



28,759 SF
Available

LogistiCenter[®] at South Forsyth

7515 New Boyd Road, Suwanee, GA 30024



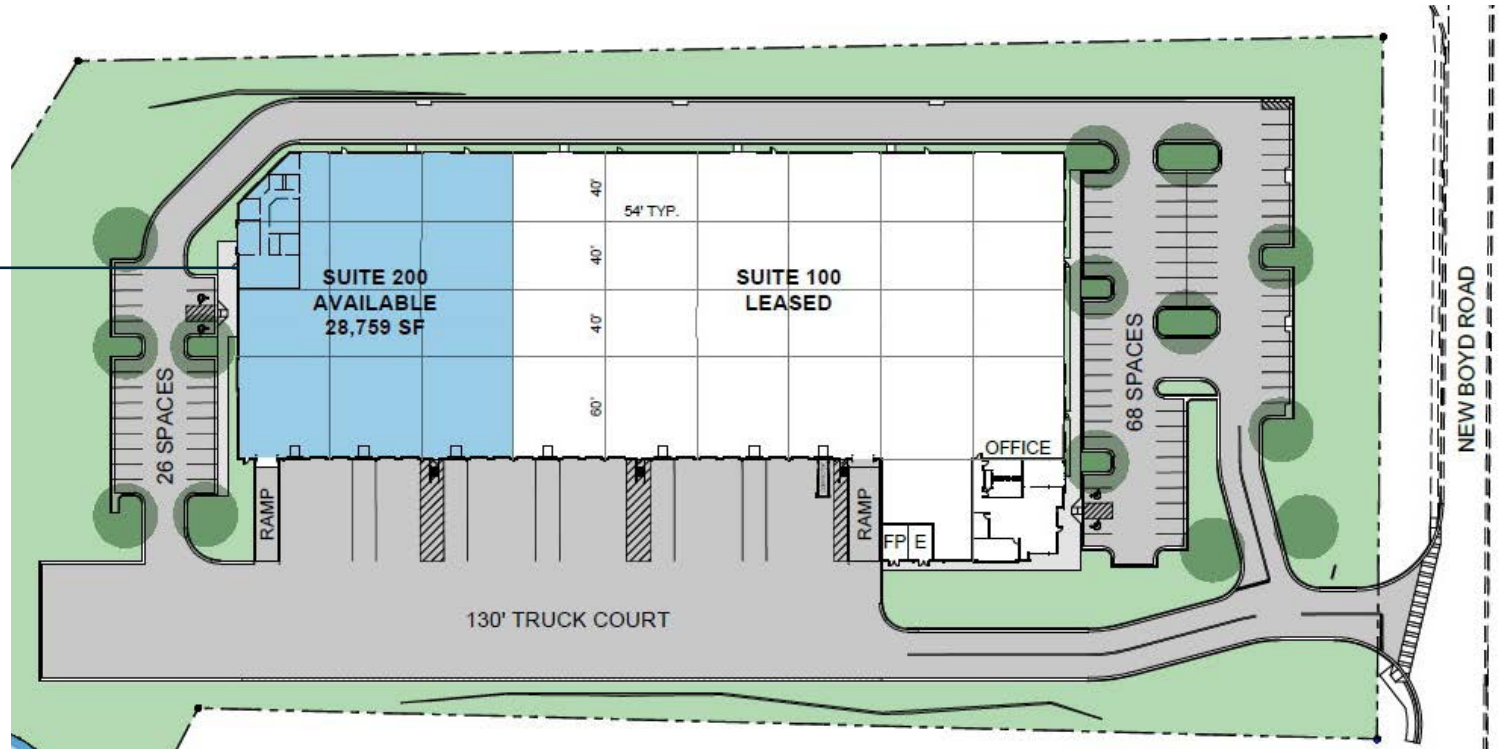
[Dermody.com](https://www.Dermody.com)

Building Specifications

LogistiCenter® at South Forsyth



Spec Office ±2,500 SF



Available (Suite 200)

Available SF	28,759 SF	Levelers	3 (40,000 lbs)
Spec Office	±2,500 SF	Auto Parking	26 spaces
Dimensions	3 Bays - 180' x 162'	Power	Up to 600 amps
Dock High Doors	9 (9' x 10')	Lighting	LED w/ motion sensors 30 FC at 36" AFF
Drive-In Doors	1 (12' x 14')		

Building Specifications

Total SF	93,650 SF	Truck Court	130'
Clear Height	32'	Roof	60-mil TPO; R25.5
Column Spacing	54' x 40' with 60' speed bay	Fire Protection	ESFR
Floor Slab	7" (4,000 psi) reinforced		

