

# TROUP LOGISTICS CENTER

BUILDING 100: 192,000 SF | BUILDING 200: 145,000 SF  
AVAILABLE



SL White Boulevard | LaGrange, Georgia

**NAI** Brannen Goddard

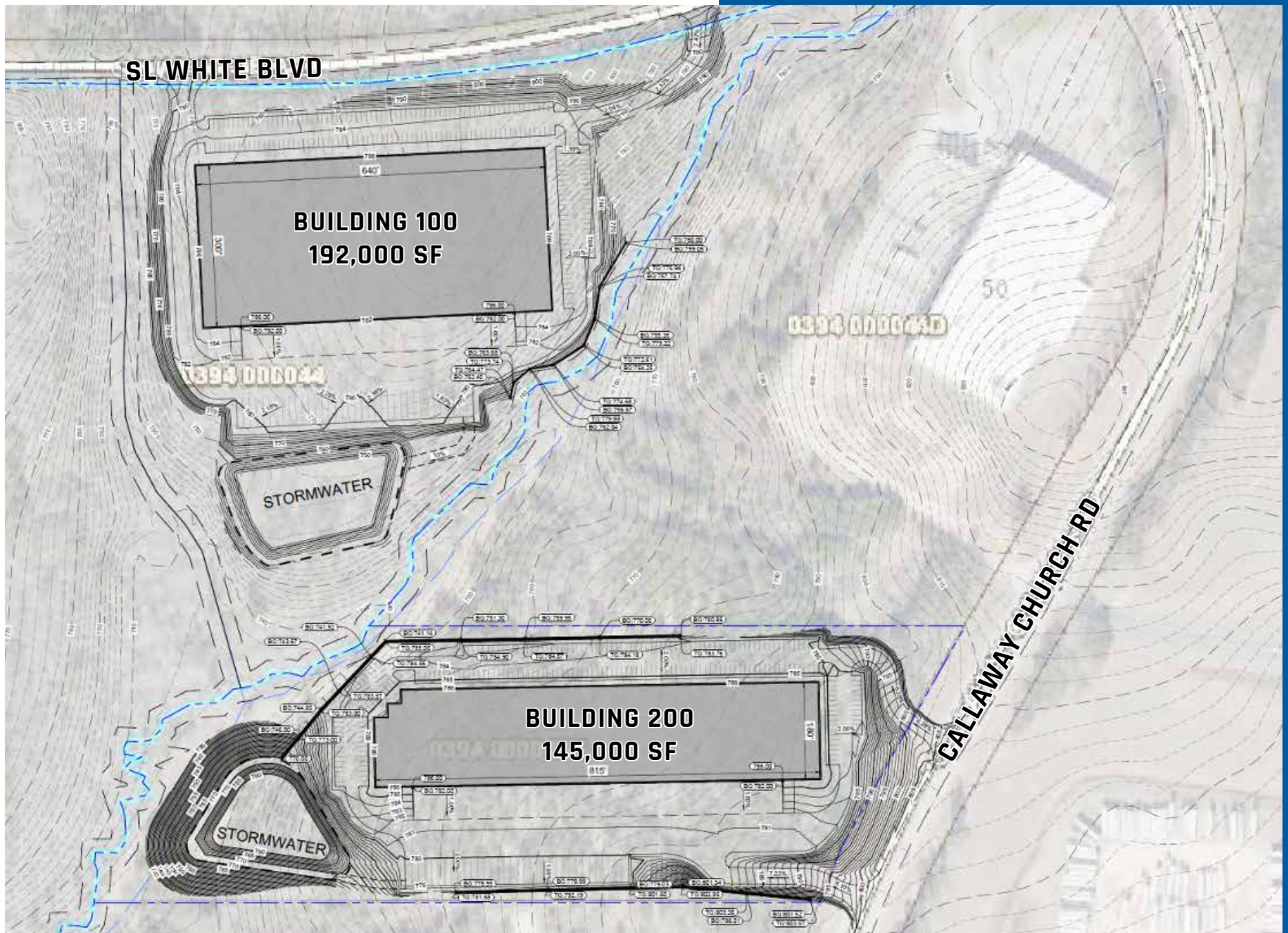
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# SITE PLAN





