

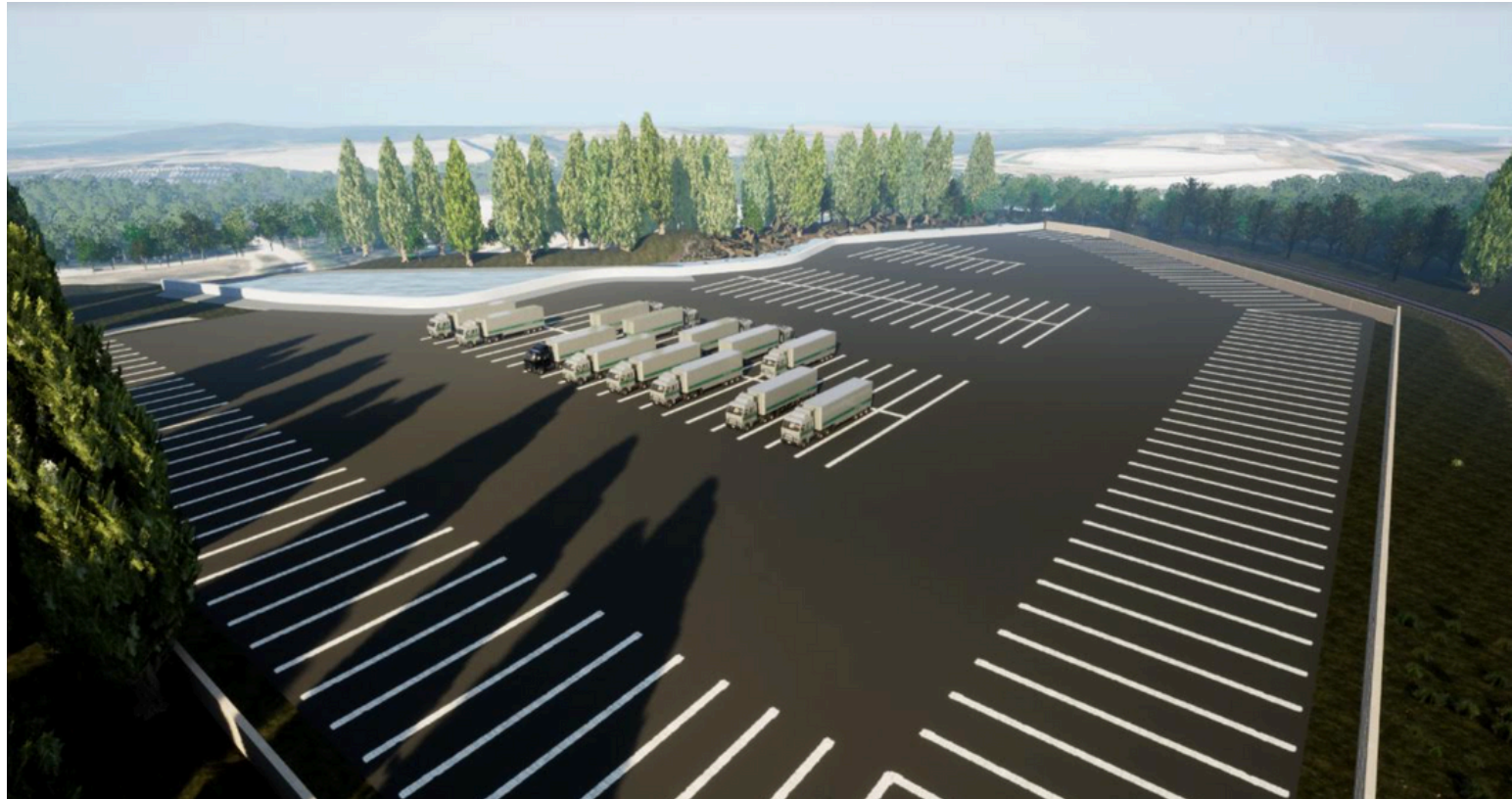
## Class A Outdoor Storage Park

### 138 N Holland - Lot 1

- ±7 acres | 188 stalls
- Heavy-Duty Asphalt
- LED Lighting
- Weather Resistant Fencing
- Gated Entry System
- 24/7 Surveillance

### 145 S Holland - Lot 2

- ±5 acres | Warehouse + IOS
- Estimated Q4 2024 Delivery
- Build-to-Suit Available



