

**±755,000
TOTAL SF**

**AVAILABLE
DELIVERING Q1 2027**

BUILDING A

±150,000 SF
HOGANSVILLE, GA 30230

BUILDING B

±265,00 SF
HOGANSVILLE, GA 30230

BUILDING C

±340,000 SF
HOGANSVILLE, GA 30230



LONE OAK LOGISTICS CENTER

CBRE

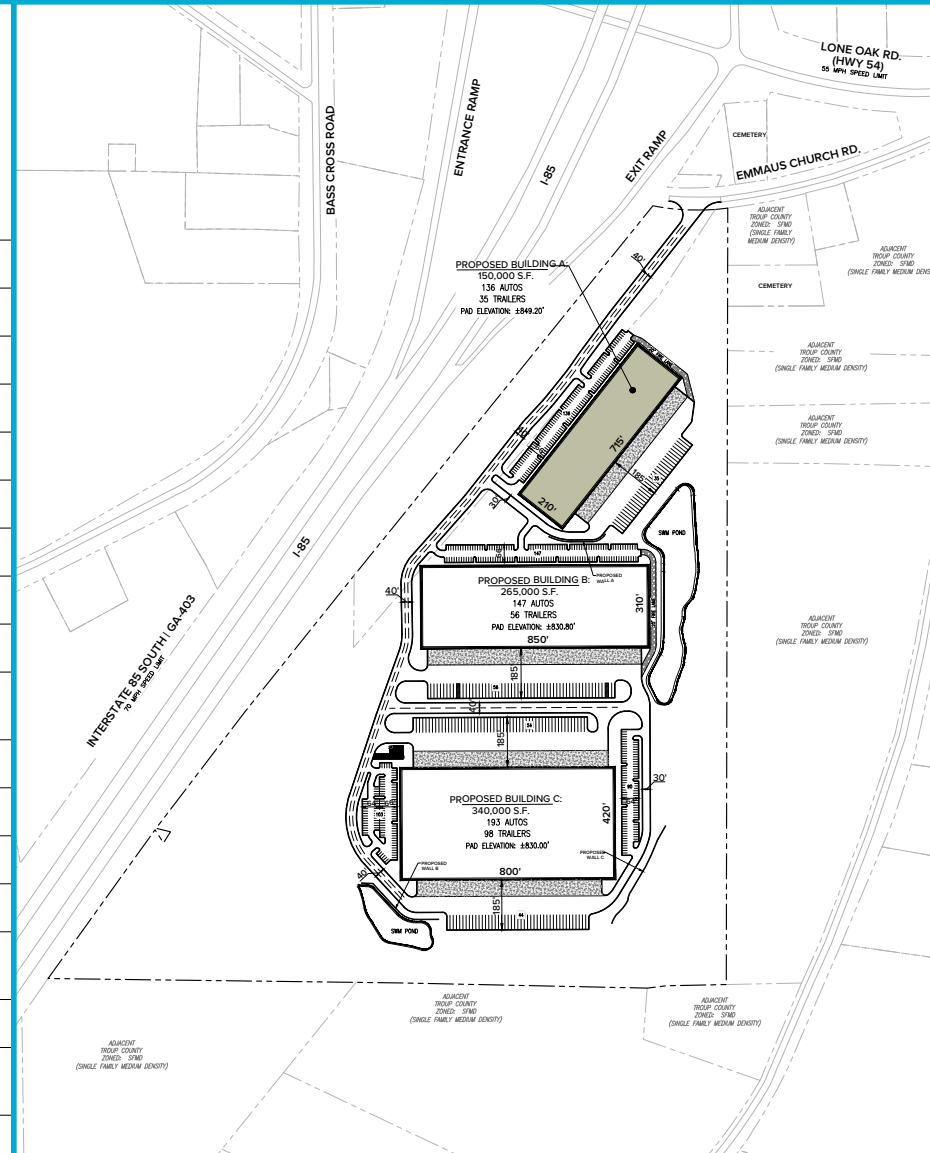
Trammell Crow Company

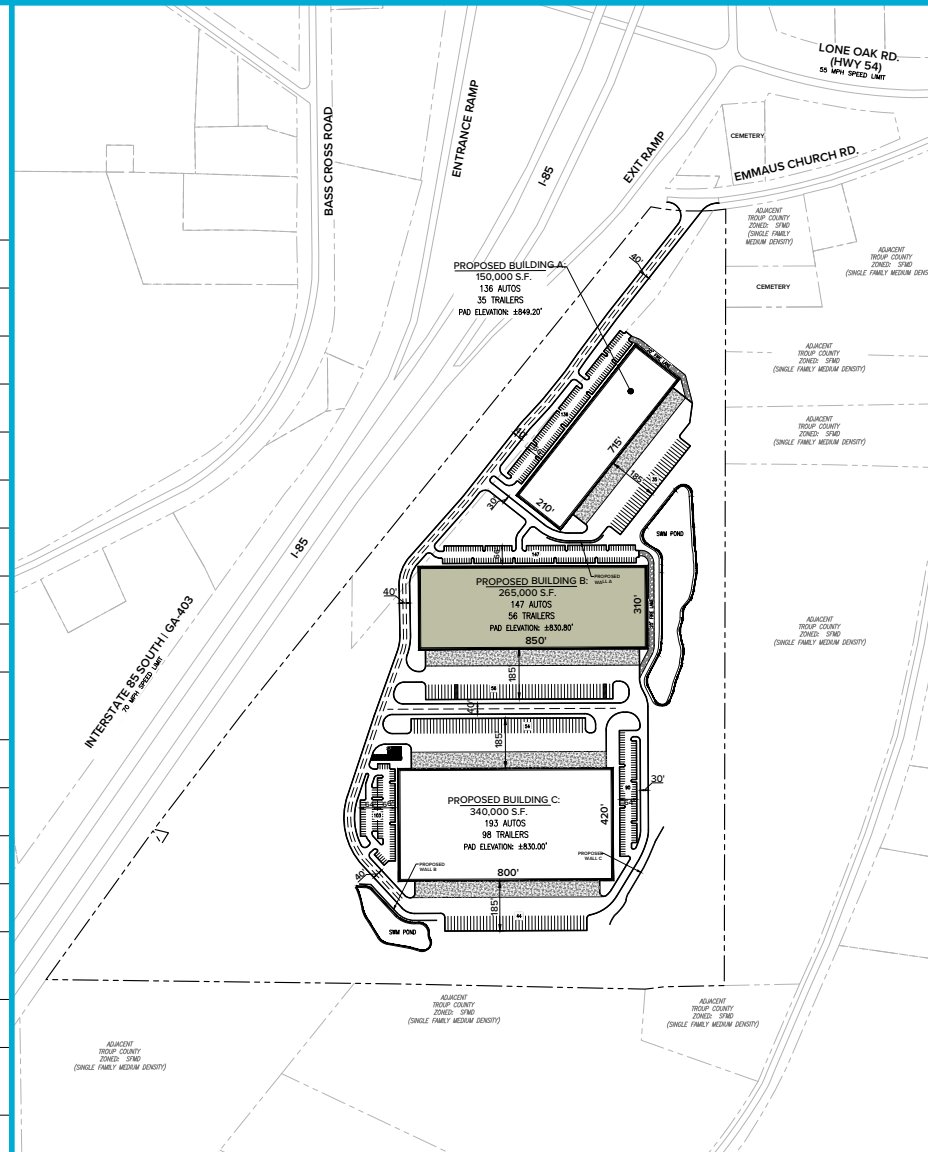
SITE PLAN

BUILDING A : 150,000 SF

BUILDINGS SPECIFICATIONS

Building Size	150,000 SF
Building Clear Height	32' clear at the first column line
Building Dimensions	210'D x 715'
Bay Spacing	50' x 50'
Trailer Parks	30 trailer parks
Automobile Parks	84 auto spaces
Drive-In Ramps	2 – (12' X 14') drive-in ramps
Concrete Floor Slab	7" 4,000 psi on 6" stone, with 10 mil vapor barrier - FF55/FF35
Fire Protection	ESFR (Early Suppression Fast Response) –Commodity Class I-V & Group A plastics
Roof System	TPO – Mechanically Fastened 45 Mil, R-19 polyiso roof insulation or code min
Warehouse Ventilation	Per code Air Changes per hour – roof top fans with motorized louvers on exterior walls
Dock High Doors	30 – (9' X 10') dock doors with vision panels
Dock Equipment	Z-Guards and Dock Bumpers at each door
Electrical Service	1 – 2,500 AMP services
Truck Court	185' constructed with all heavy-duty concrete paving 7" thick 4,000 psi – non-reinforced
Exterior Wall Construction	Painted Concrete Tilt-Wall
Warehouse Heat	Roof-mounted heating system (Cambridge Style Units) designed for freeze protection
Entrances-Store Fronts	Two full store front entrance; two entrances with knock-out panels
Floor Sealer	Lapidolith or Ashford equivalent
Interior Lighting	Code required egress lighting – lighting to be installed as part of the tenant upfit
Exterior Lighting	LED wall packs; LED site light poles supplied by Power Company
Interior Painting	Painted interior warehouse walls and columns



