



EQT | EXETER



580 Raco Parkway

Jackson County, GA

Building Size: 772,200 SF

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Jackson County, GA

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Building Specifications

- Industrial space
- 772,200 SF total building size
- **Fully Leased**
- 12,000 SF of office space
- Built in 2006
- 86.1 acre site
- 20% site coverage
- 32' clear height
- 50' x 50' column spacing
- 185' truck court depth
- Cross-Dock loading
- 120 dock doors
- 2 drive-in doors
- 200 car parking spaces
- 440 trailer parking spaces
- T-5 lighting
- ESFR sprinkler system



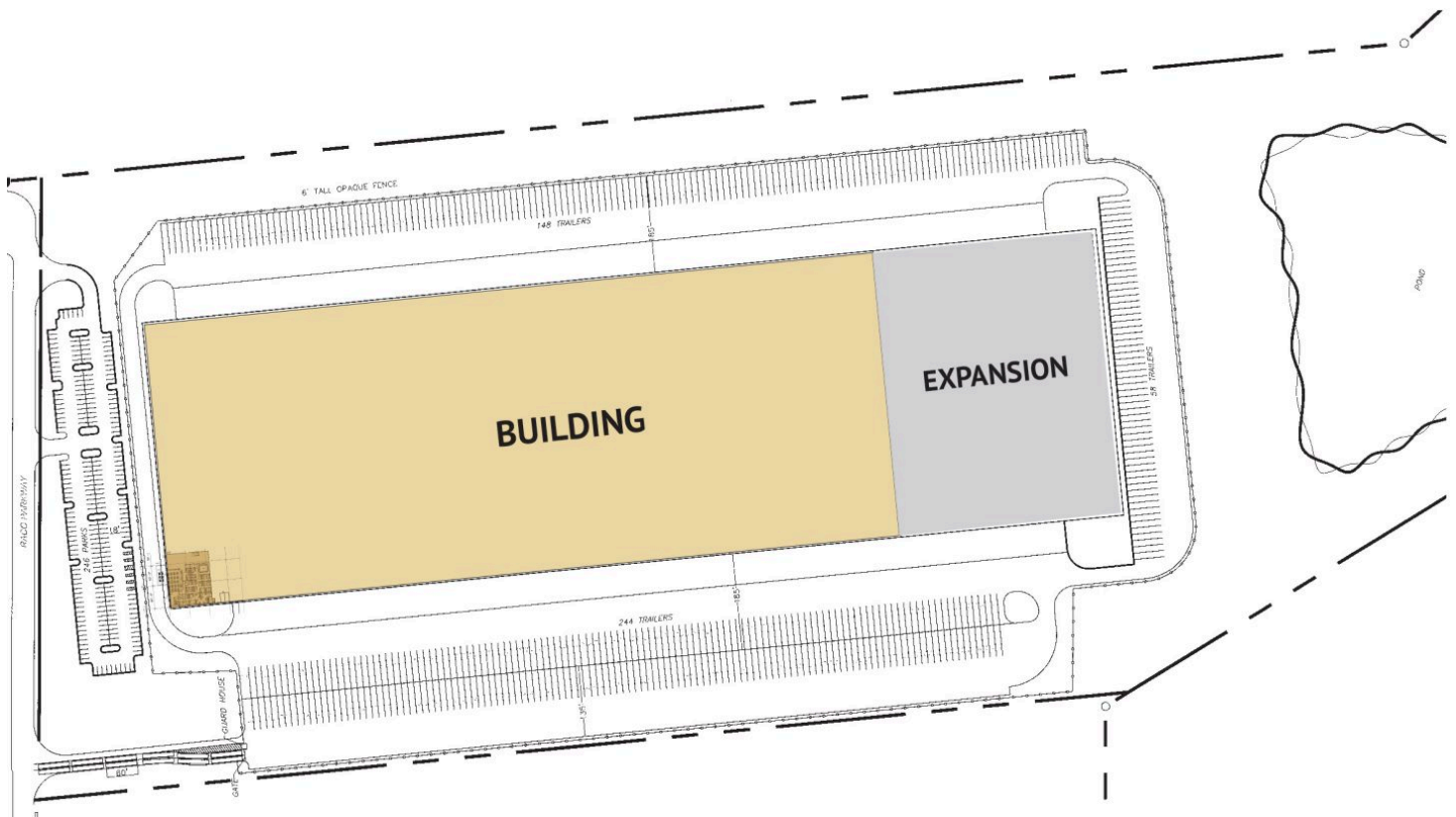
Additional Information

- Single tenant building with expansion capability near I-85 in Northeast Atlanta bulk distribution area
- Expandable to 1,010,200 SF
- Fully secured with fencing and guard shack
- 2021 installed forklift charging station

