



1,028,831 SF
Available for Lease

PNK Griffin 200

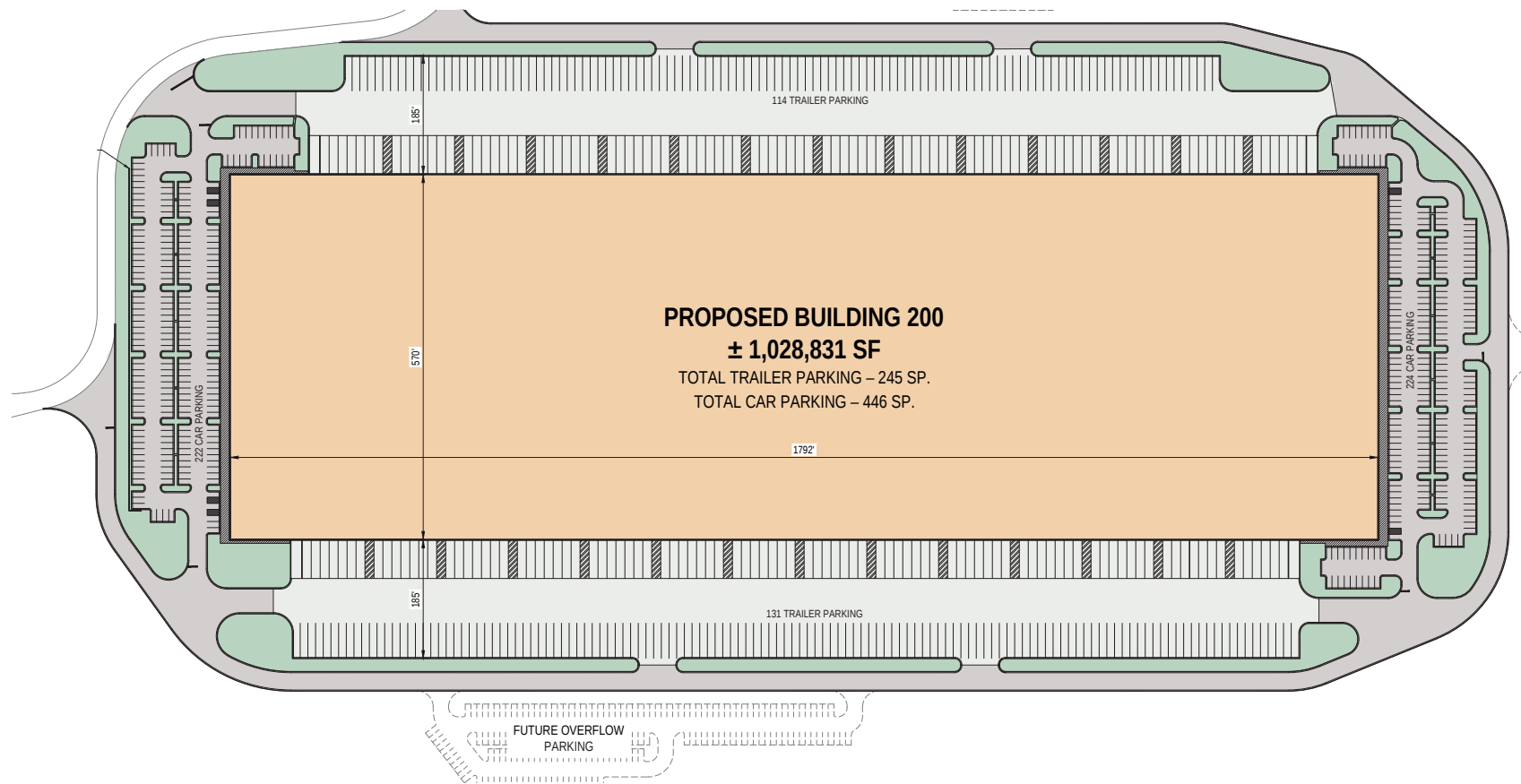
**550 S McDonough Road
Griffin, GA 30223**



