



# King Mill Distribution Park

150 Distribution Drive | McDonough, Georgia



## TRANSPORTATION

<b>AIR:</b>	Atlanta Hartsfield-Jackson International Airport - 30 miles
<b>INTERSTATE:</b>	Excellent access to Interstate 75
	Savannah: 200 miles
	Brunswick: 280 miles
<b>PORT CITIES:</b>	Charleston: 300 miles
	Jacksonville: 325 miles
	Norfolk: 585 miles
	Miami: 650 miles



Marketing/Leasing:  
**CBRE**

A development by:  
**Trammell Crow Company**

For additional information/tour,  
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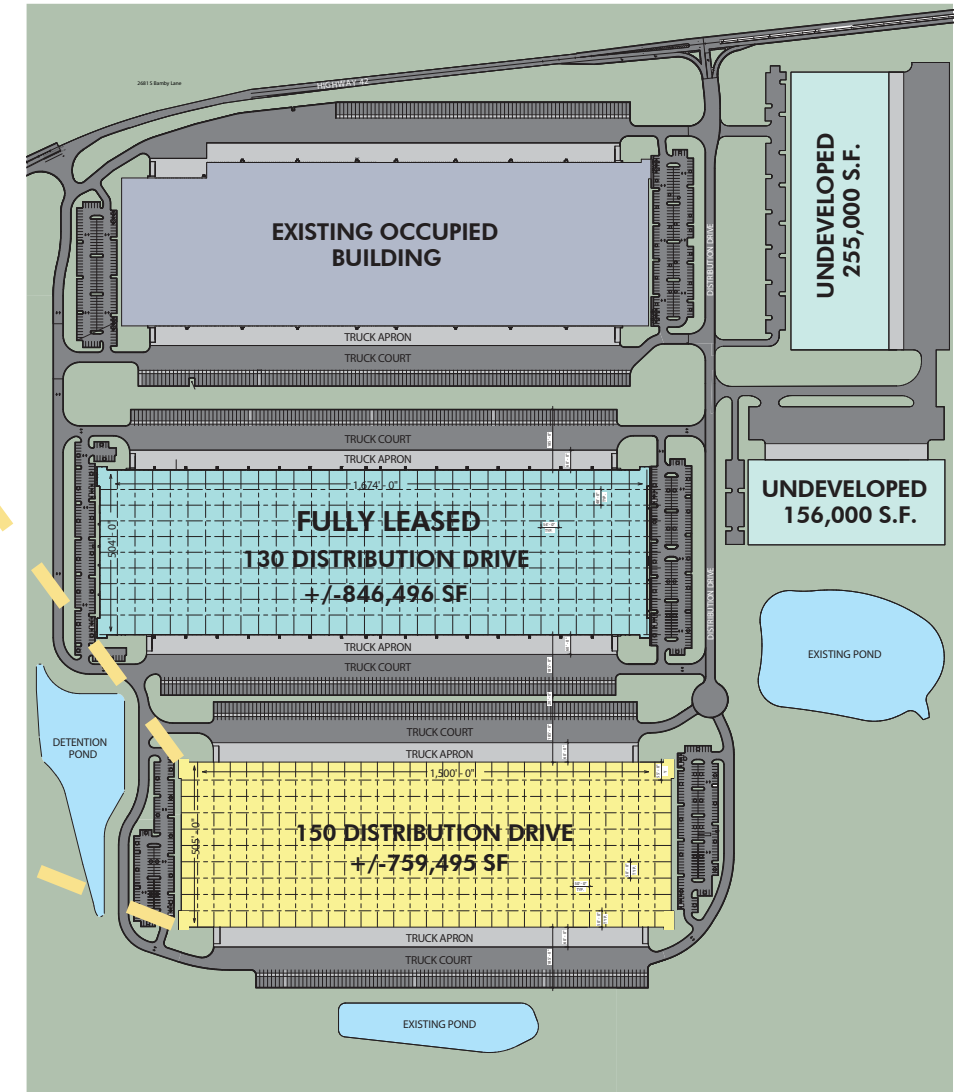
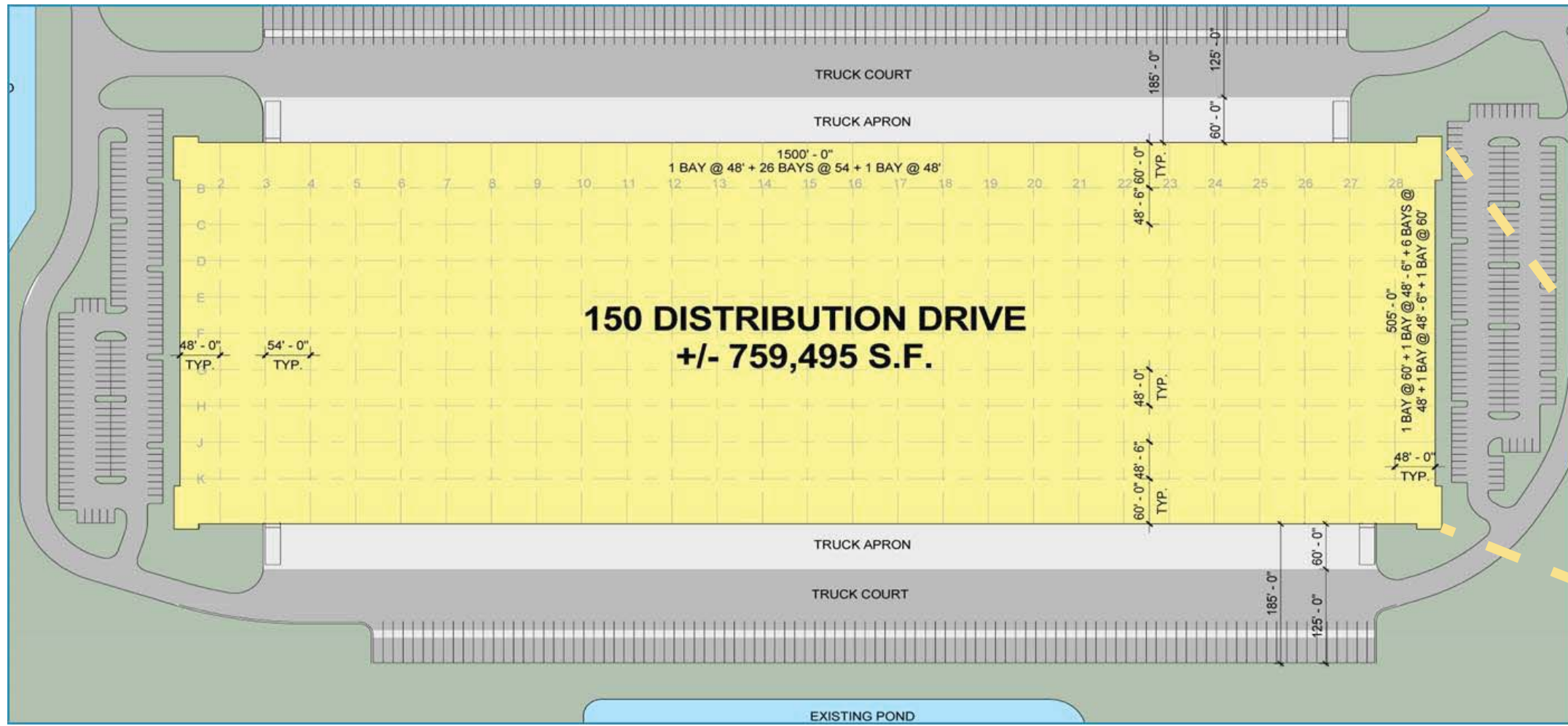
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# 759,495 SF NEW CROSS-DOCK AVAILABLE