# SPECS

## BUILDING 100

**ADDRESS:** SL White Boulevard,  
at Calloway Church Rd,  
LaGrange, Georgia

**TOTAL SF:** 192,000 SF

**DIMENSIONS:** 640' W x 300' D

**CLEAR HEIGHT:** 32'

**DOCK HIGH DOORS:** 44

**DRIVE-IN DOORS:** 2 at 14' x 16'

**COLUMN SPACING:** 50' x 53', 60' speed bay

**TRAILER PARKS:** 40

**AUTO PARKS:** 180

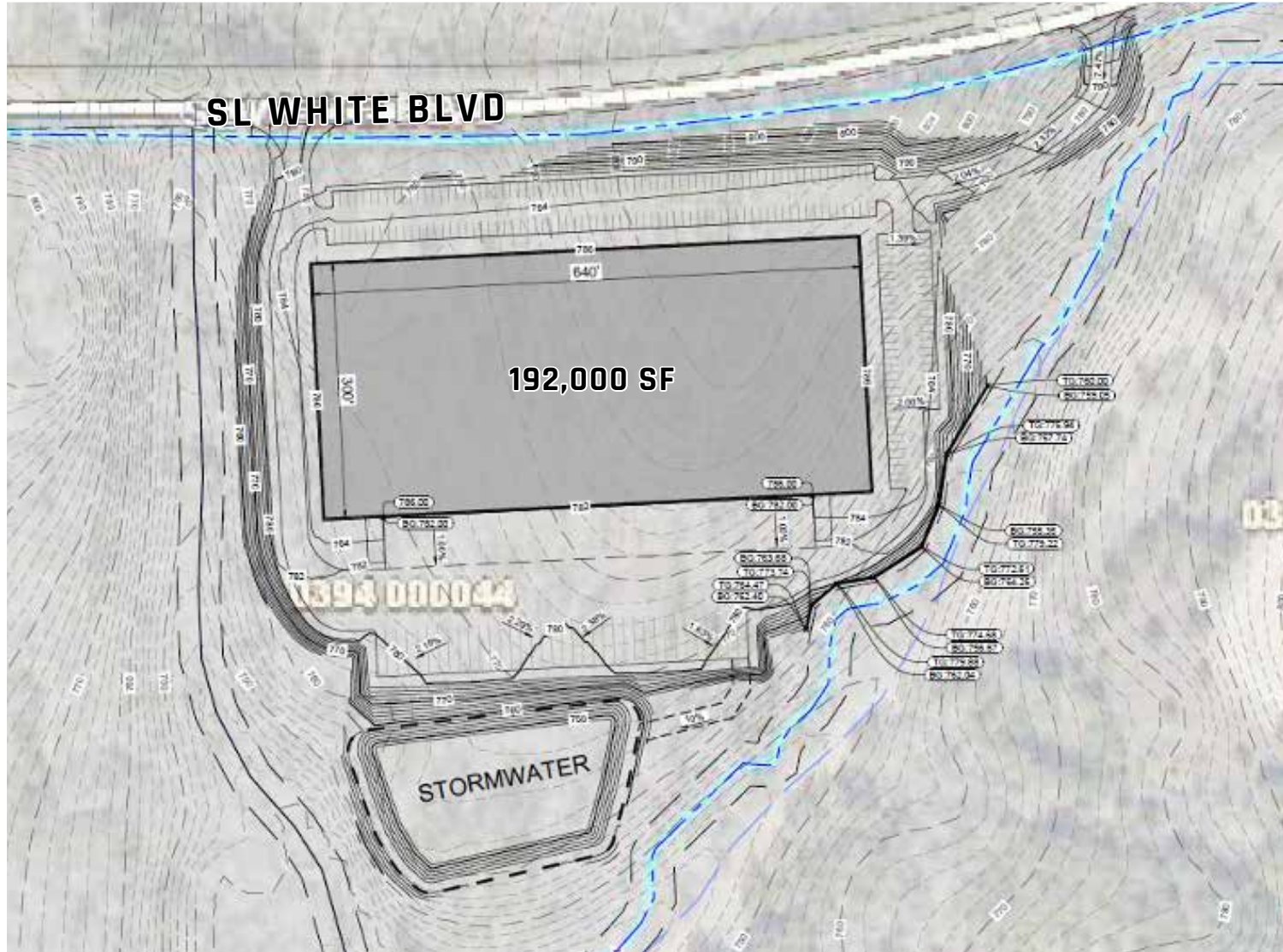
**TRUCK COURT DEPTH:** 135' - 185'

