



# JONESBORO

COMMERCE CENTER

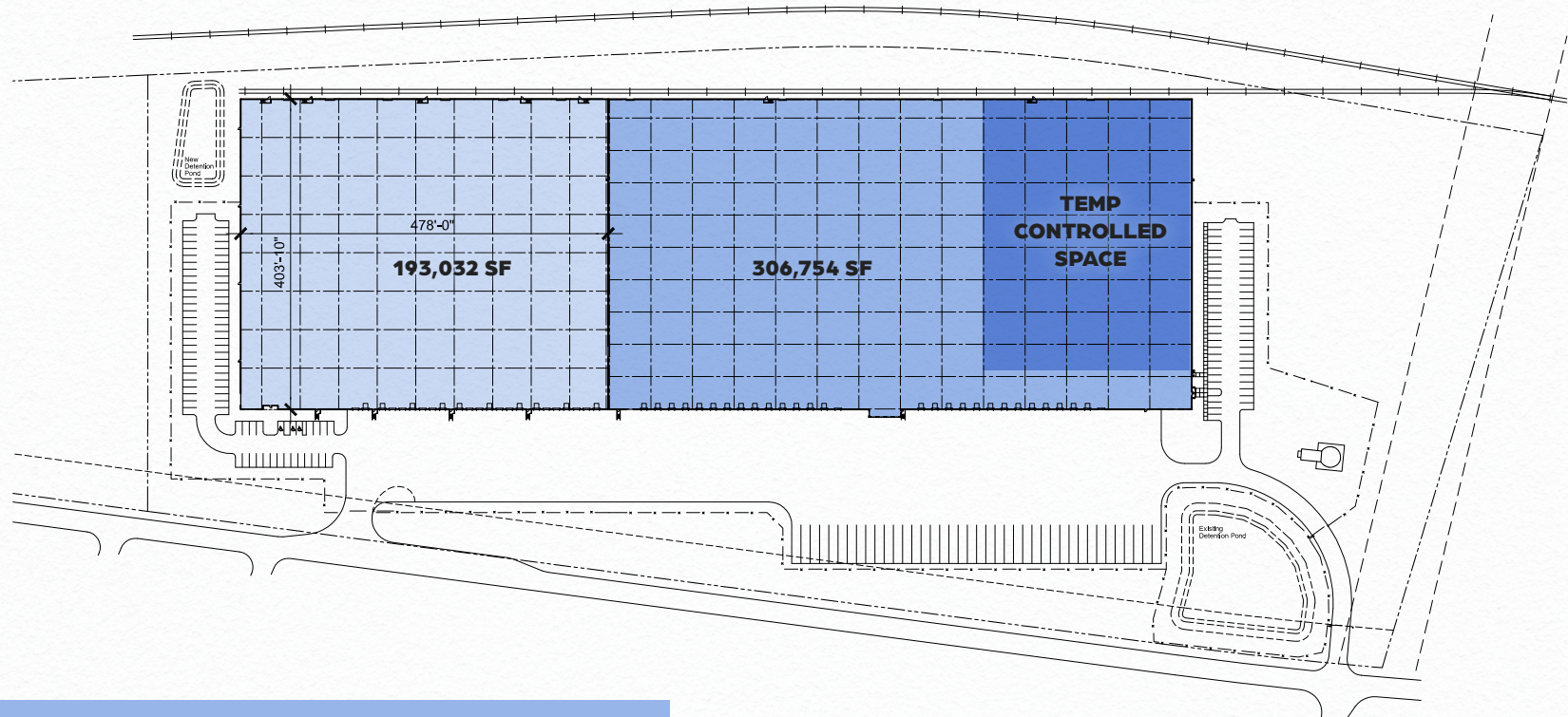
STRATEGIC LOCATION, INDUSTRIAL EXCELLENCE