Scan to learn more

PNKgroup



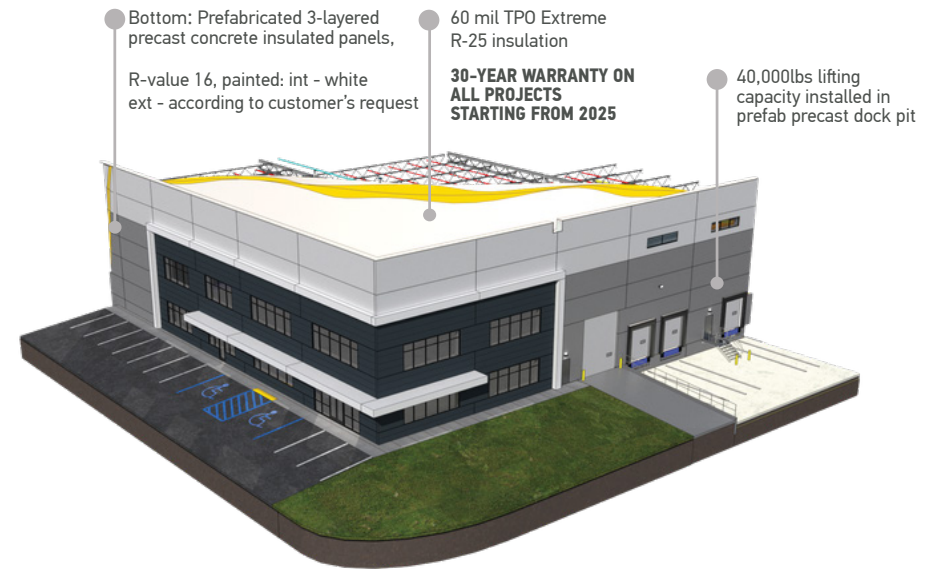
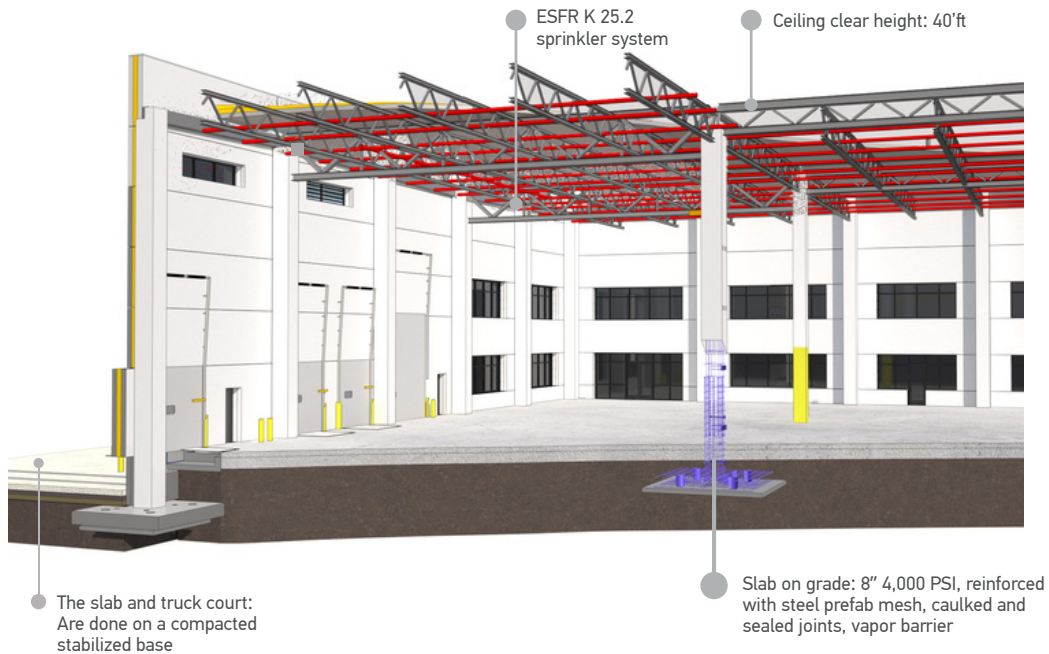


Site Plan

- Configuration: Cross dock
- Available SF: 1,028,831 SF
- Office SF: TBD
- Building Dimensions: 570' D x 1,792' W
- Clear Height: 40'
- Trailer Parking: 245 spaces
- Auto Parking: 446 spaces
- Dock Doors: 162, equipped with pneumatic dock levelers, expandable to 194