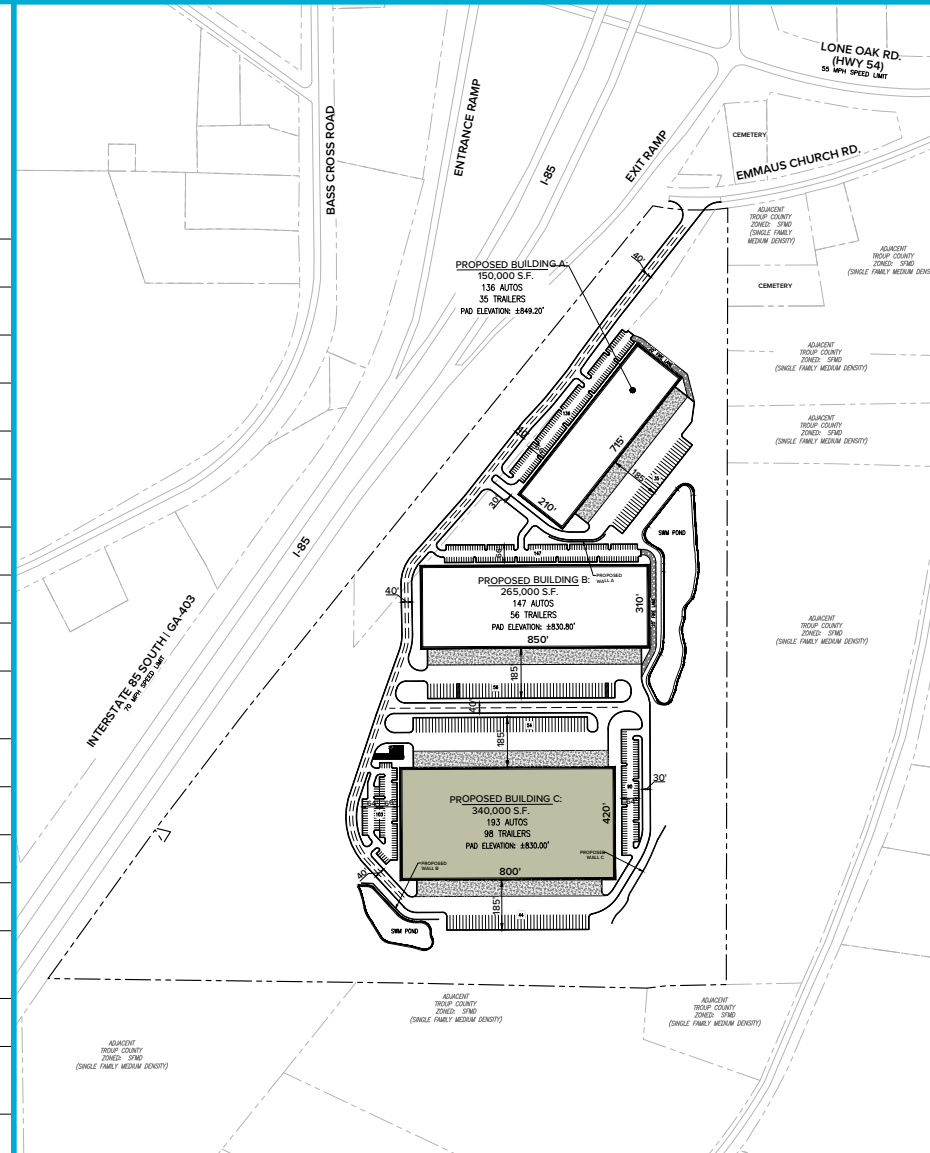


SITE PLAN

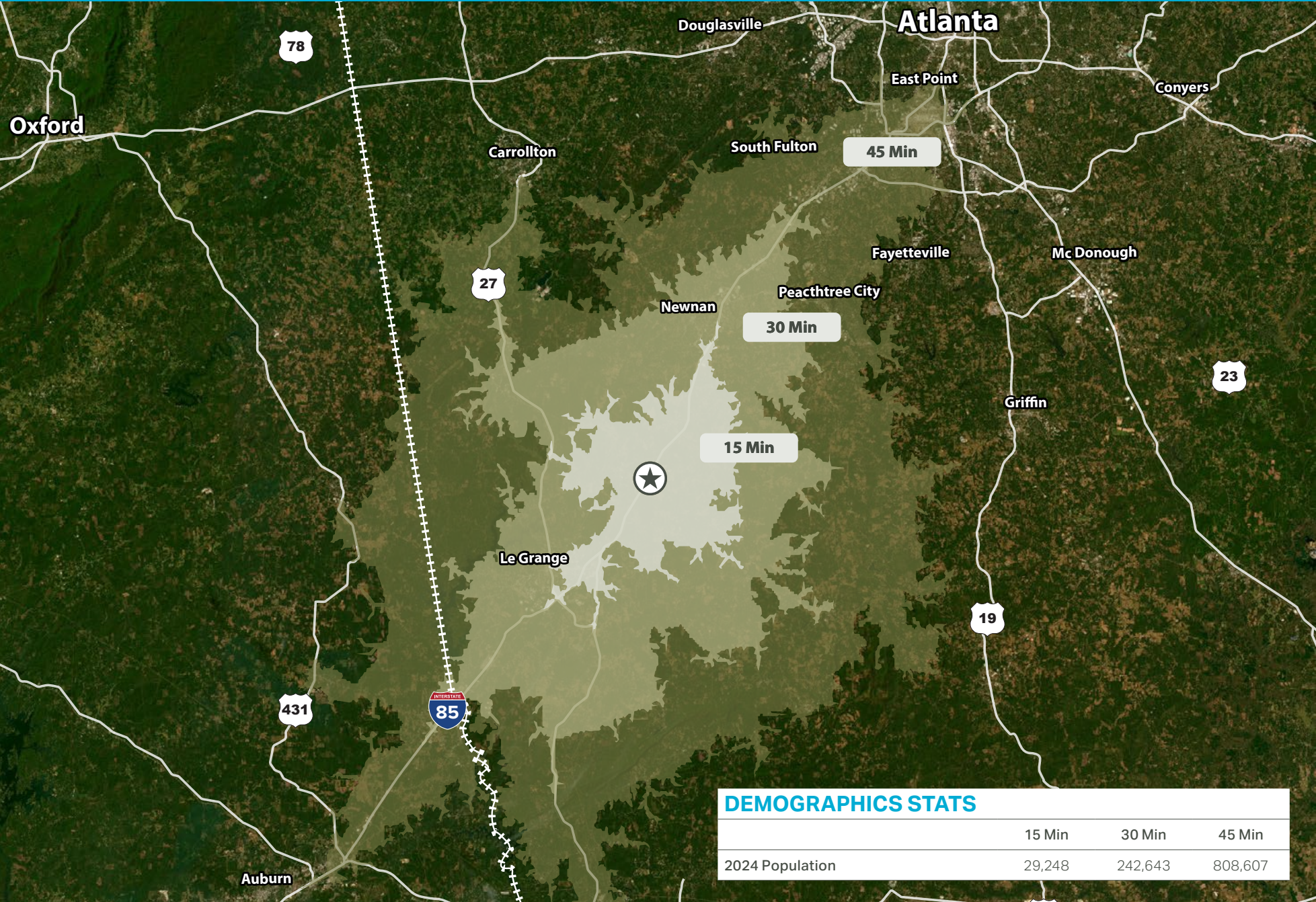
BUILDING C : 340,000 SF

BUILDINGS SPECIFICATIONS

Building Size	340,000 SF Additional 5 Acres of Outside Storage/Trailer Parking
Building Clear Height	32' clear at the first column line
Building Dimensions	420'D x 800'L
Bay Spacing	54' x 54'
Trailer Parks	99 trailer parks
Automobile Parks	292 auto spaces
Drive-In Ramps	4 – (12' X 14') drive-in ramps
Concrete Floor Slab	7" 4,000 psi on 6" stone, with 10 mil vapor barrier - FF55/FF35
Fire Protection	ESFR (Early Suppression Fast Response) -Commodity Class I-V & Group A plastics
Roof System	TPO – Mechanically Fastened 45 Mil, R-19 polyiso roof insulation or code min
Warehouse Ventilation	Per code Air Changes per hour – roof top fans with motorized louvers on exterior walls
Dock High Doors	75 – (9' X 10') dock doors with vision panels
Dock Equipment	Z-Guards and Dock Bumpers at each door
Electrical Service	1 – 2,500 AMP services
Truck Court	185' constructed with all heavy-duty concrete paving 7" thick 4,000 psi – non-reinforced
Exterior Wall Construction	Painted Concrete Tilt-Wall
Warehouse Heat	Roof-mounted heating system (Cambridge Style Units) designed for freeze protection
Entrances-Store Fronts	Two full store front entrance; two entrances with knock-out panels
Floor Sealer	Lapidolith or Ashford equivalent
Interior Lighting	Code required egress lighting – lighting to be installed as part of the tenant upfit
Exterior Lighting	LED wall packs; LED site light poles supplied by Power Company
Interior Painting	Painted interior warehouse walls and columns



