

LaGrange Business Park

150K-400K SF
BUILT-TO-SUIT
FOR SALE OR LEASE



Sewon Boulevard | LaGrange, GA 30240


ROOKER

CBRE



PROPERTY OVERVIEW — BASE SPECS

BUILDING	150,020 SF
TYPE OF ROOF	TPO
EXTERIOR WALLS	Tilt Up Concrete
LIGHTING	Clerestory Windows LED Interior Lights
BUILDING DIMENSIONS	577' x 260' deep
SPRINKLER	ESFR
CEILING HEIGHT	32' Minimum Clear Height
AUTO PARKING	114 Auto Parking Spaces
COLUMN SPACING	52' W x 50' D with 60' Speed Bay
TRUCK DOORS	(39) 9' x 10' Dock High Doors (2) 12' x 14' Drive-In Doors
TRUCK COURTS	185' with 50' Concrete Apron
ELECTRICAL	1,600 AMP, 277/480 Volt, 3-three Phase Electrical Service
TYPE OF FLOOR	6" 4,000 PSI Concrete with 10 Mil Vapor Barrier
TRAILERS STORAGE	58 Trailer Spaces



Building Area
150,020 SF



Parking
114 Auto Parking
Spaces

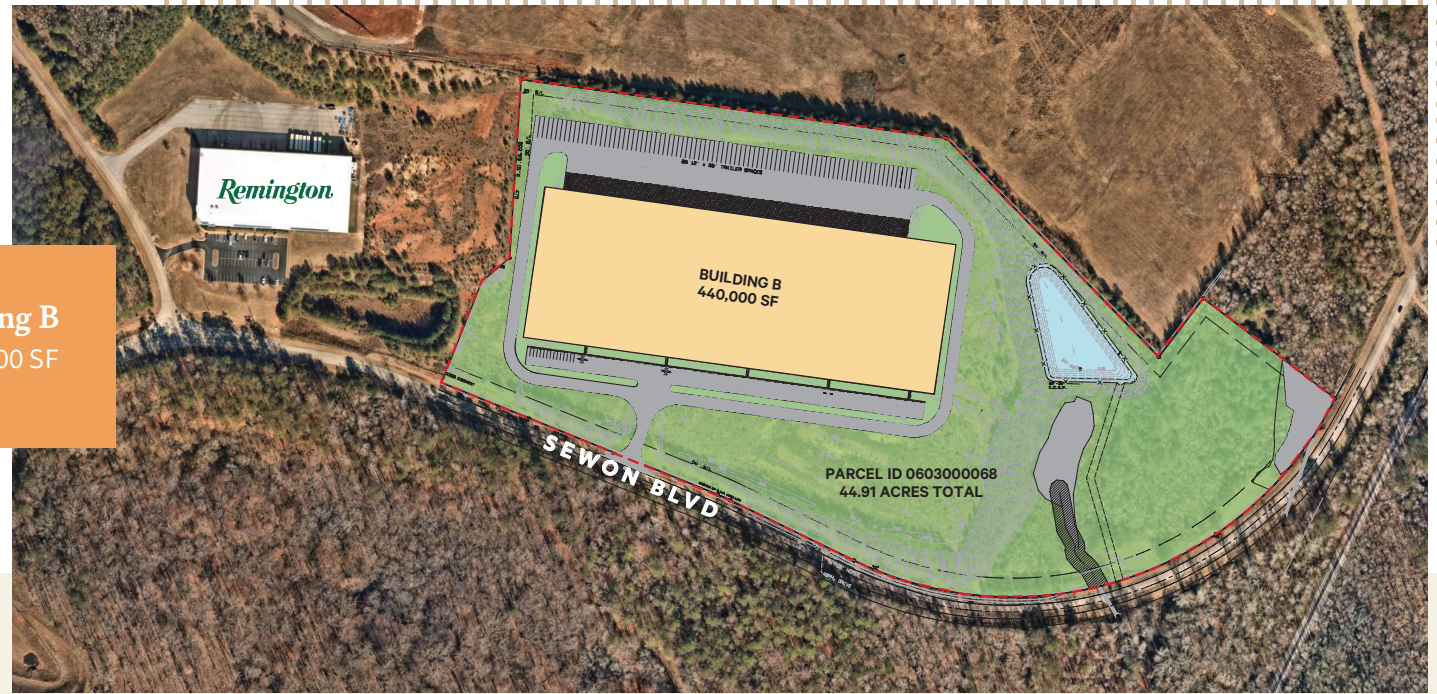


Location
3.5 miles from
Interstate 85

FLEXIBLE SIZE OPTIONS

44.91 ACRES TOTAL

Building B
440,000 SF



Building B
150,020 SF

Building C
210,000 SF





STRATEGIC LOCATION

INTERSTATE

I-85	3.5 miles
I-185	9.5 miles

INTERMODAL

CSX (Fairburn Ramp)	54 miles
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AIR