# King Mill Distribution Park

Southeast Atlanta Submarket | McDonough, Georgia



**LOCATION:** King Mill Distribution Park  
150 Distribution Drive  
McDonough, GA 30252

**AVAILABLE SF:** ±759,495 SF

**OFFICE SPACE:** BTS

**EXTERIOR CONSTRUCTION:** Painted concrete tilt-wall

**BUILDING TYPE:** Cross-dock warehouse

**BUILDING DEPTH:** 505' deep

**BUILDING CLEAR HEIGHT:** 36'

**DOCK DOORS:** 156 dock high doors with Z guards and bumpers at each door; 4 drive in doors

**TRUCK COURT:** 185' full concrete (8", 4,000 psi unreinforced on 4" stone)

**AUTO PARKS:** 324 spaces

**TRAILER PARKS:** 205 concrete paved

**BAY SPACING:** 48'd x 54'w (60' dock bays each side)

**INTERIOR PAINTING:** Paint interior warehouse walls and columns

**FIRE PROTECTION:** ESFR

**WAREHOUSE HEAT:** Roof-mounted heating for freeze protection

**ELECTRICAL SERVICE:** Two (2) - 2,500 AMPS, 480 Volt

**CONCRETE FLOOR SLAB:** 6" thick Ductilcrete with caulked floor joints and includes a 5-year slab warranty

**INTERIOR LIGHTING:** T-5 lighting with 25' FC with motion sensors

**ROOF SYSTEM:** 45 mil TPO with R15 insulation