**TRUCK COURT PAVING:** Concrete apron, heavy  
duty asphalt drives and concrete trailer  
parking

**FIRE PROTECTION:** ESFR

**ROOF:** TPO 45 Mil

**ELECTRICAL:** 2000 Amps, 480 Volt, 3Phase





# SPECS

## BUILDING 200

**ADDRESS:** Calloway Church Rd,  
LaGrange, Georgia

**TOTAL SF:** 145,000 SF

**DIMENSIONS:** 180' Deep

**CLEAR HEIGHT:** 32'

**DOCK HIGH DOORS:** 54

**DRIVE-IN DOORS:** 2

**TRAILER PARKS:** 27

**AUTO PARKS:** 210

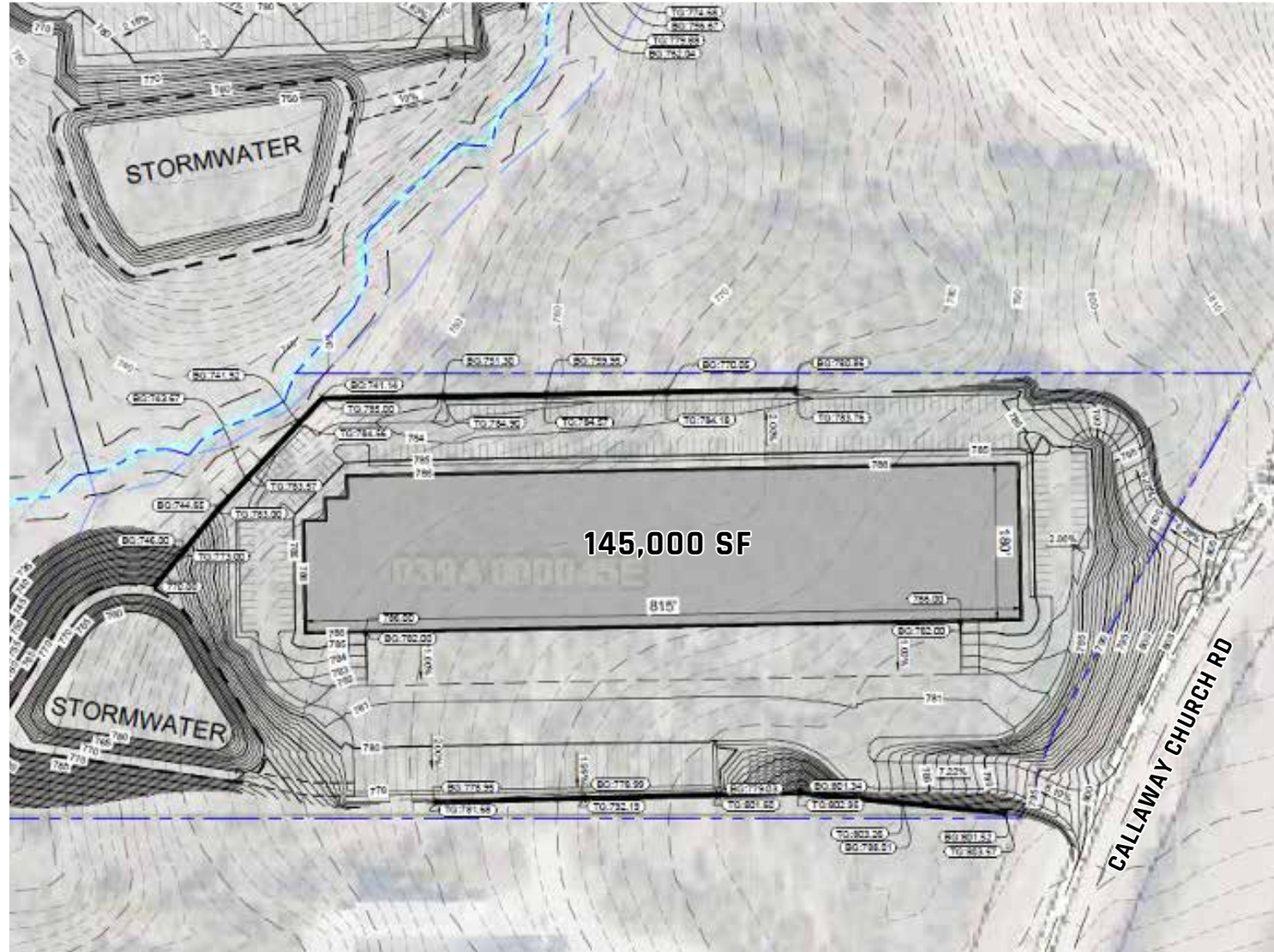
**TRUCK COURT DEPTH:** 135' - 185'

