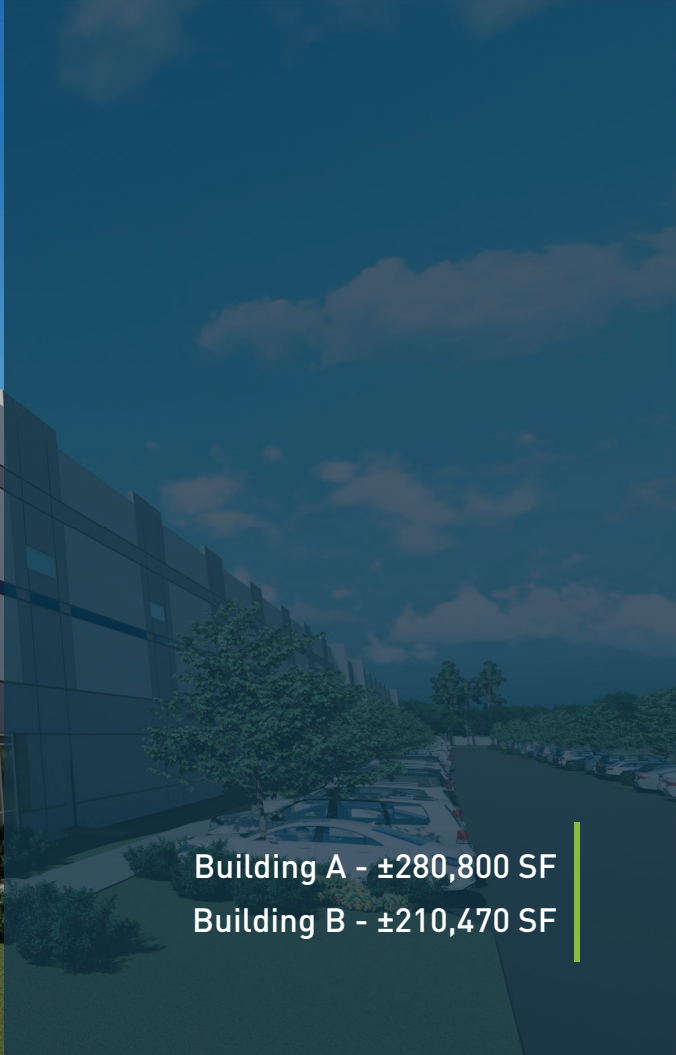
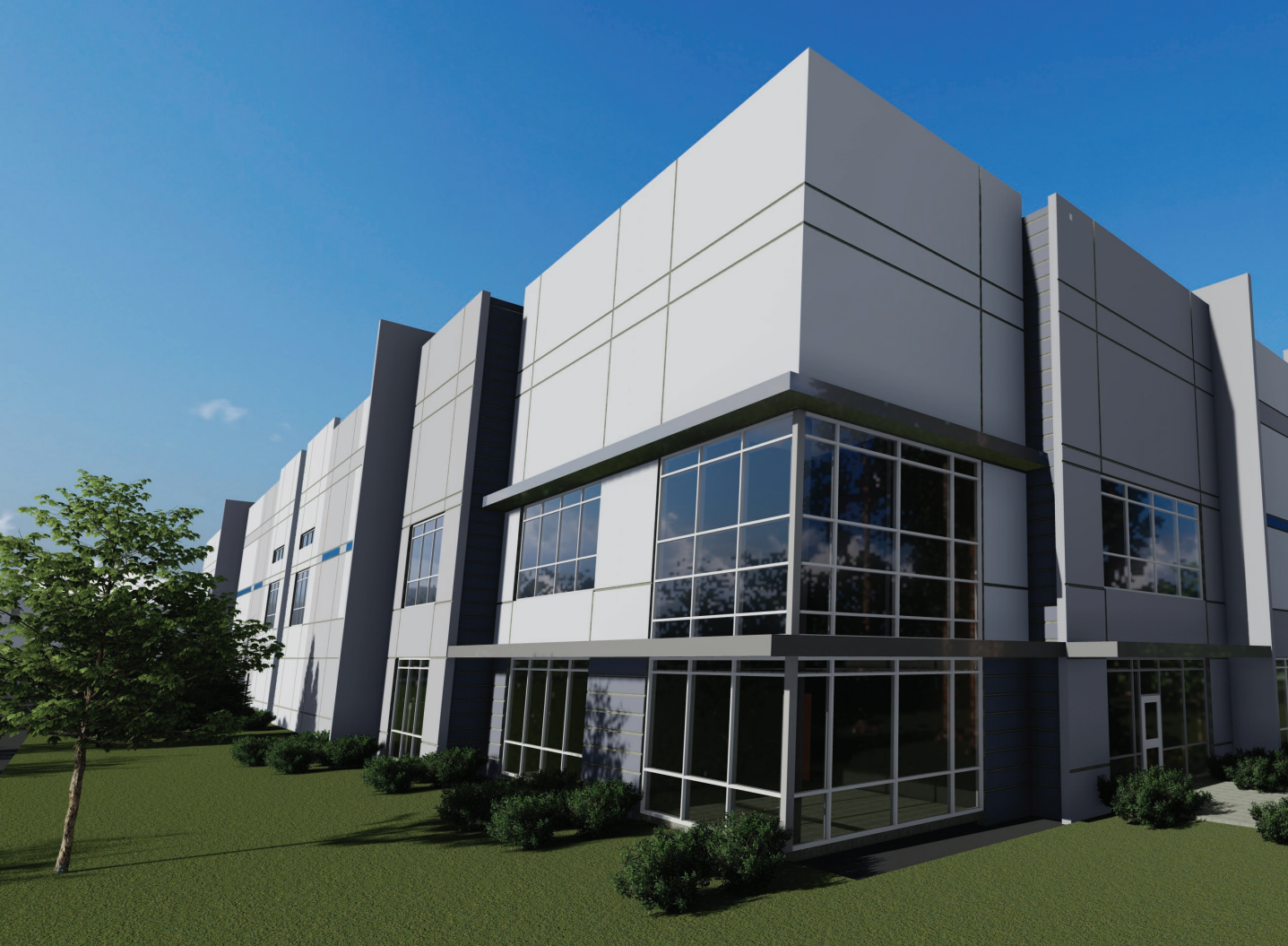