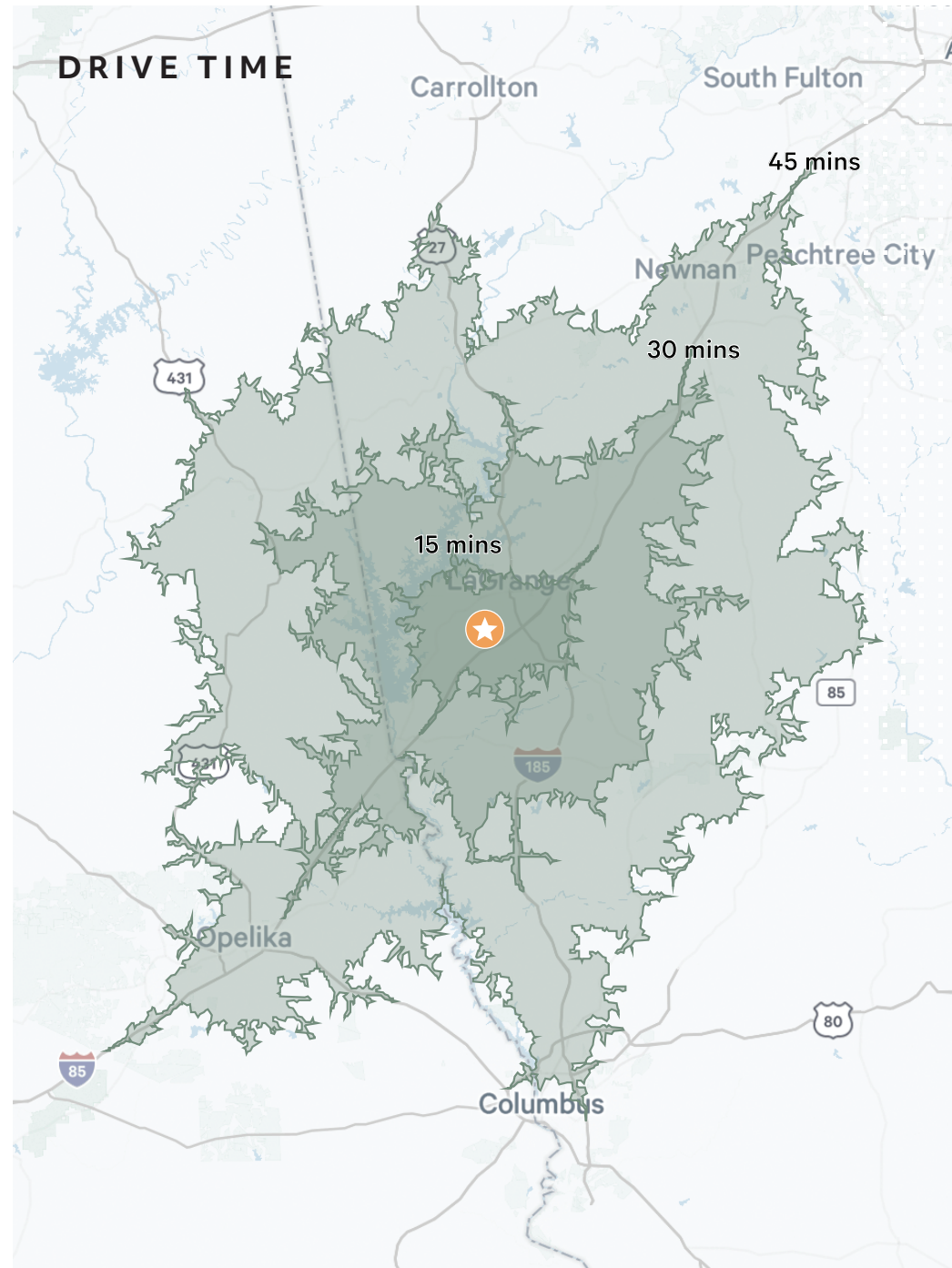
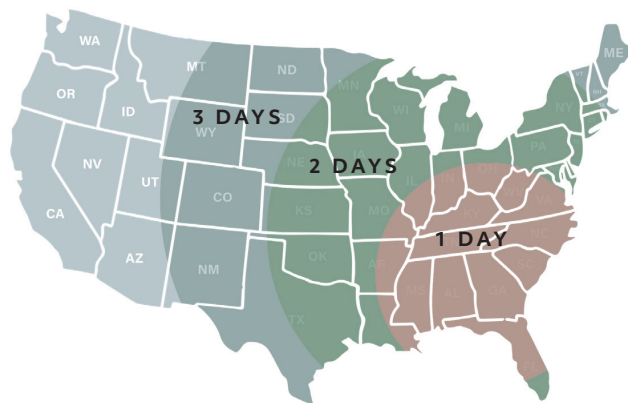
LaGrange Callaway Airport	2.8 miles
Hartsfield-Jackson Atlanta International Airport	61.9 miles

PORT CITIES

Savannah, GA	267 miles
Mobile, AL	289 miles
Brunswick, GA	293 miles
Charleston, SC	364 miles

STRATEGIC LOCATIONS

Hyundai Kia West Point Assembly Plant	11.5 miles
West Georgia Inland Port (coming 2026-2027)	6.5 miles





LaGrange Business Park



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