**TRUCK COURT PAVING:** Concrete apron, heavy  
duty asphalt drives and concrete trailer  
parking

**FIRE PROTECTION:** ESFR

**ROOF:** TPO 45 Mil

**ELECTRICAL:** 2000 Amps, 480 Volt, 3Phase

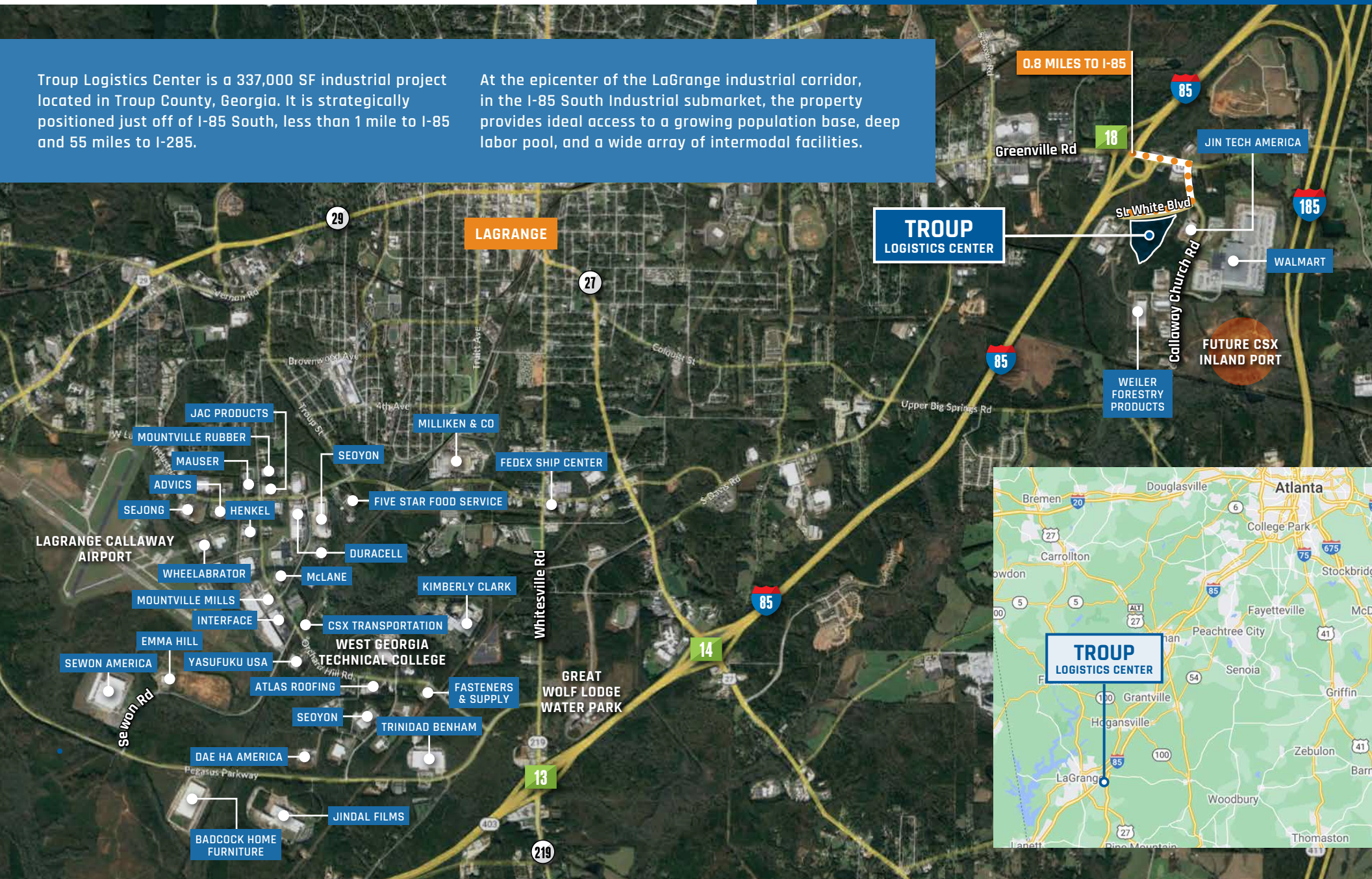




## LOCATION

Troup Logistics Center is a 337,000 SF industrial project located in Troup County, Georgia. It is strategically positioned just off of I-85 South, less than 1 mile to I-85 and 55 miles to I-285.

At the epicenter of the LaGrange industrial corridor, in the I-85 South Industrial submarket, the property provides ideal access to a growing population base, deep labor pool, and a wide array of intermodal facilities.





## AUTOMOTIVE

Kia Motors Manufacturing

11 miles

## INTERSTATE

I-85

0.8 miles

I-185

2.5 miles

I-285

55.4 miles

## AIR

Hartsfield-Jackson Atlanta Int'l Airport

59.8 miles

## PORT CITIES

Savannah, GA

256 miles

Brunswick, GA

269 miles

Charleston, SC

363 miles