- Drive-in Doors: Four (4)
- Column Spacing: 50' x 56' with 60' speed bay
- Truck Court Depth: 185'
- Slab: 8" 4,000 psi reinforced
- Roof: 60 mil TPO mechanically fastened; 30 year, R-25
- Sprinkler: ESRF sprinkler system
- Lighting: LED lighting at 30 FC with 15' whips
- Electrical: 8,000 amps of power provided & 10 megawatts available on demand

PNK BUILDING STRUCTURE



✓

**REINFORCED CONCRETE
STRUCTURAL FRAME**

✓

**8" REINFORCED
CONCRETE SLAB**

✓

**COMPLETE SET OF
DOCK EQUIPMENT**

PNK WARRANTY

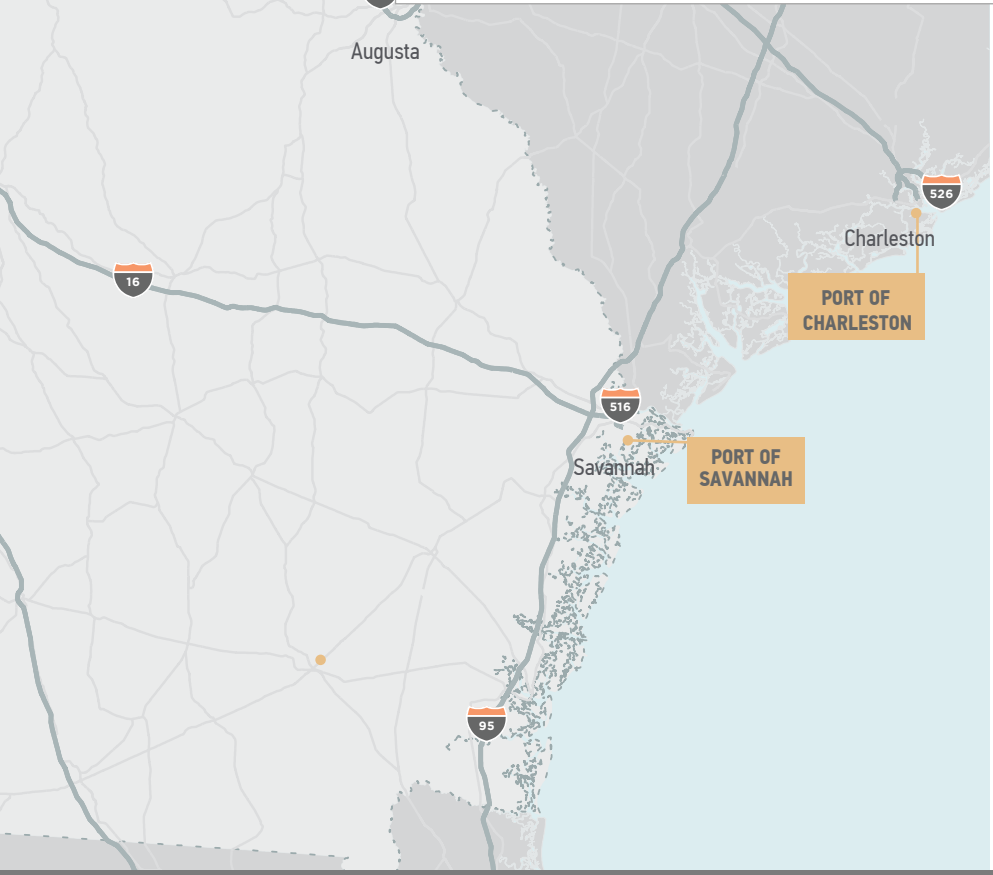
- 5 YEARS FOR THE REINFORCED CONCRETE BUILDING FRAME
- 30 YEARS FOR THE ROOFING MEMBRANE ON ALL PROJECTS STARTING FROM 2025