9250 S MAIN ST, JONESBORO, GA 30236

**499,960 SF AVAILABLE FOR LEASE**

# MASTER SITE PLAN

INCLUDES 100K SF CONDITIONED WAREHOUSE



## PROPERTY HIGHLIGHTS



**TOTAL AVAILABLE**  
499,960 SF



**DRIVE-INS**  
3 drive-ins



**SPRINKLER**  
ESFR



**PARKING**  
136 auto spots & 40 trailer parks



**OFFICE SPACE**  
12,300 SF total office area



**CEILING HEIGHT**  
28' 6" clear



**RACKING AVAILABLE**  
7,000+ pallets



**TEMPERATURE CONTROLLED**  
100,000 SF temperature controlled room



**DOCK HIGH**  
50 dock high doors (37 with levelers)

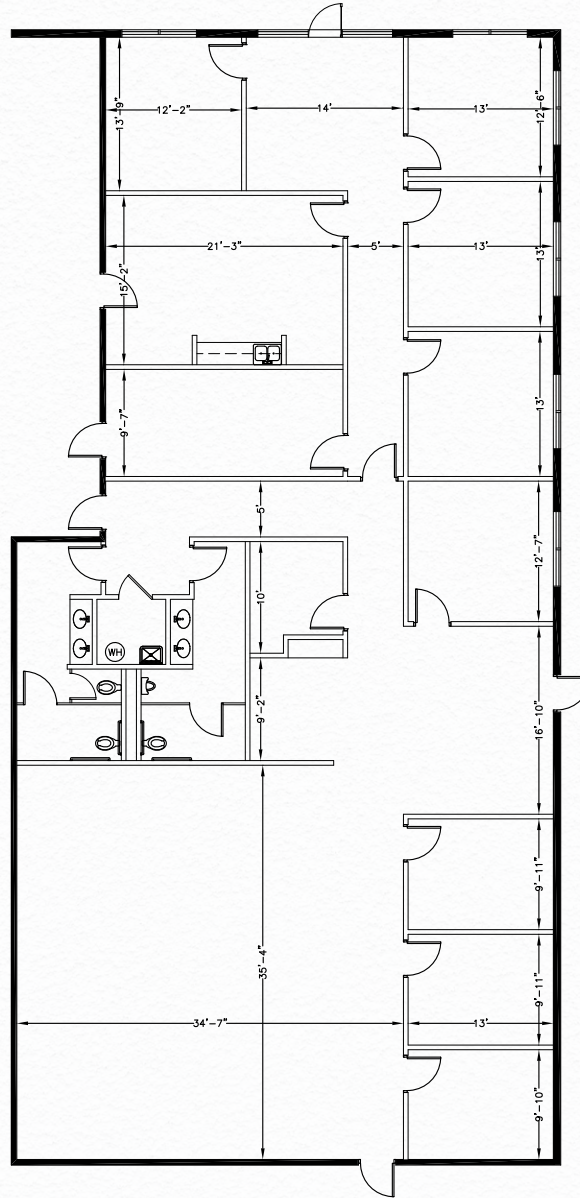


**COLUMN SPACING**  
54' wide x 42' deep

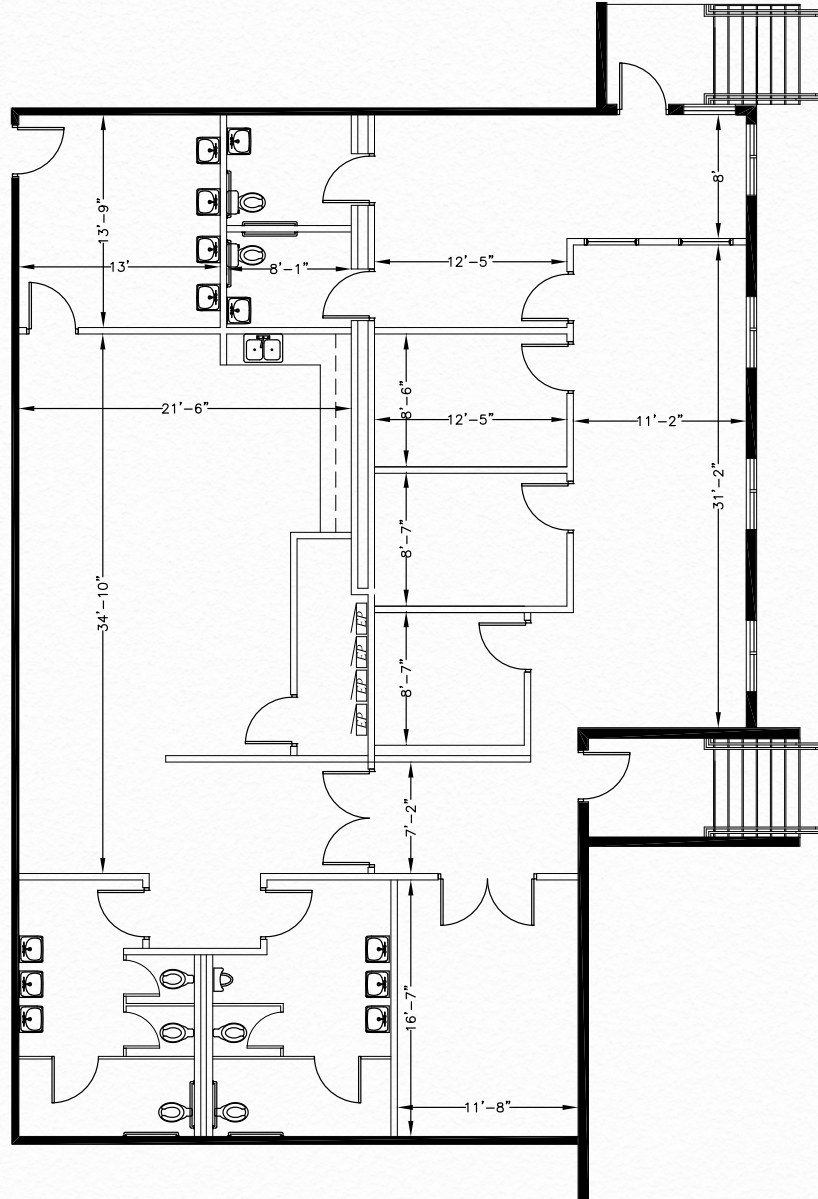


**RAIL LINE**  
Norfolk Southern; 4 active rail doors