# LOGISTICS HIGHLIGHTS

The property is located within the heart of LaGrange's Industrial center, about 60 miles southwest of Atlanta. It is positioned just off of Interstate 85, which runs northeast to Richmond, Virginia and south to Montgomery, Alabama.

Troup Logistics Center is in close proximity to KIA Assembly Plant in West Point, Georgia, and is approximately 90 miles from Montgomery, Alabama. Atlanta's Hartsfield Jackson International Airport is 60 miles to the northeast. The property is directly across the street from a CSX Intermodal port scheduled for completion in 2024. This CSX freight rail line connects New Orleans and the Memphis Gateway to the west with the port of Savannah to the East.

*The Heart of Logistics in the Southeast*

# ATLANTA



World's busiest and most efficient airport



80% of U.S. can be reached within 2 flight hours



75% of U.S. can be reached within 2 truckload delivery days



Over 5,000 miles of Georgia rail



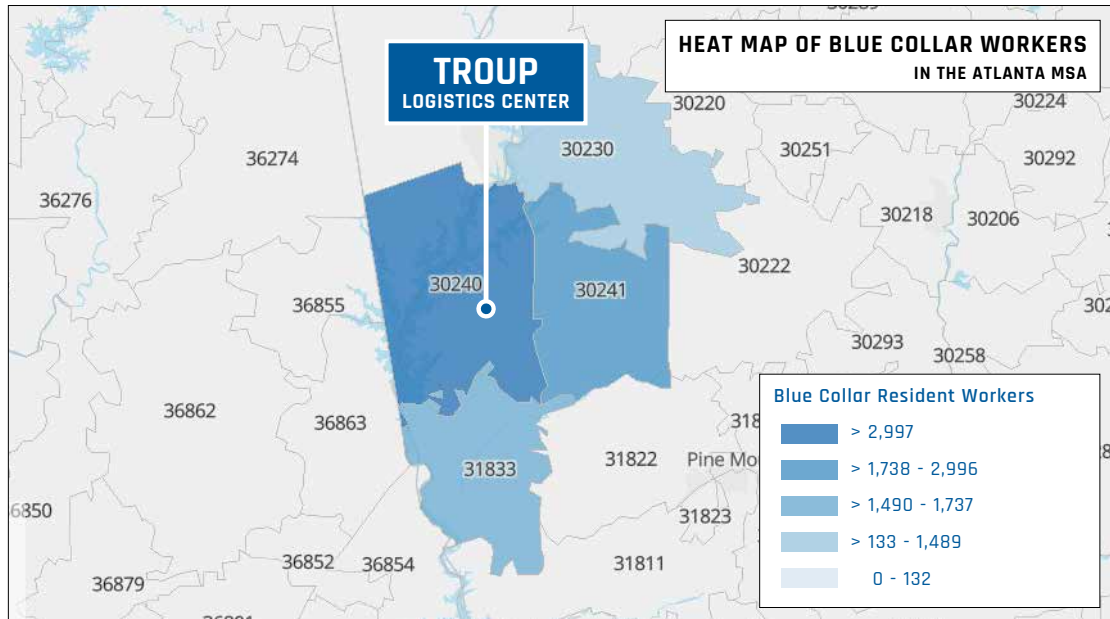
UPS, FedEx, DHL & Airborne Express all have major distribution hubs in the area