Local Aerial

LogistiCenter® at South Forsyth



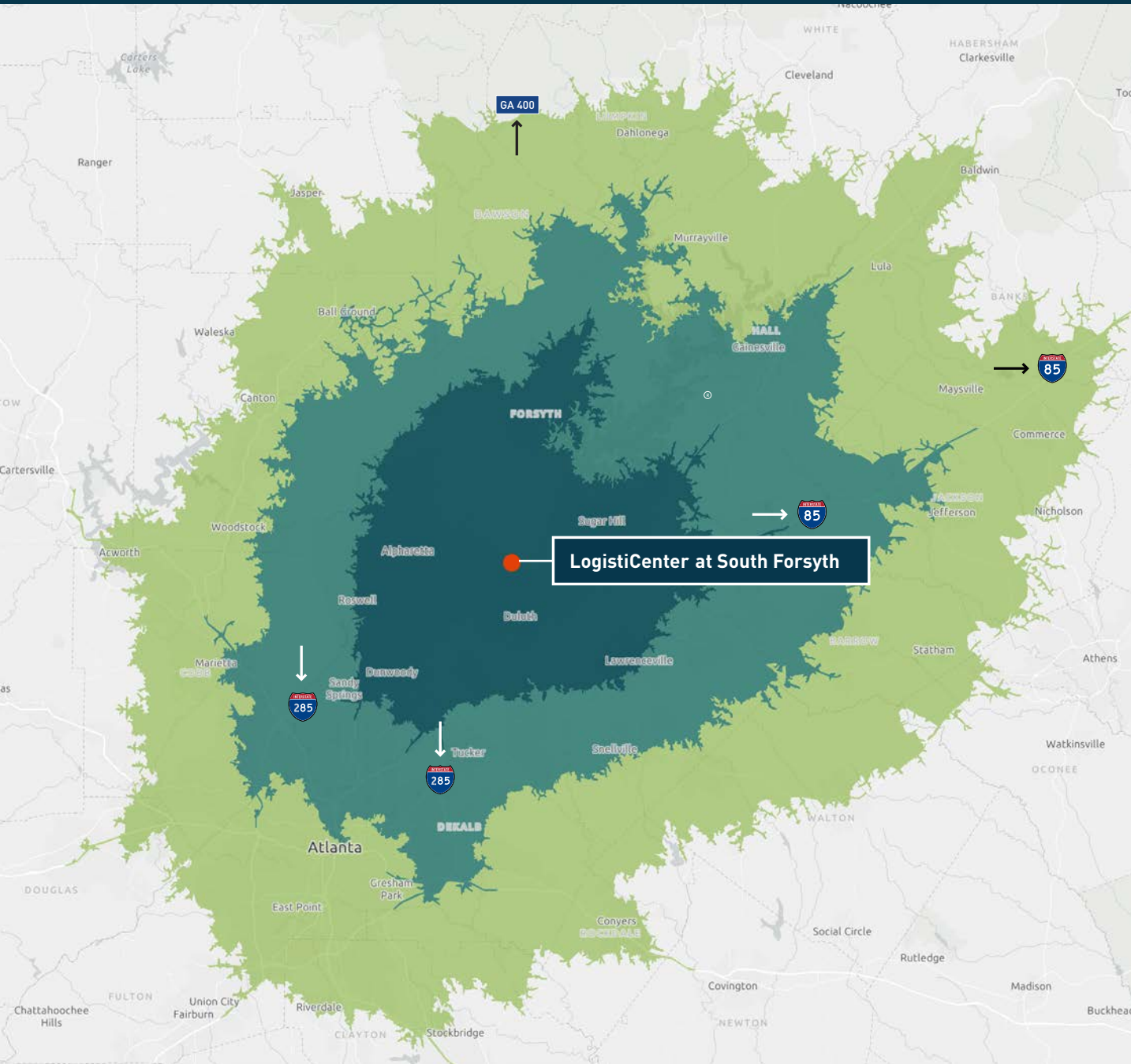
Mixed-Use Development Coming Soon

to South Forsyth

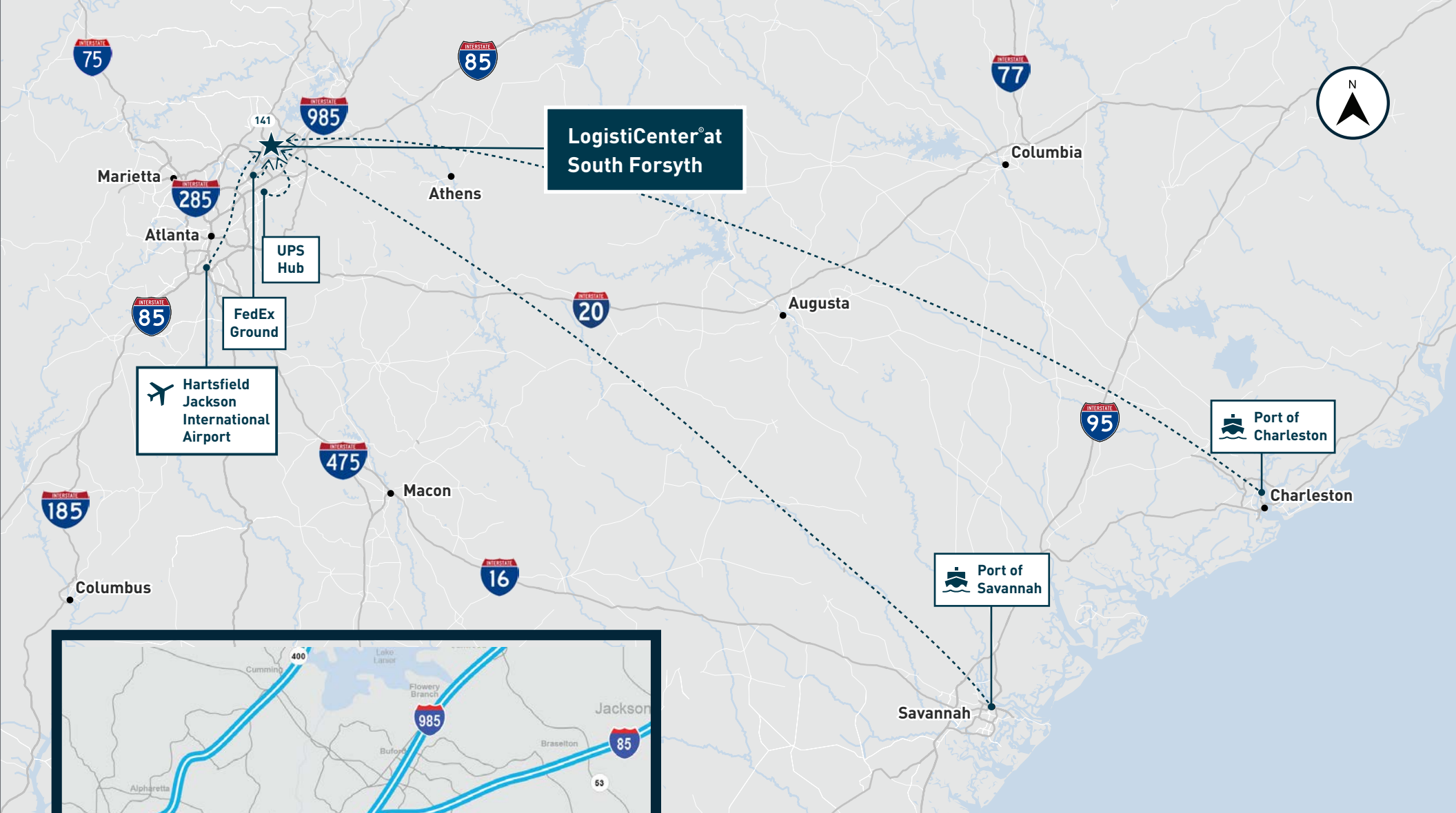


Demographics

LogistiCenter® at South Forsyth



Demographic variable	30 min	45 min	60 min
2024 Total Population	1,139,660	2,875,738	4,758,205
2024-2029 Population: Compound Annual Growth Rate	0.87%	0.83%	0.76%
2024 Civilian Population Age 16+ in Labor Force	623,180	1,582,173	2,571,828
Total daytime population	1,327,136	3,241,145	5,049,922
2024 Daytime Population: Workers	785,214	1,878,371	2,744,243
2024 Daytime Population: Residents	541,922	1,362,774	2,305,679
2024 Unemployment Rate	3.0%	3.2%	3.8%
2024 Total Households	409,576	1,084,547	1,799,071
2024 Median Age	38.0	37.2	37.1
2024 Median Household Income	\$107,757	\$102,694	\$91,175
Industrial workforce total	97,411	249,295	423,120
Industrial workforce as % of labor force	15.6%	15.8%	16.5%
2024 Transportation/warehouse businesses (NAICS 48-49)	813	1968	3909
2024 Occupation: Transportation/Material Moving	32,195	90,491	181,150
2024 Industry: Transportation/Warehousing	27,832	77,074	153,161



Hwy 400.....	7.3 miles
I-85.....	7.6 miles
FedEx.....	11 miles
I-285.....	13 miles
UPS Hub.....	37 miles
Hartsfield Jackson Atlanta Int'l Airport	40 miles
Port of Savannah	221 miles
Port of Charleston	267 miles



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7515 New Boyd Road
Suwanee, GA 30024

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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 ecommerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 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 www.Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody Properties. 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 JLL

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