# OFFICE PLAN

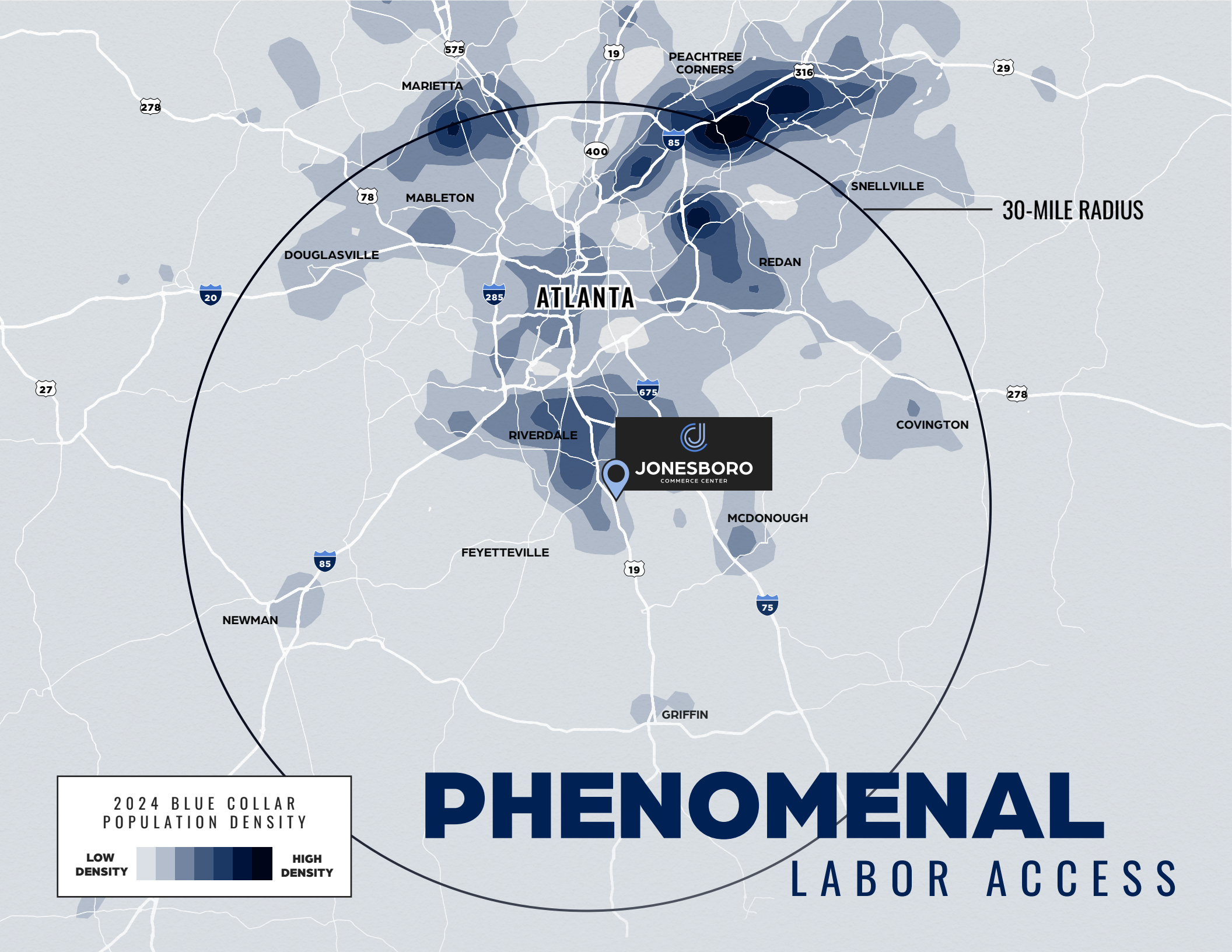


# OFFICE PLAN



# SITE PHOTOS





30-MILE RADIUS

ATLANTA

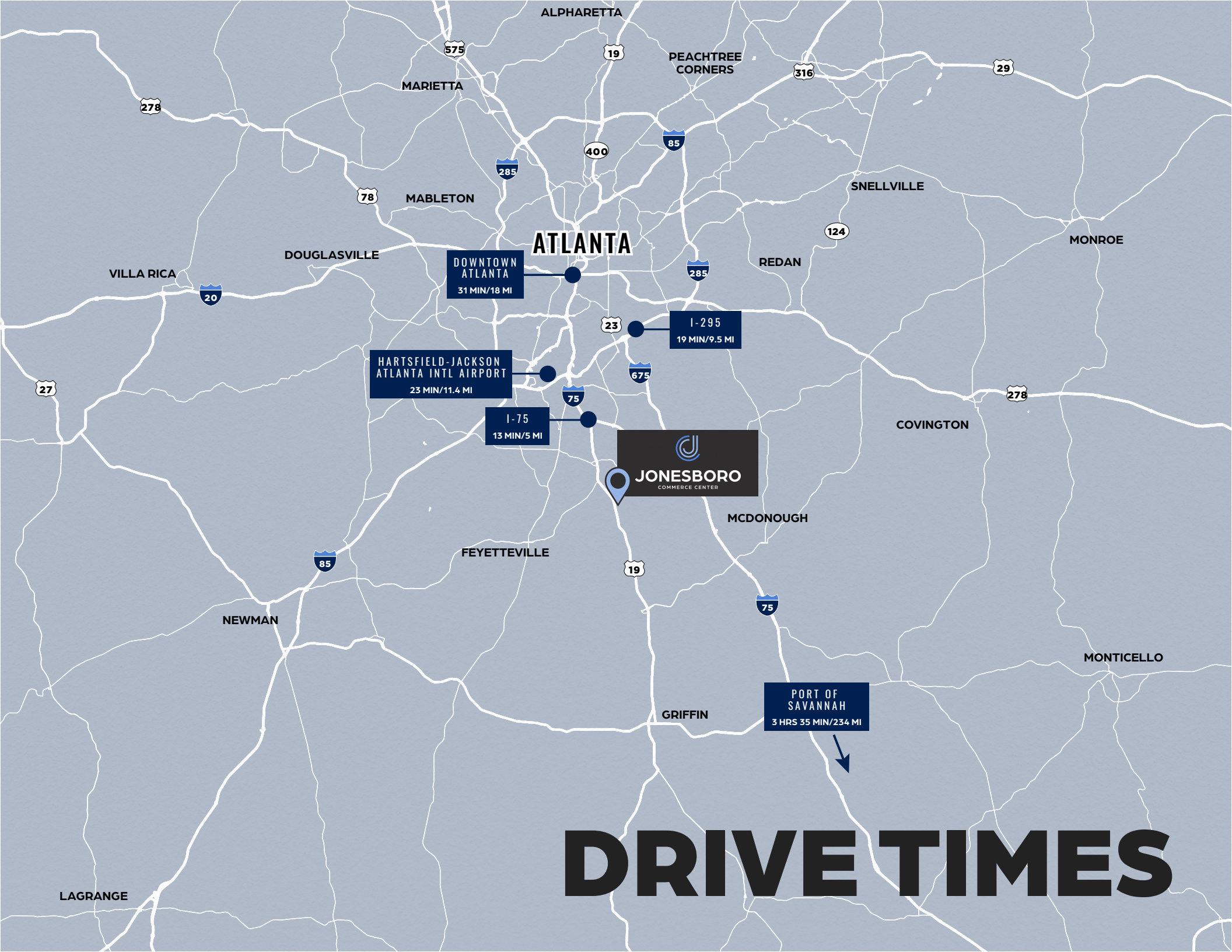
**JONESBORO**  
COMMERCE CENTER

2024 BLUE COLLAR  
POPULATION DENSITY

LOW DENSITY  HIGH DENSITY

# PHENOMENAL

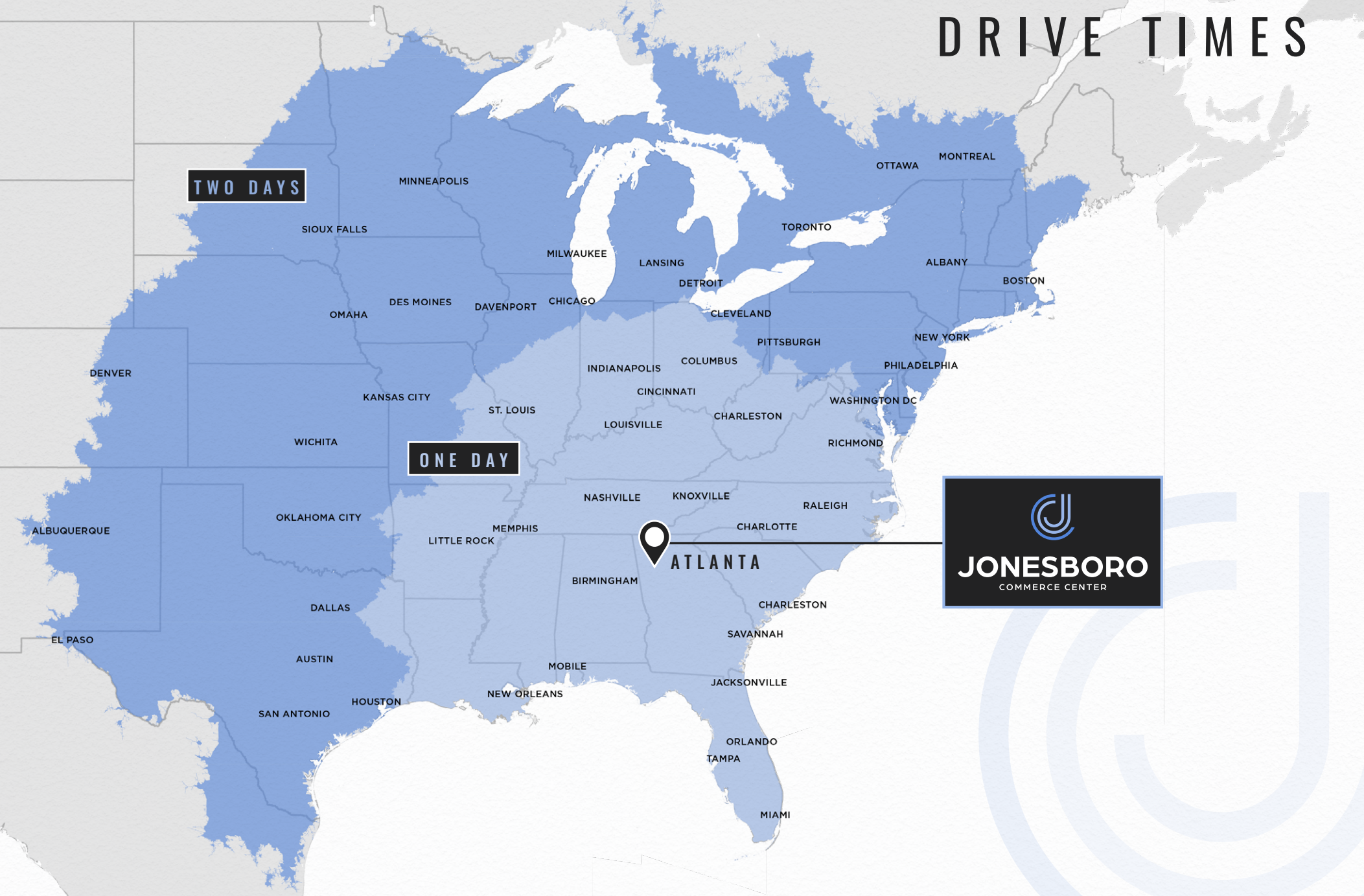
LABOR ACCESS



# DRIVE TIMES

# STRATEGIC ACCESS

## DRIVE TIMES



# EVERYTHING

## AT YOUR FINGERTIPS

### RETAIL OPTIONS

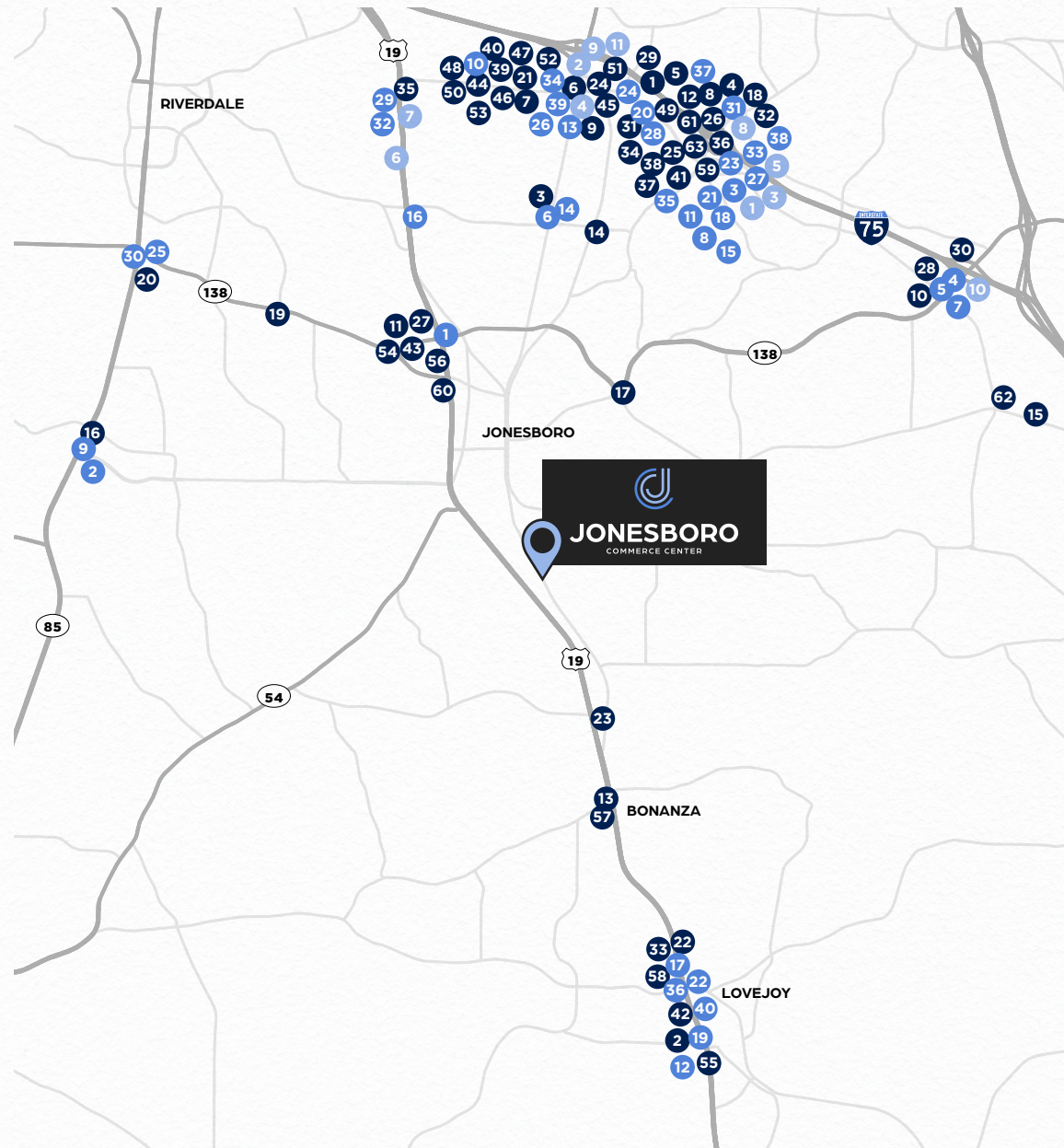
- |                             |                                |  |
|-----------------------------|--------------------------------|--|
| 1. Costco Wholesale Corp.   | 22. Family Dollar Stores       | 43. Rainbow Shops                      |