11 major sea & inland ports within 350 miles



# I-85 SOUTH CORRIDOR



## EXECUTIVE SUMMARY

**6,358**

### **JOBS**

Jobs increased by 232 over the last 5 years. Projected to increase by 727 over the next 5 years.

**2.15**

### **CONCENTRATION**

Regional job concentration per capita is 2.15 times the national job concentration.

**\$13.39/hr**

### **MEDIAN EARNINGS**

Regional median earnings are \$2.52/hr below the national median earnings of \$15.91/hr.

**5**

### **EDUCATIONAL COMPLETIONS**

Related educational completions are produced by 1 institution in the region.

» LaGrange Warehouse jobs increased by 232 from 2015-2020 (3.8%), less than the national growth rate of 8.4%. The occupations are projected to increase by 727 from 2020-2025 (11.4%), outpacing the national projected growth rate of 4.0%.

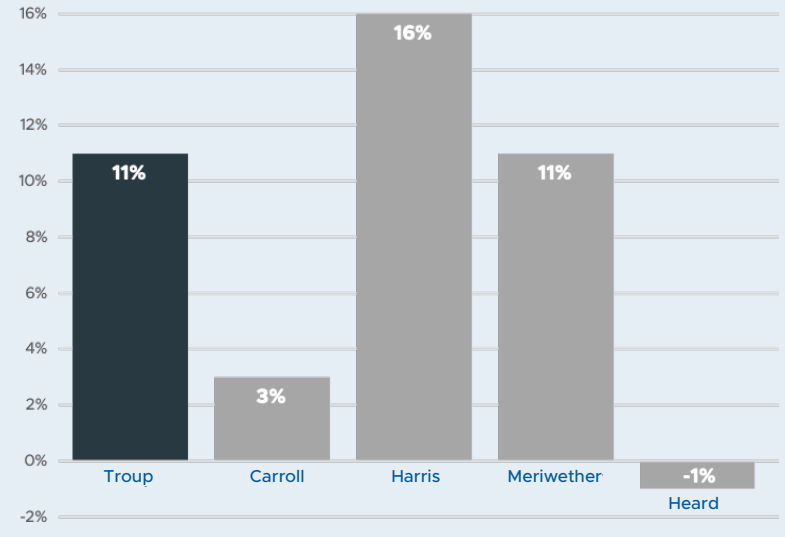
» Regional job concentration per capita for LaGrange Warehouse jobs is 2.15 times the national job concentration. In other words, there are 115% more LaGrange Warehouse jobs in this region than we would expect to find in the average region.

» Cost of labor in the region is below median. The median earnings for LaGrange Warehouse jobs in the region is \$13.39/hr, which is \$2.52/hour below the national median of \$15.91/hr.

## STRONG & GROWING LABOR POOL

LaGrange Warehouse jobs increased by 11.4% from 2015-2020, outpacing the national growth rate of 10.6%. The occupations are projected to increase by 11.4% from 2020-2025, outpacing the national projected growth rate of 4.5%.

