

**±804,900  
TOTAL SF**

**AVAILABLE  
DELIVERING Q3 2026**

**BUILDING A**

±185,900 SF  
HOGANSVILLE, GA 30230

**BUILDING B**

±279,000 SF  
HOGANSVILLE, GA 30230

**BUILDING C**

±340,000 SF  
HOGANSVILLE, GA 30230



**LONE OAK  
LOGISTICS CENTER**

**CBRE**

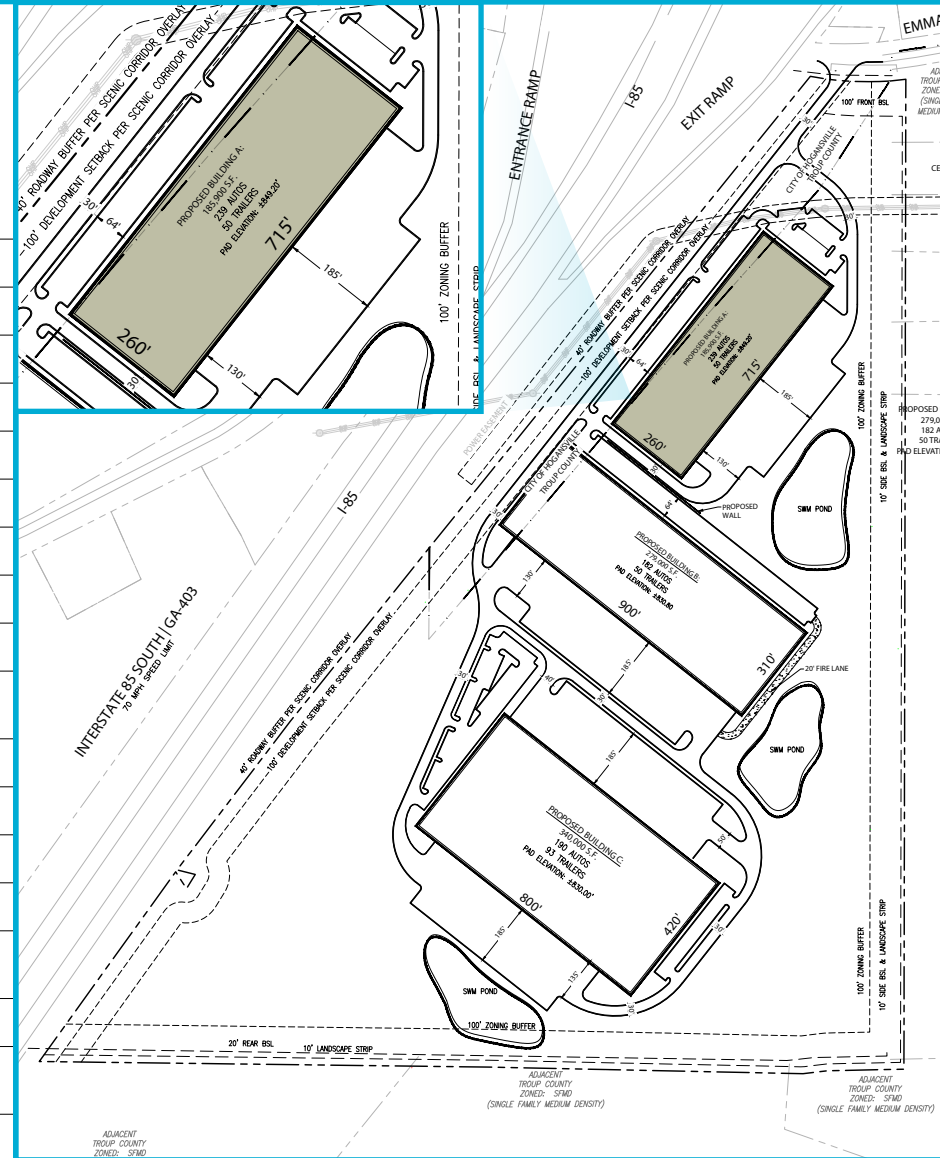
Trammell Crow Company

# SITE PLAN

## BUILDING A : 185,900 SF

### BUILDINGS SPECIFICATIONS

Building Size	185,900 SF
Building Clear Height	36' clear at the first column line
Building Dimensions	260'D x 715'L
Bay Spacing	50' x 50'
Trailer Parks	50 trailer parks
Automobile Parks	239 auto spaces
Drive-In Ramps	2 – (12' X 14') drive-in ramps
Concrete Floor Slab	7" 4,000 psi on 6" stone, with 10 mil vapor barrier - FF55/FF35
Fire Protection	ESFR (Early Suppression Fast Response) –Commodity Class I-V & Group A plastics
Roof System	TPO – Mechanically Fastened 45 Mil, R-19 polyiso roof insulation or code min
Warehouse Ventilation	Per code Air Changes per hour – roof top fans with motorized louvers on exterior walls
Dock High Doors	30 – (9' X 10') dock doors with vision panels
Dock Equipment	Z-Guards and Dock Bumpers at each door
Electrical Service	1 – 2,500 AMP services
Truck Court	185' constructed with all heavy-duty concrete paving 7" thick 4,000 psi – non-reinforced
Exterior Wall Construction	Painted Concrete Tilt-Wall
Warehouse Heat	Roof-mounted heating system (Cambridge Style Units) designed for freeze protection
Entrances-Store Fronts	Two full store front entrance; two entrances with knock-out panels
Floor Sealer	Lapidolith or Ashford equivalent
Interior Lighting	Code required egress lighting – lighting to be installed as part of the tenant upfit
Exterior Lighting	LED wall packs; LED site light poles supplied by Power Company
Interior Painting	Painted interior warehouse walls and columns