| 2. Walmart                  | 23. Family Dollar Stores       | 44. Rainbow Shops                      |
| 3. Sam's Club               | 24. Burlington Stores          | 45. Rainbow Shops                      |
| 4. Party City               | 25. Harbor Freight Tools       | 46. Victoria's Secret                  |
| 5. Shoppers World           | 26. Best Buy                   | 47. Express                            |
| 6. Casual Male XL           | 27. Aaron's                    | 48. Hot Topic                          |
| 7. K & G Fashion Superstore | 28. Aaron's                    | 49. David's Bridal                     |
| 8. Ross Stores              | 29. Ashley Furniture HomeStore | 50. H&M (Hennes & Mauritz)             |
| 9. T.J. Maxx                | 30. Lowe's                     | 51. DTLR                               |
| 10. Kohl's                  | 31. Lowe's                     | 52. Citi Trends                        |
| 11. Roses                   | 32. The Home Depot             | 53. Macy's                             |
| 12. Roses                   | 33. The Home Depot             | 54. ALDI                               |
| 13. Dollar General          | 34. Goodwill Industries        | 55. ALDI                               |
| 14. Dollar General          | 35. Office Depot               | 56. Kroger                             |
| 15. Dollar General          | 36. PetSmart                   | 57. Kroger                             |
| 16. Dollar General          | 37. Plato's Closet             | 58. Food Depot                         |
| 17. Dollar Tree             | 38. Once Upon a Child          | 59. Publix Super Markets               |
| 18. Dollar Tree             | 39. The Children's Place       | 60. Lidl US                            |
| 19. Family Dollar Stores    | 40. Aéropostale                | 61. IGA (Independent Grocers Alliance) |
| 20. Family Dollar Stores    | 41. Clothes Mentor             | 62. Ingles Markets                     |
| 21. Family Dollar Stores    | 42. Rainbow Shops              | 63. America's Thrift Store             |

