

PNK Park Social Circle

Cross Dock Facility

100 Social Circle Pkwy | Social Circle, GA 30025

1,013,902 SF Available for Lease

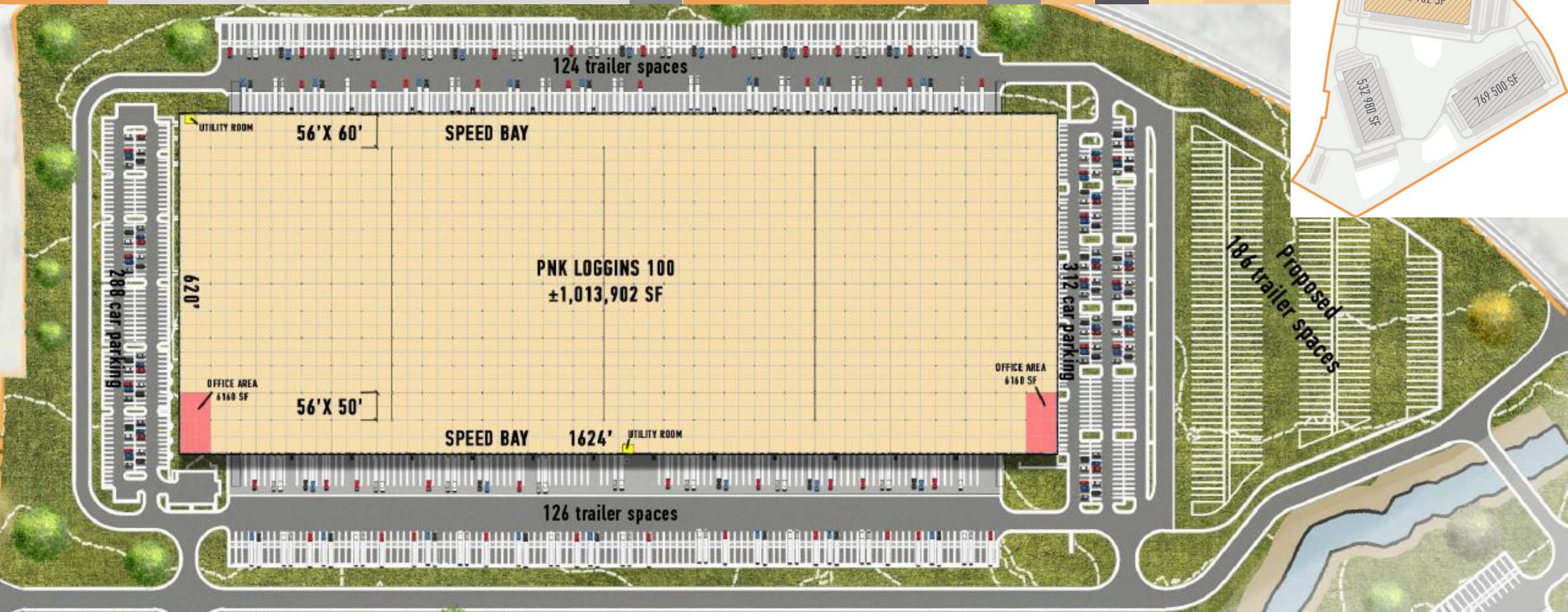
Under Construction as of Q4 2023

Delivery: Q4 2024



A NEW GENERATION OF
INDUSTRIAL BUILDINGS

PROPERTY DETAILS



Configuration:	Cross dock	Column Spacing:	50' x 56' with 60' speed bay
Total Square Feet:	1,013,902	Truck Court Depth:	190' truck court with concrete apron
Office:	BTS	Slab:	8" reinforced slab, 4,000 PSI
Dimensions:	620'D x 1624'W	Sprinkler:	ESFR with K-52.2 sprinkler heads
Clear Height:	40' Clear including speed bays	Electrical:	4,000 amps at 277/480 volts 3-Phase
Dock Doors:	213 (9' x 10') with levelers	Roof:	60 mil TPO mechanically fastened, R-20 insulation
Drive-ins:	4 (12' x 16') with electric doors	Clerestory Windows:	12' 11" x 2' 11" Double glazed aluminum frames
Auto Parking:	600 cars parks, expandable	Ventilation	Fans Louvers 3 air changes per hour
Trailer Parking:	250 @ 12' expandable by 186	Lighting:	30FC on 15' Whips / Motion Sensors

Features & Benefits

- **Insulated Walls:** Ready for Air Condition
- **Concrete Columns:** Support for 8-ton Rail Cranes or Internal Installations
- **Flat Roof System:** 40' Clear throughout Speed bays
- **Roof MAX is 45':** Improved Insurance and Material Storage Types
- **Siphonic Drains:** No External Downspout /No Truck Court Staining /No Icing



**Phase 1
Building Size**
±1,013,902 SF
(Divisible)



**Construction
Type**
Insulated Panel
precast concrete



Total Site
235 Acres



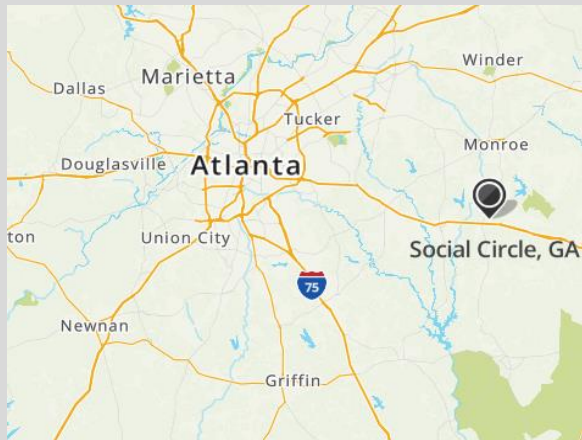
Trailer Parking
250 expandable
by 186



Buildings
Bldg 200: 796,500 SF
Bldg 300: 532,980 SF

Excellent Connectivity

Point of Interest	Miles
I-20 Exit 101	4
I-20 Exit 98	5
Downtown Atlanta, GA	46
Port of Savannah, GA	255
Charlotte, NC	244
Charleston, SC	325
Rivian	2



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