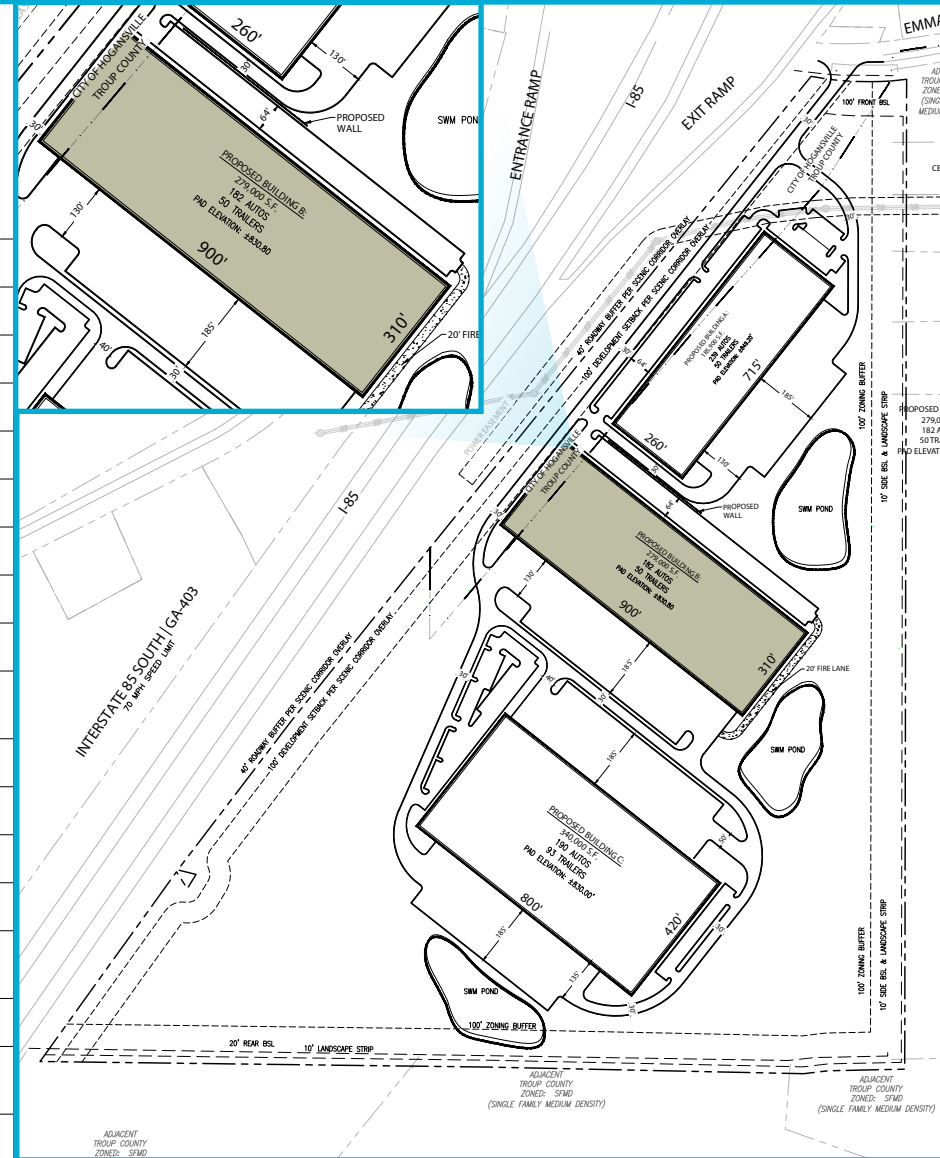


# SITE PLAN

## BUILDING B : 279,000 SF

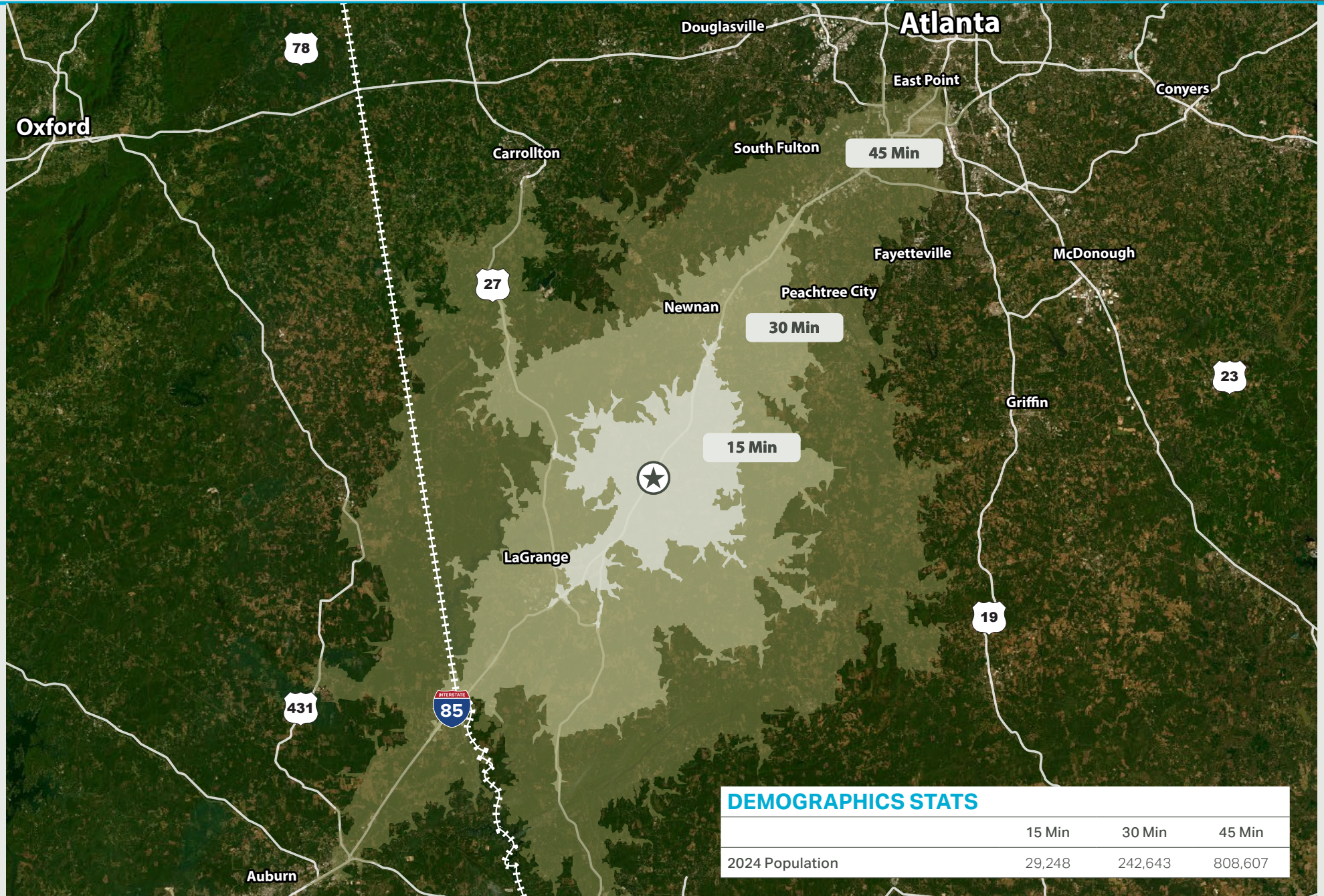
### BUILDINGS SPECIFICATIONS

Building Size	279,000 SF
Building Clear Height	36' clear at the first column line
Building Dimensions	310'D x 900'L
Bay Spacing	54' x 50'
Trailer Parks	50 trailer parks
Automobile Parks	182 auto spaces
Drive-In Ramps	2 – (12' X 14') drive-in ramps
Concrete Floor Slab	7" 4,000 psi on 6" stone, with 10 mil vapor barrier - FF55/FF35
Fire Protection	ESFR (Early Suppression Fast Response) -Commodity Class I-V & Group A plastics
Roof System	TPO – Mechanically Fastened 45 Mil, R-19 polyiso roof insulation or code min
Warehouse Ventilation	Per code Air Changes per hour – roof top fans with motorized louvers on exterior walls
Dock High Doors	60 – (9' X 10') dock doors with vision panels
Dock Equipment	Z-Guards and Dock Bumpers at each door
Electrical Service	1 – 2,500 AMP services
Truck Court	185' constructed with all heavy-duty concrete paving 7" thick 4,000 psi – non-reinforced
Exterior Wall Construction	Painted Concrete Tilt-Wall
Warehouse Heat	Roof-mounted heating system (Cambridge Style Units) designed for freeze protection
Entrances-Store Fronts	Two full store front entrance; two entrances with knock-out panels
Floor Sealer	Lapidolith or Ashford equivalent
Interior Lighting	Code required egress lighting – lighting to be installed as part of the tenant upfit
Exterior Lighting	LED wall packs; LED site light poles supplied by Power Company
Interior Painting	Painted interior warehouse walls and columns