Building A - ±280,800 SF
Building B - ±210,470 SF

LogistiCenter® at 61

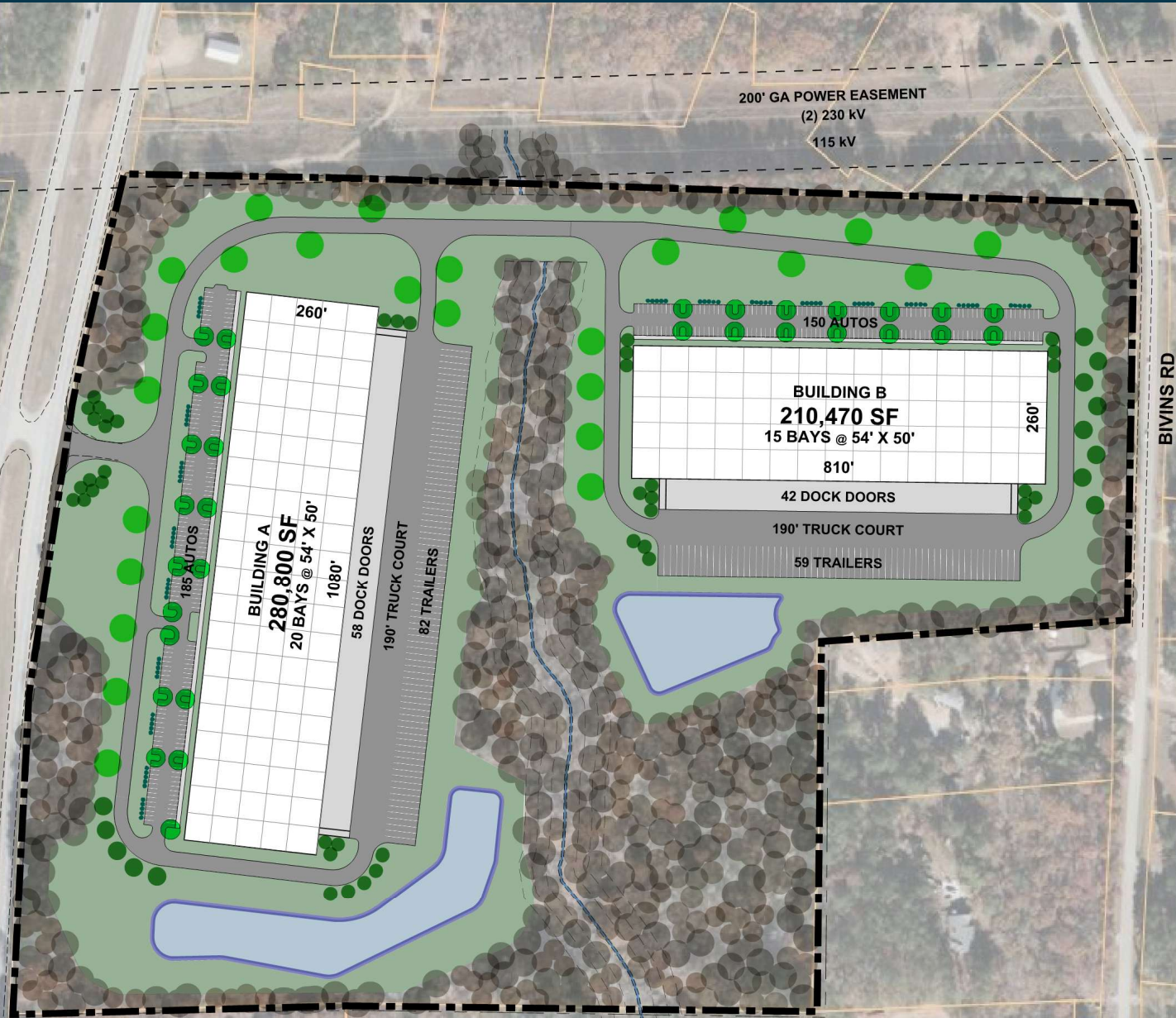
Highway 61 | Villa Rica, GA 30180



[Dermody.com](https://www.Dermody.com)