# Pendergrass Park

138 North Holland Drive  
Pendergrass, GA 30567

145 South Holland Drive  
Pendergrass, GA 30567



LOT 1



LOT 2



Joey Galanti - Managing Principal

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Play Aerial Video Footage



**Industrial Zoning**

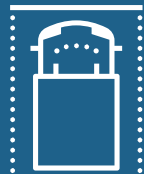
**Heavy Duty Asphalt**

**Multipurpose IOS Functionality**

**Lot 1 - 188 Total Stalls**



- Permitted Storage Uses
  - Transportation & Construction Equipment
  - Bulk Materials
  - Laydown Yard



**99** 12' x 75'  
Stalls

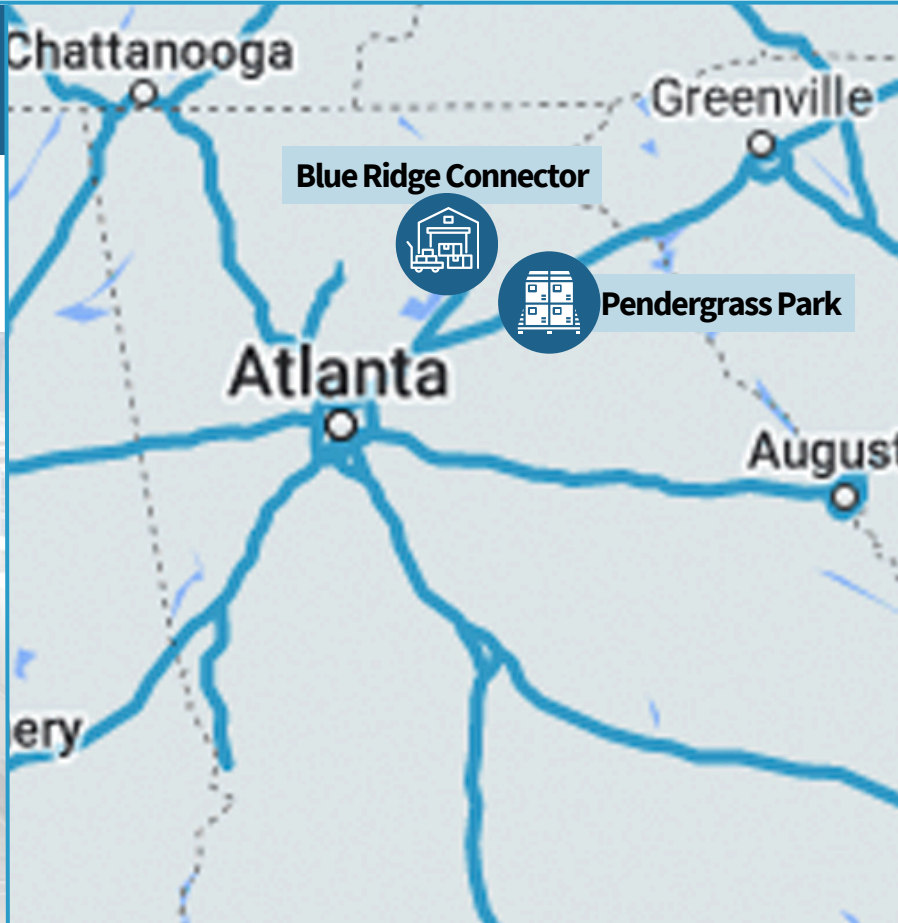
**89** 12' x 55'  
Stalls

**Strategic Location**

The Property is located within Atlanta's largest and most dynamic submarket, Northeast Atlanta, the gateway to the mid-Atlantic and Northeastern United States. The site offers excellent access, flexibility, and a highly skilled and educated workforce.



# Blue Ridge Connector – Inland Port



Situated in the heart of the manufacturing and logistics corridor along Interstate 85, the Blue Ridge Connector will be the Georgia Ports Authority’s second Network Georgia facility.

Norfolk Southern will link the BRC inland terminal in Gainesville, GA to GPA's Mason Mega Rail terminal in Savannah, GA.

Direct access to the Port of Savannah, the fastest-growing container port in the U.S., is an innovation in logistics infrastructure that provides businesses with a competitive advantage.

### Future Plans

Opening in 2026, the new terminal will serve a range of industries including consumer goods, heavy equipment, food, and forest products. With an annual lift capacity of 200,000 containers, the facility will offset 800 roundtrip highway miles for every container moved by rail.

