



**WELCOME TO  
SHUGART FARMS  
LAKE PARK INDUSTRIAL**



**SHUGART FARMS**

Lake Park  
Industrial

*Please visit us at*  
**[www.shugartfarms.com](http://www.shugartfarms.com)**



## PROPERTY DESCRIPTION

Shugart Farms Lake Park Industrial is destined to be one of the region's premier destinations for bulk distribution users. Located off Bohannon Road and I-85, Shugart is situated in an ideal location for easy highway and airport access, just 12 miles south of Atlanta Hartsfield-Jackson International Airport. Comprised of approximately 172 acres, the Park will accommodate roughly 2.3 million square feet, allowing potential users an array of options for build-to-suit layouts, depending on individual need.

## ACCESS

### *Highway*

Just off I-85 with access via Senoia Road (GA74) at Exit 61. The main entrance will be off Bohannon Road and will provide ingress/egress to I-85 via Senoia Road (GA74) from Bohannon Road.

### *Air*

The site is located approximately 12 miles from Atlanta Hartfield-Jackson International Airport, with direct interstate access via I-85 to the airport and 3pl air hubs.

### *Rail*

The CSX Intermodal facility is located .5 miles from the site

## UTILITIES

Water: 12" main provided by City of Atlanta & 8" main provided by City of Fairburn

Sewer: 8" & 18" main provided by City of Fairburn & Fulton County

Natural Gas: 4" main provided by Atlanta Gas & Light

Electric: Provided by City of Fairburn, Georgia Power, Ogelthorpe Power or MEAG (Municipal Electric Association of GA)

Telecommunications: Provided by AT&T

## HIGHLIGHTS

- ▶ Fully Served Class A Bulk Distribution Park
- ▶ Zoned Light Industrial with Flat Topography
- ▶ 1600 Feet of I-85 Exposure
- ▶ Located 1/2 Mile from CSX Intermodal Facility
- ▶ Eventual Retail & Corporate Office Development with Amenities

# AERIAL VIEWS



*Shugart Farms Lake Park Industrial*  
*The next big thing in the Atlanta Commercial Real Estate Market!*



# MASTER SITE PLAN

<b>A</b>	74.6 Acres	1,208,400 SF
<b>B</b>	44.3 Acres	365,700 SF
<b>C</b>	52.9 Acres	667,800 SF



## 1,200,000 SF Grubbed & Ready



Check out this angle of the unbelievably flat site, grubbed and ready to go. This is where we envision placing a 1,200,000 square foot facility.

## Proposed Entry 1,200,000 SF Site



This view looks out onto what will be the main entrance into the proposed 1,200,000 square foot facility.

## Proposed 365,000 SF Site



Look at how perfectly flat this land is! This is the site we have eyed for a 365,000 square foot facility.

## Lake View



Imagine looking out the window of your brand new office and seeing this view! The lake view offers a calming effect, perfect for a quick middle-of-the-day rejuvenation!

## Grubbed & Ready!



Another angle of the perfectly flat, grubbed site, just waiting for a build-to-suit!

## Proposed Entrance Front



This is a view of the proposed front entrance, just off Bohannon Road.

## CONCEPT I

### BUILDING INFORMATION

#### Square Footage Breakdown

Warehouse/Production:	360,700 SF
Office:	5,000 SF
Total Square Footage:	365,700 SF

#### Building Dimensions

300' x 1,219'

#### Estimated Completion

10 months from lease execution

#### Floors

6" concrete slab, 4,000 PSI with floor sealer

#### Ceiling Heights

32' clear minimum under joist

#### Dock High Doors

Thirty 9' x 10' mechanical dock high doors. Each dock will be covered and have seals and 35,000 lbs. mechanical 6' x 8' pit type levelers with bumpers, dock lights and track guards. 9' x 10' knock panels will be located the entire length of dock walls for future door installation.

#### Truck Court

Truck court will have a total depth of 185' and will be constructed with 60' concrete aprons and heavy duty asphalt.

#### Trailer Storage

95 trailer storage locations. An additional 232 trailer storage spots are available in an adjacent lot.

## CONCEPT II

### BUILDING INFORMATION

#### Square Footage Breakdown

Warehouse/Production:	657,800 SF
Office:	10,000 SF
Total Square Footage:	667,800 SF

#### Building Dimensions

420' x 1,590'

#### Estimated Completion

12 months from lease execution

#### Floors

6" concrete slab, 4,000 PSI with floor sealer

#### Ceiling Heights

32' clear minimum under joist

#### Dock High Doors

Sixty 9' x 10' mechanical dock high doors. Each dock will be covered and have seals and 35,000 lbs. mechanical 6' x 8' pit type levelers with bumpers, dock lights and track guards. 9' x 10' knock panels will be located the entire length of dock walls for future door installation.

#### Truck Court

Truck court will have a total depth of 185' and will be constructed with 60' concrete aprons and heavy duty asphalt.

#### Trailer Storage

220 trailer storage locations.



## CONCEPT III

### BUILDING INFORMATION

#### Square Footage Breakdown

Warehouse/Production:	1,188,400 SF
Office:	20,000 SF
Total Square Footage:	1,208,400 SF

#### Building Dimensions

570' x 2,120'

#### Estimated Completion

14 months from lease execution

#### Floors

6" concrete slab, 4,000 PSI with floor sealer

#### Ceiling Heights

32' clear minimum under joist

#### Dock High Doors

Two hundred fifty 9' x 10' mechanical dock high doors. Each dock will be covered and have seals and 35,000 lbs. mechanical 6' x 8' pit type levelers with bumpers, dock lights and track guards. 9' x 10' knock panels will be located the entire length of dock walls for future door installation.

#### Truck Court

Truck court will have a total depth of 200' and will be constructed with 60' concrete aprons and heavy duty asphalt.

#### Trailer Storage

316 trailer storage locations. An additional 232 trailer storage spots are available in an adjacent lot.



John Barker, Jr., SIOR  
jbarker@redrockdevelopments.com  
980.233.3837

Bill Hare, SIOR  
bhare@burkeholding.com  
404.386.7025

*Please visit us at*  
**[www.shugartfarms.com](http://www.shugartfarms.com)**