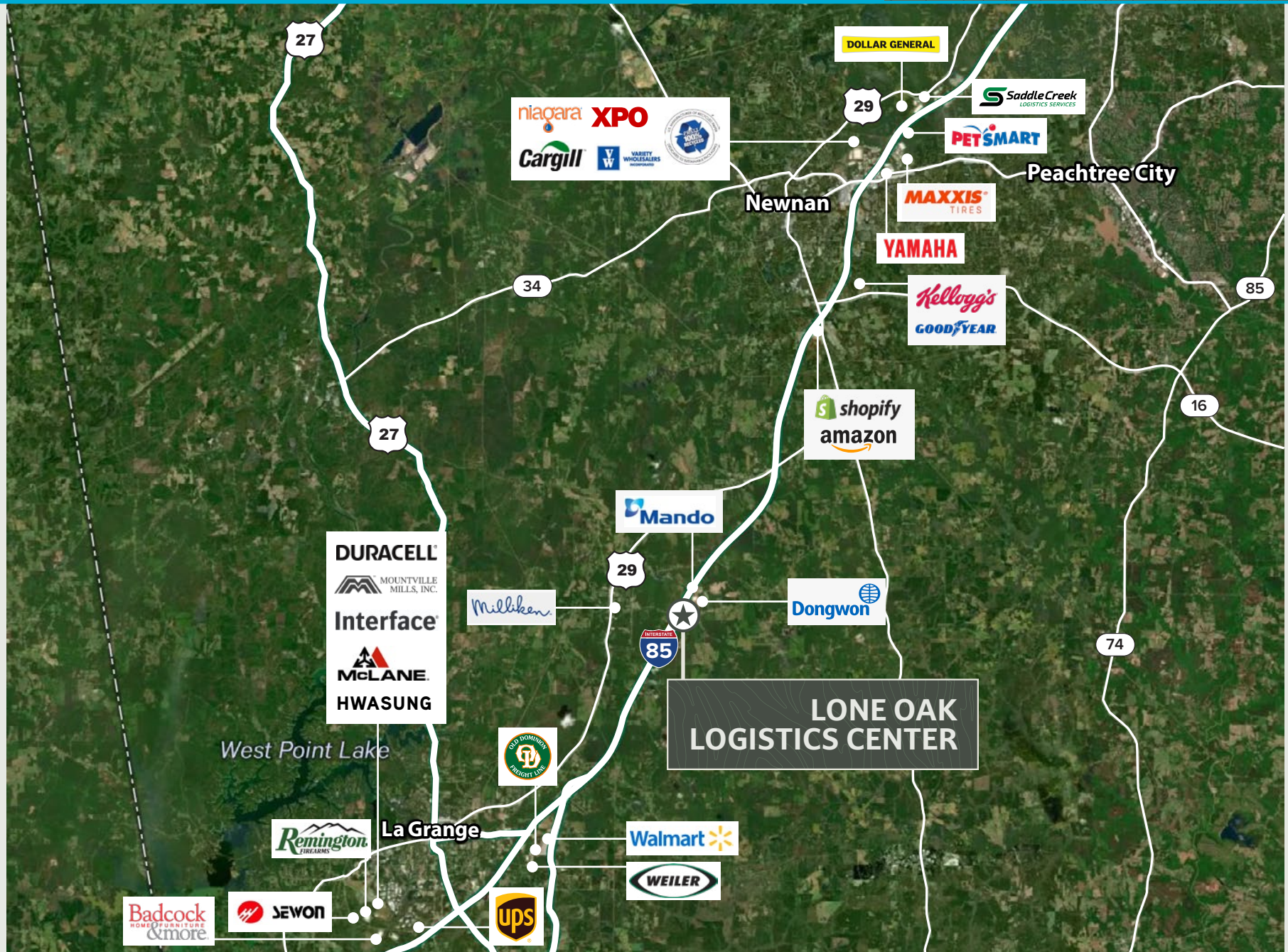
# POPULATION + DRIVETIME



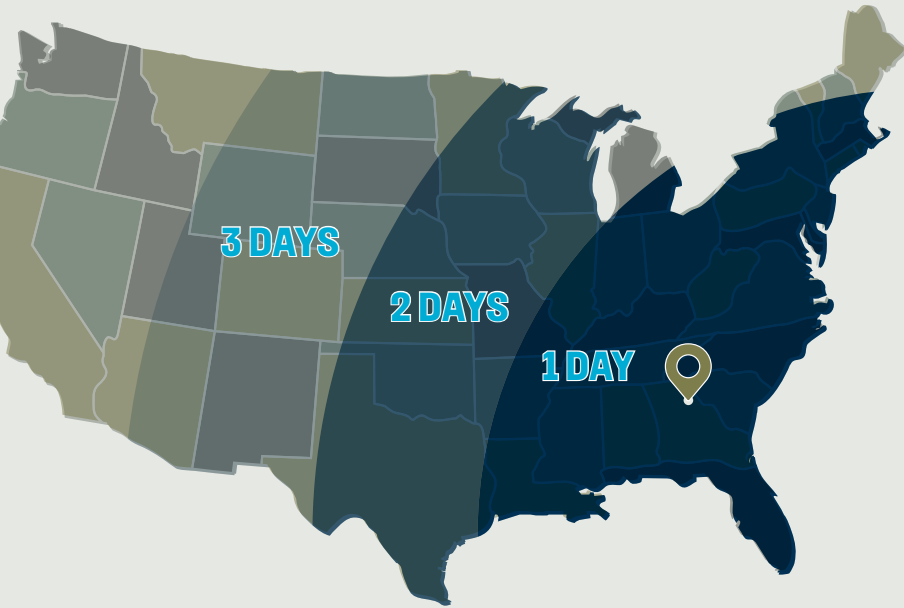
# NEARBY AMENITIES



# SURROUNDING TENANTS



# FREIGHT TRAVEL DRIVE TIME



## KEY POINTS OF INTEREST

LaGrange	8 Min/10.2 Miles	KIA Plant	20 Min/22.5 Miles
LaGrange Inland Port	11 Min/11.6 Miles	Columbus, GA	44 Min/51.5 Miles
CSX Intermodel	30 Min/33.1 Miles	Montgomery, AL	1 hr 31 Min/102 Miles
I-285	32 Min/40 Miles	Savannah, GA	4 hr 2 Min/249 Miles
Hartsfield International Airport	35 Min/42 Miles		



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