 square feet of industrial space. A majority of these industrial buildings are leased by a variety of light and bulk warehousing, manufacturing, distribution and e-commerce companies. Immediate corporate neighbors include: Southwire, Turano Baking Co., SERVPRO, Southeast Connections, and Scruggs Blending & Packaging.

LogistiCenter® at Boggs Road's location provides immediate access to Atlanta's major transportation arteries via I-20 servicing the city, which include I-285, I-85, I-75 and GA-400. Atlanta's transportation arteries lend direct access to the Appalachian Regional Port, Port of Savannah and Port of Charleston.

With 806 million square feet of industrial space and counting, the Metro Atlanta market remains on solid footing. Atlanta's low business costs, abundance of labor, robust infrastructure and port access make it an important national distribution hub. Atlanta continues to benefit from fast-growing Southeastern ports such as those in Savannah and Charleston.

Ports & Transportation	Miles
Interstate 20 (Exit 26)	0.7 Mile
FedEx Hub	19 Miles
Norfolk Southern - Austell	21 Miles
UPS Hub	25 Miles
Interstate 285	25 Miles
CSX - Fairburn	28 Miles
Norfolk Southern - Inman Yard	31 Miles
Hartsfield-Jackson Int'l Airport	36 Miles
Appalachian Regional Port	92 Miles
Port of Savannah	281 Miles
Port of Charleston	339 Miles



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at Boggs Road

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About Dermody

Dermody 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 has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas and New Jersey. For more information, visit www.Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. 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® 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.

About Hughes Commercial Real Estate

Hughes Commercial Real Estate is a real estate brokerage, investment and development firm based in Atlanta, GA. We primarily focus on representing tenants, landlords and investors in the sale, leasing, development and management of industrial real estate. We've done business in nearly every major market throughout the United States with our strategic partners. We are a highly specialized firm focused on our clients' success.



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