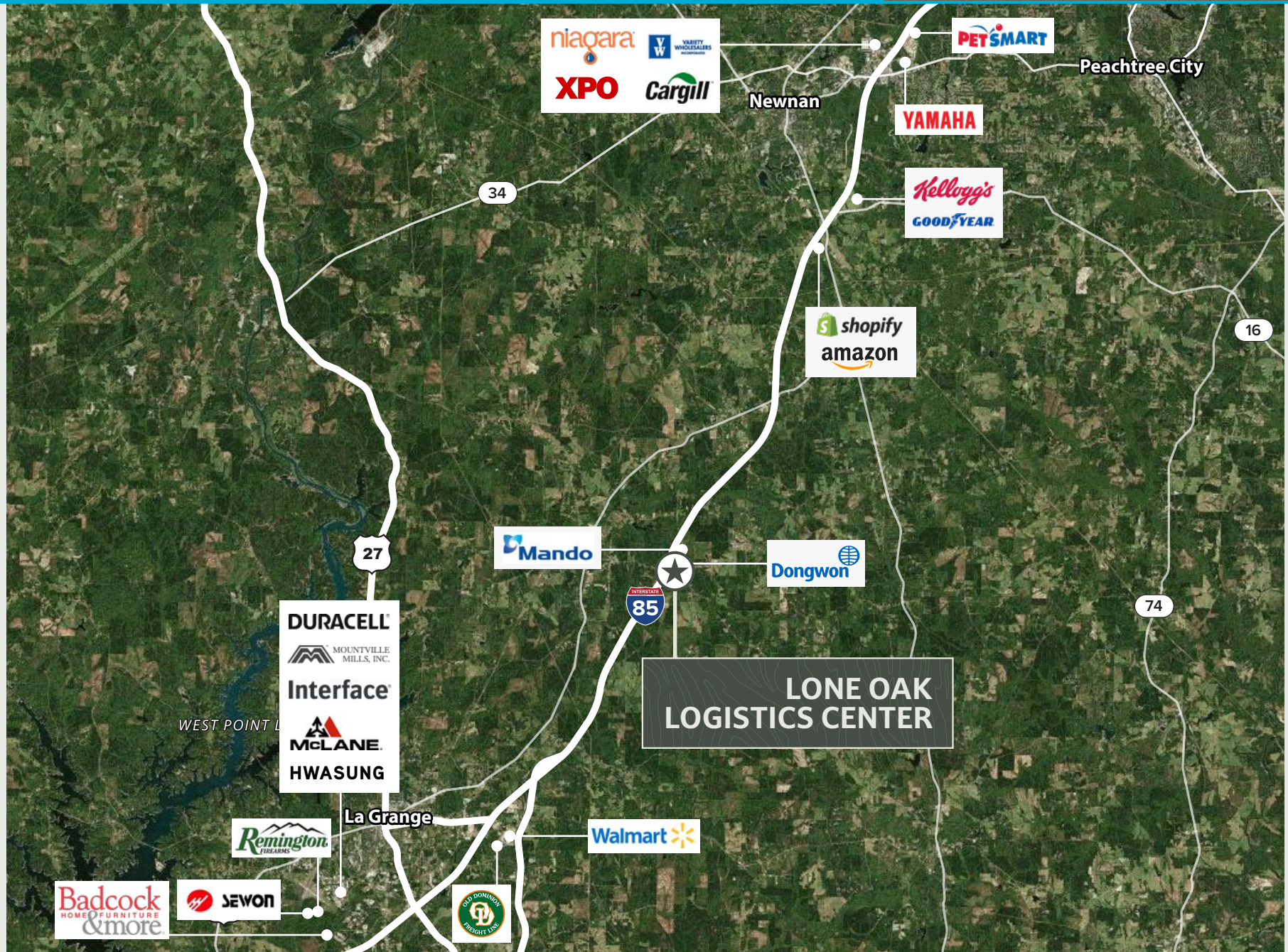
POPULATION + DRIVETIME



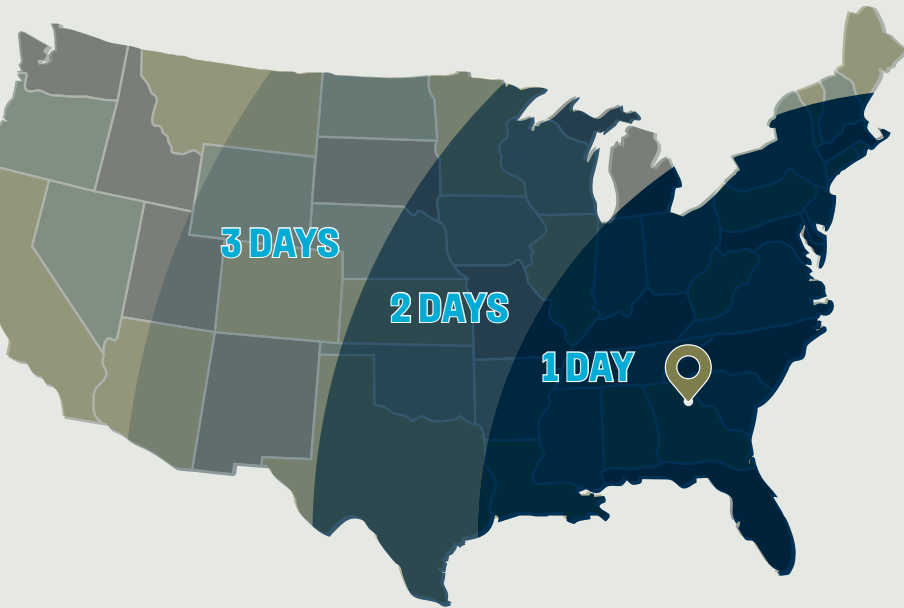
NEARBY AMENITIES



SURROUNDING TENANTS



FREIGHT TRAVEL DRIVE TIME



KEY POINTS OF INTEREST

LaGrange	8 Min/10.2 Miles
LaGrange Inland Port	11 Min/11.6 Miles
CSX Intermodel	30 Min/33.1 Miles
I-285	32 Min/40 Miles
Hartsfield International Airport	35 Min/42 Miles

KIA Plant	20 Min/22.5 Miles
Columbus, GA	44 Min/51.5 Miles
Montgomery, AL	1 hr 31 Min/102 Miles
Savannah, GA	4 hr 2 Min/249 Miles



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