Master Plan

LogistiCenter® at 61

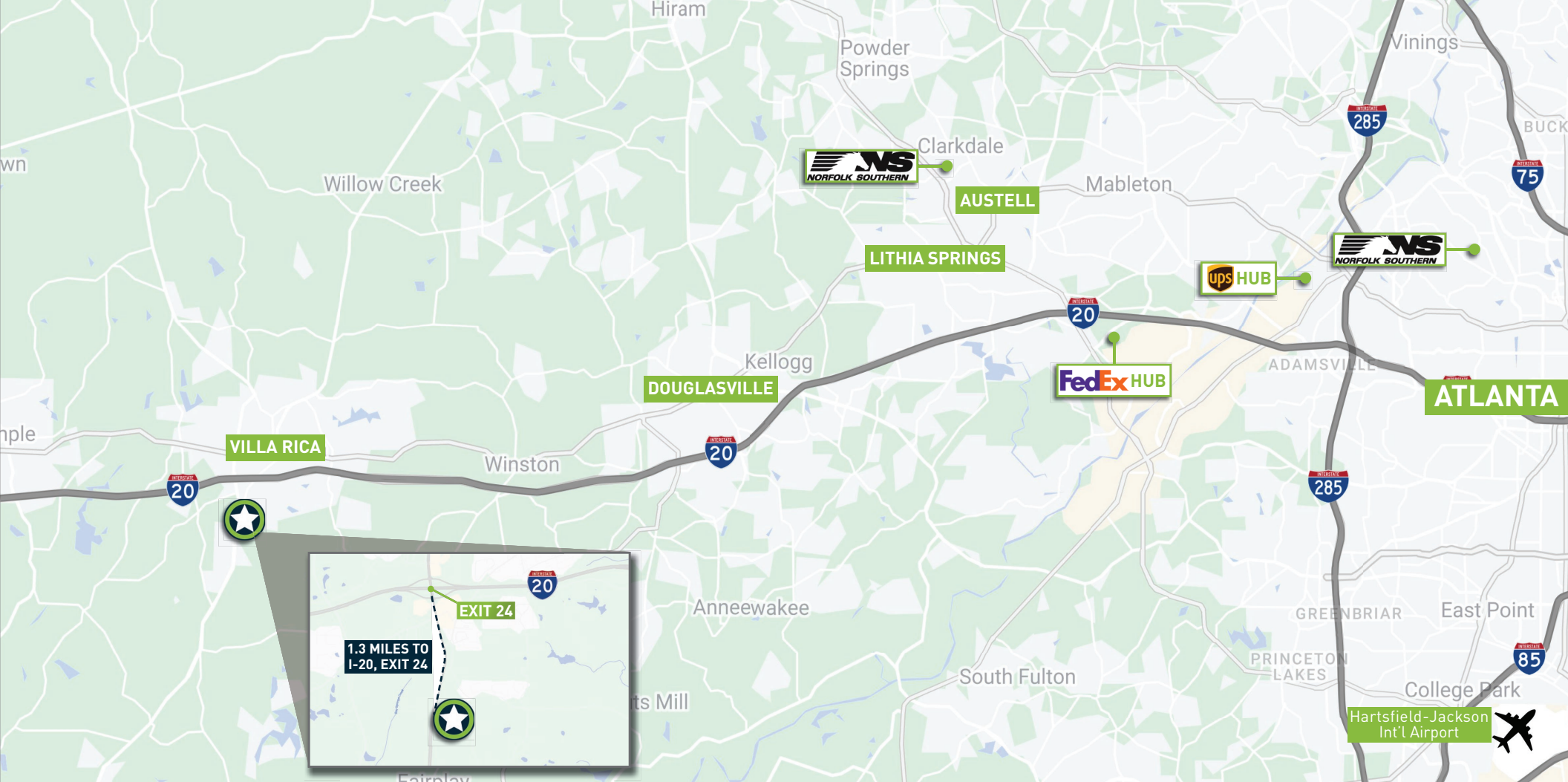


Building A

Footprint	±280,800 SF
Divisibility	Yes
Clear Height	36'
Column Spacing	50' x 54'
Dock-High Doors	58
Drive-In Doors	2
Trailer Parking	82
Auto Parking	185
Lighting	30 fc LED
Roof	60 mil TPO
Fire Protection	ESFR

Building B

Overall Footprint	±210,470 SF
Divisibility	Yes
Clear Height	36'
Column Spacing	50' x 54'
Dock-High Doors	42
Drive-In Doors	2
Trailer Parking	59
Auto Parking	150
Lighting	30 fc LED
Roof	60 mil TPO
Fire Protection	ESFR



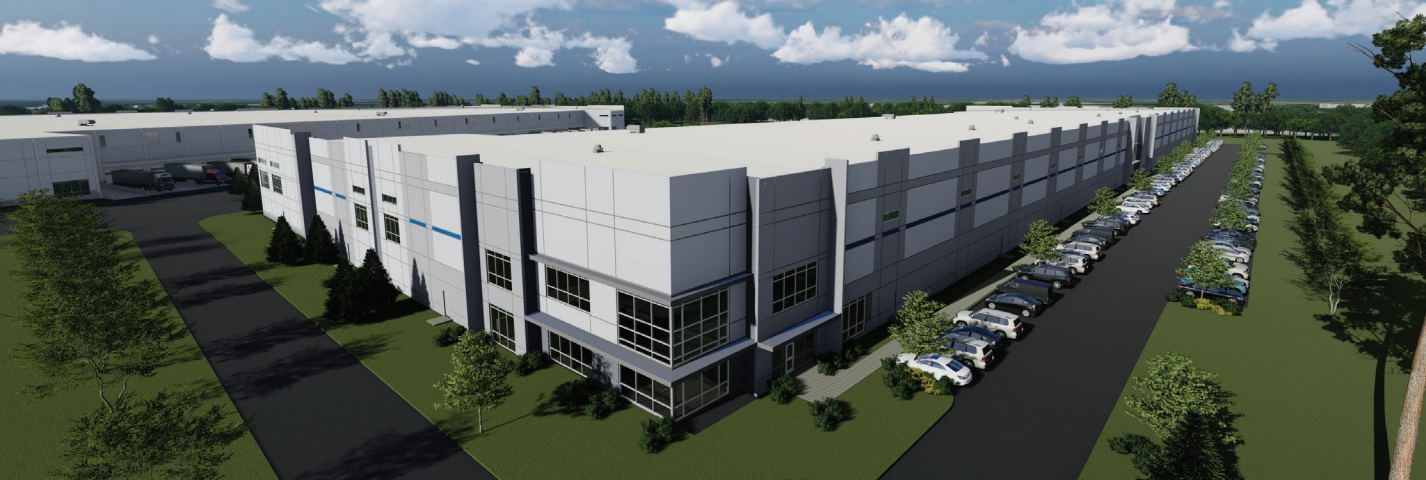
Location

LogistiCenter® at 61 property is located in the I-20 West Atlanta submarket, which contains 72,458,250 square feet of industrial space. A majority of these industrial buildings are leased by a variety of light and bulk warehouseing, manufacturing, distribution and e-commerce companies. Immediate corporate neighbors include: Southwire, Turano Baking Co., SERVPRO, Southeast Connections, and Scruggs Blending & Packaging.

This property'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 885 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 24)	1.3 Miles
FedEx Hub	22 Miles
Norfolk Southern - Austell	23 Miles
UPS Hub	28 Miles
Interstate 285	28 Miles
CSX - Fairburn	29 Miles
Norfolk Southern - Inman Yard	35 Miles
Hartsfield-Jackson Int'l Airport	40 Miles
Appalachian Regional Port	93 Miles
Port of Savannah	284 Miles
Port of Charleston	330 Miles



LogistiCenter® at 61

Highway 61
Villa Rica, GA 30180

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 deployed more than \$11 billion of total capital across all platforms nationwide, having acquired and developed approximately 125 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Boston, Chicago, Dallas, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit 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.



Mason Marsteller
Hughes Commercial Real Estate, Inc.
(404) 790-9615
mason@hughes-cre.com



Dermody.com