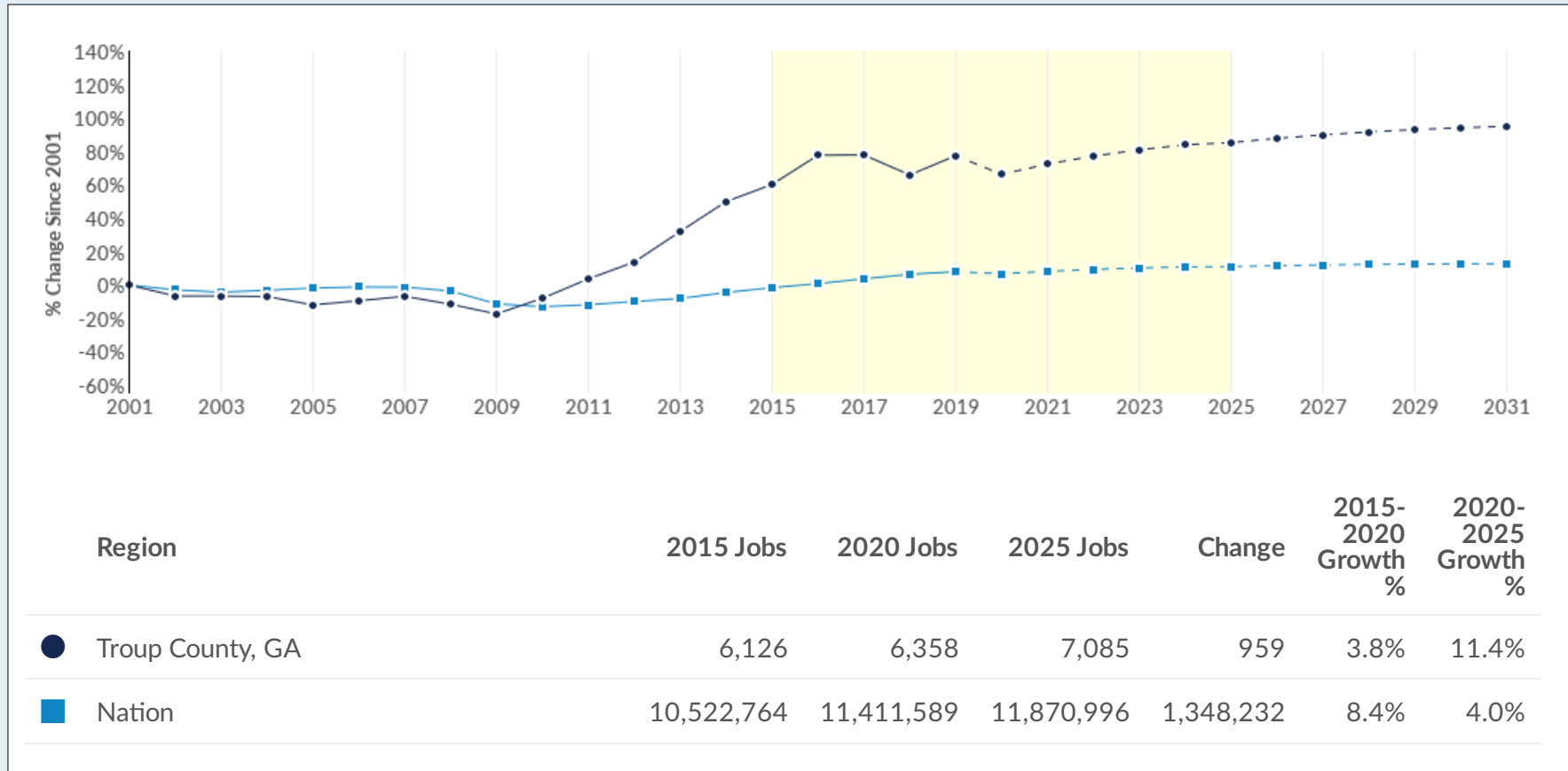
### PROJECTED JOB GROWTH % CHANGE (2020-2025) IN WAREHOUSE & LOGISTICS OCCUPATIONS



Source: EMSI, 2022

# I-85 SOUTH CORRIDOR

## REGIONAL TRENDS



Source: EMSI, 2022