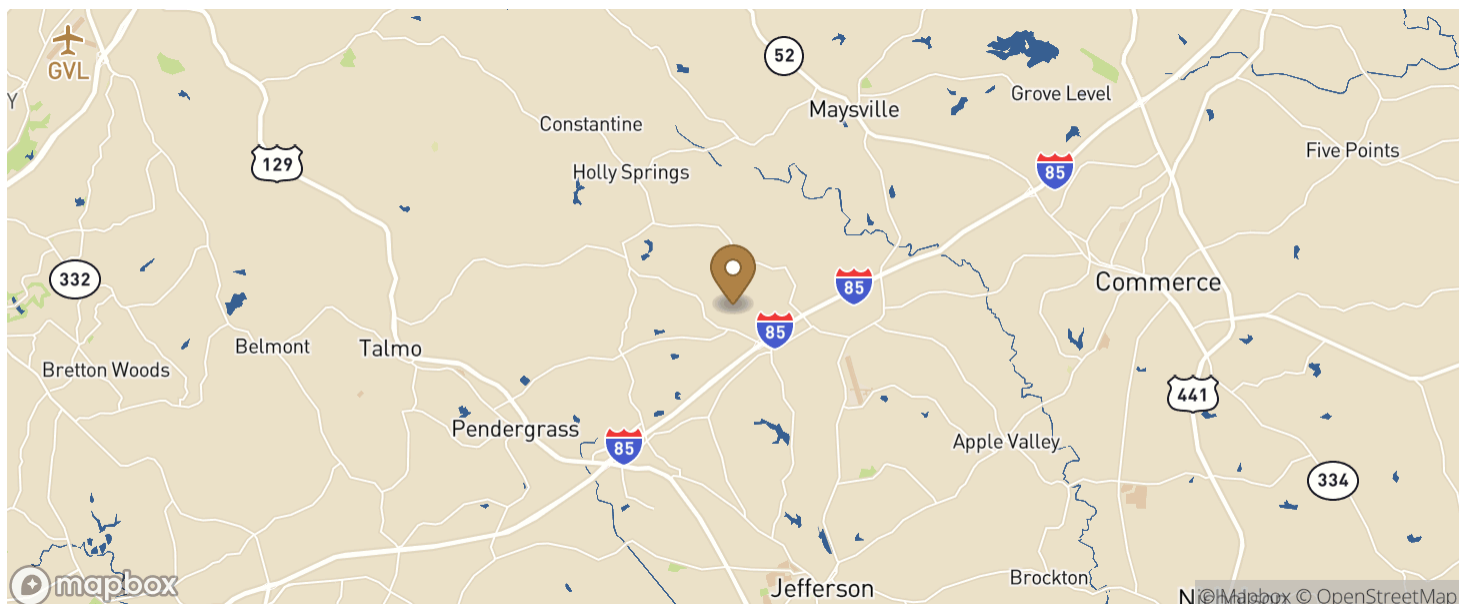
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Location



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Access

CITY	POPULATION	MILES	DRIVE TIME
Charlotte	874,579	187	3 h 09 m
Nashville	684,410	295	4 h 55 m
Jacksonville	949,611	403	6 h 21 m
Memphis	633,104	437	6 h 58 m
Columbus	905,748	577	9 h 23 m
Indianapolis	887,642	584	9 h 25 m

Population

ACCESS AND LABOR FORCE	10 MILES
Total Population	73,022
Total Labor Force	30,401
Unemployment Rate	1.77%
Median Household Income	65,045
Warehouse Employees	2,017
High School Education Or Higher	65.44%