### RESTAURANTS

- |                               |                            |                              |
|-------------------------------|----------------------------|------------------------------|
| 1. Checkers                   | 14. Bojangles'             | 28. TGI Fridays              |
| 2. Sonic                      | 15. Chick-fil-A            | 29. Applebee's               |
| 3. Steak 'n Shake             | 16. Chick-fil-A            | 30. Zaxby's                  |
| 4. Burger King                | 17. Chick-fil-A            | 31. Carrabba's Italian Grill |
| 5. Wendy's                    | 18. Panda Express          | 32. Hooters                  |
| 6. Wendy's                    | 19. Panda Express          | 33. Chili's Grill & Bar      |
| 7. McDonald's                 | 20. Moe's Southwest Grill  | 34. SUBWAY                   |
| 8. McDonald's                 | 21. Chipotle Mexican Grill | 35. SUBWAY                   |
| 9. McDonald's                 | 22. Buffalo Wild Wings     | 36. Panera Bread             |
| 10. Dairy Queen               | 23. Waffle House           | 37. American Deli            |
| 11. Arby's                    | 24. Waffle House           | 38. Jersey Mike's            |
| 12. Popeyes Louisiana Kitchen | 25. IHOP                   | 39. Del Taco                 |
| 13. KFC                       | 26. Olive Garden           | 40. Taco Bell                |
|                               | 27. LongHorn Steakhouse    |                              |

### HOTELS

- |                                     |                            |  |
|-------------------------------------|----------------------------|--|
| 1. Country Inn & Suites by Radisson | 5. InTown Suites           | 10. Fairfield Inn & Suites by Marriott |
| 2. Quality Inn                      | 6. InTown Suites           | 11. Days Inn                           |
| 3. Extended Stay America            | 7. Motel 6                 |  |
| 4. Hampton                          | 8. Americas Best Value Inn |  |
|                                     | 9. Drury Hotels            |  |





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## FOR MORE INFORMATION, PLEASE CONTACT:

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