CORPORATE NEIGHBORS

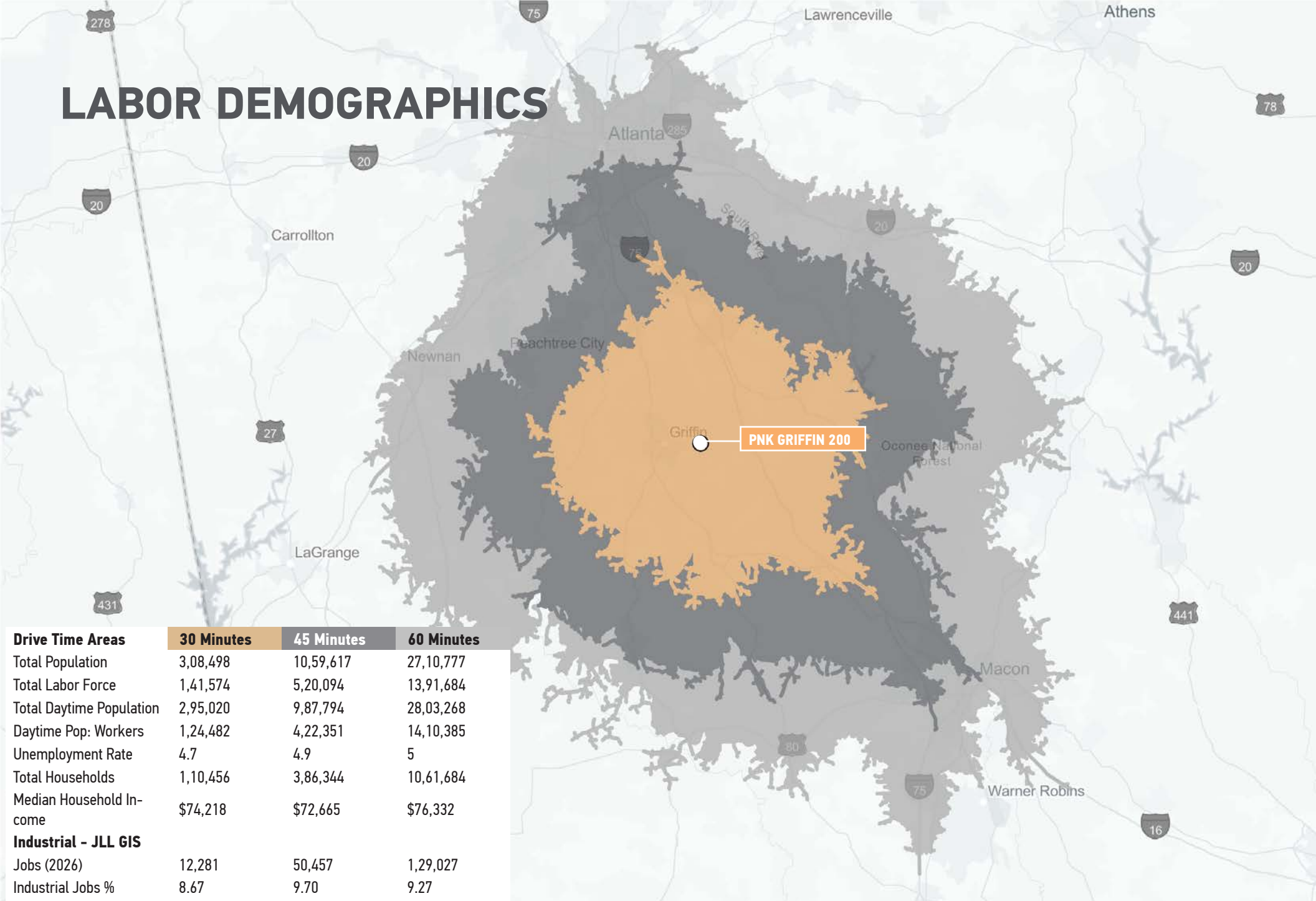




KEY DISTANCES	
I-75	6 miles
Hartsfield-Jackson Atlanta Int'l Airport	35.3 miles
Norfolk Southern Intermodal- Atlanta	47.8 miles
CSX Intermodal - Fairburn	41.4 miles
Gainesville Inland Port	102 miles
Port of Savannah	215 miles
Port of Charleston	297 miles



LABOR DEMOGRAPHICS



Drive Time Areas	30 Minutes	45 Minutes	60 Minutes
Total Population	3,08,498	10,59,617	27,10,777
Total Labor Force	1,41,574	5,20,094	13,91,684
Total Daytime Population	2,95,020	9,87,794	28,03,268
Daytime Pop: Workers	1,24,482	4,22,351	14,10,385
Unemployment Rate	4.7	4.9	5
Total Households	1,10,456	3,86,344	10,61,684
Median Household Income	\$74,218	\$72,665	\$76,332
Industrial - JLL GIS			
Jobs (2026)	12,281	50,457	1,29,027
Industrial Jobs %	8.67	9.70	9.27

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