- ★ Norfolk Southern's rail network reaches 50%+ of the US population and is the most extensive intermodal franchise in the Eastern US.
- ★ The ~\$170 million project will expand to 18,000 feet of working track at full build-out.



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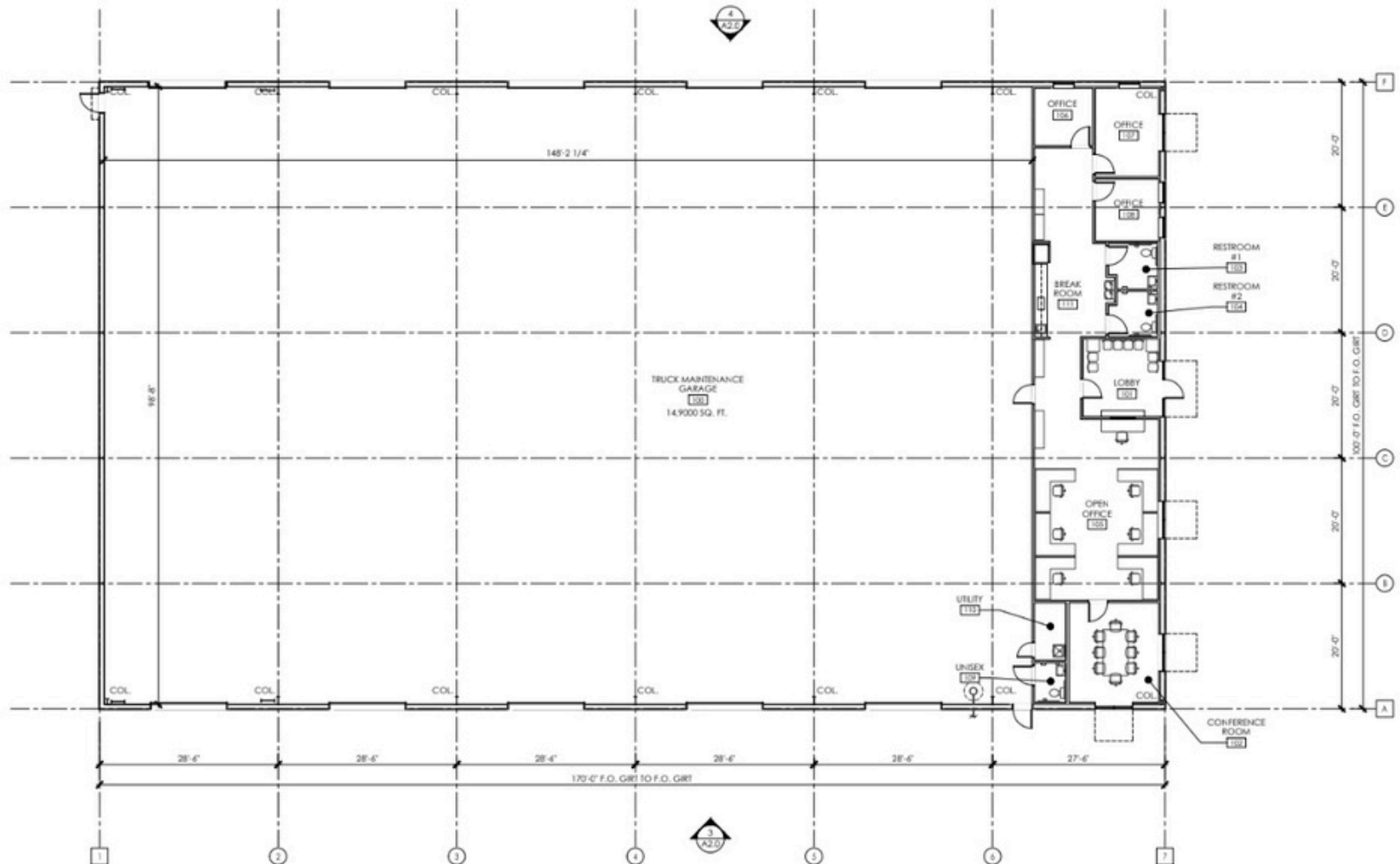


# 145 S Holland

**Office Size**  
2,100 SF  
21' x 100'

**Warehouse Size**  
14,900  
149' x 100'

**Total Size**  
17,000 SF  
170' x 100'





# For More Sale/Lease Information Please Contact:

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LOT 1



LOT 2



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