

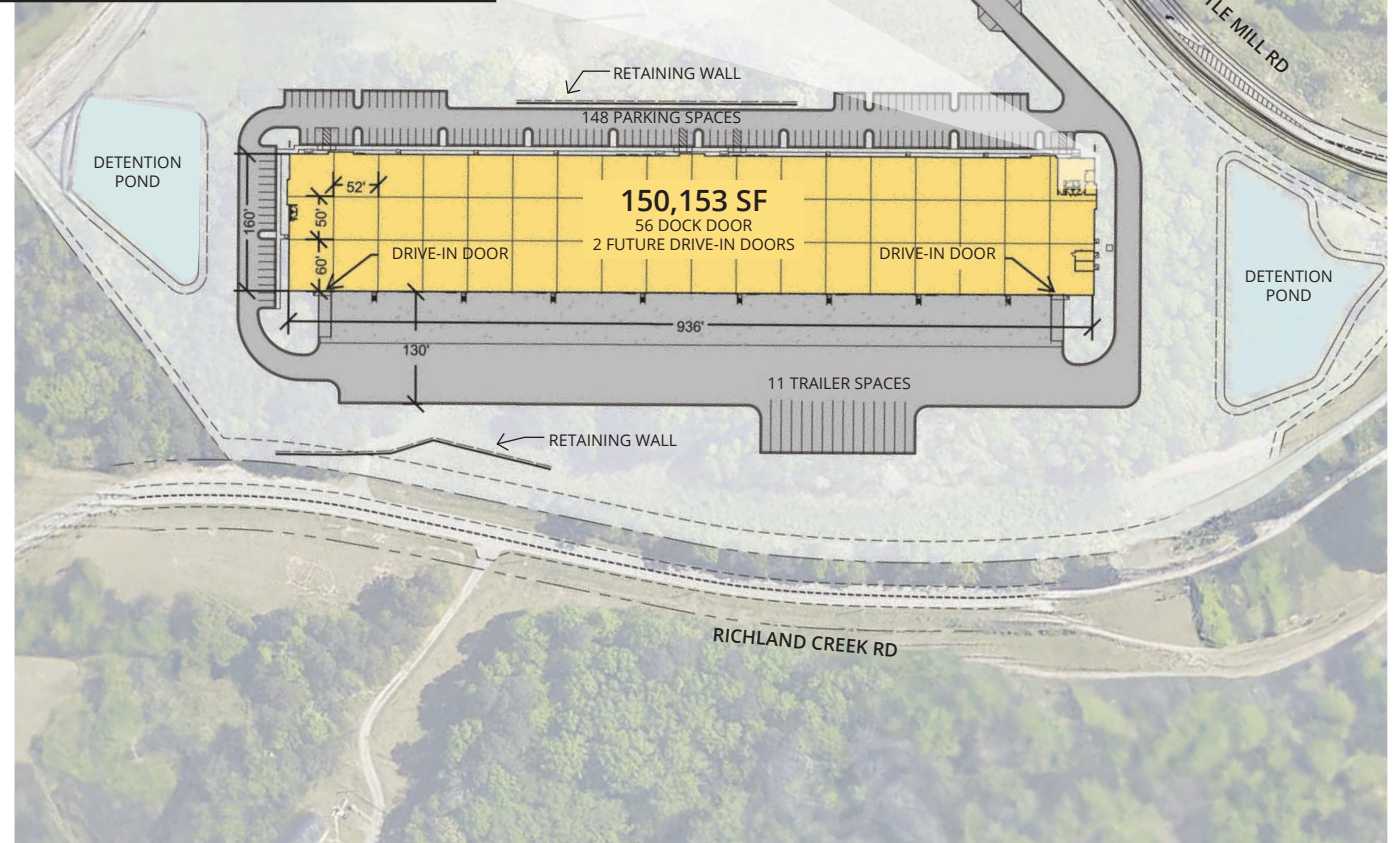
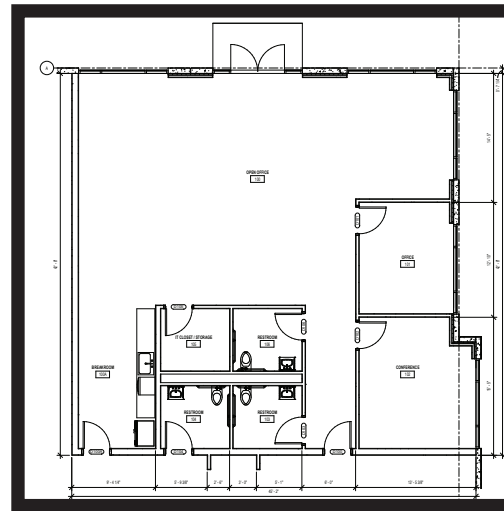
Richland Creek Trade Center

150,153 SF Delivering Q1 2028



Building Specs

Building Configuration	Rear Load
Total SF	150,153
Office SF	1,852
Divisibility	±25,000
Building Depth	160'
Clear Height	32'
Column Spacing	52' x 50' with 60' speed bays
Docks	56 (9' x 10'); 4 with 35,000 lb mechanical levelers
Drive-Ins	2 (12' x 14')
Auto Parking	148
Trailer Parking	11
Power	3,000A/480V
Lighting	30 FC at 30" AFF
Slab	7" 4,000 PSI unreinforced
Truck Court Depth	130'



Building Location

Located just minutes from GA-400 and I-85, the property offers a strategic advantage for servicing the rapidly growing North Atlanta market.

Positioned within one of Metro Atlanta's most desirable industrial corridors, the site provides excellent regional connectivity, access to a deep workforce, and proximity to a strong base of manufacturing, logistics, and technology employers.

852,693
Population within a
30-minute drive time

450,864
Workforce within a 30
minutes drive

41,634
Warehousing & Logistic
workers within a 30
minutes drive time



Site Access

Richland Creek Trade Center



Distance to I-985 (Exit 4)
4.1 Miles



Distance to I-85 (Exit 115)
6.6 Miles



Distance to Gainesville Inland Port
23 Miles

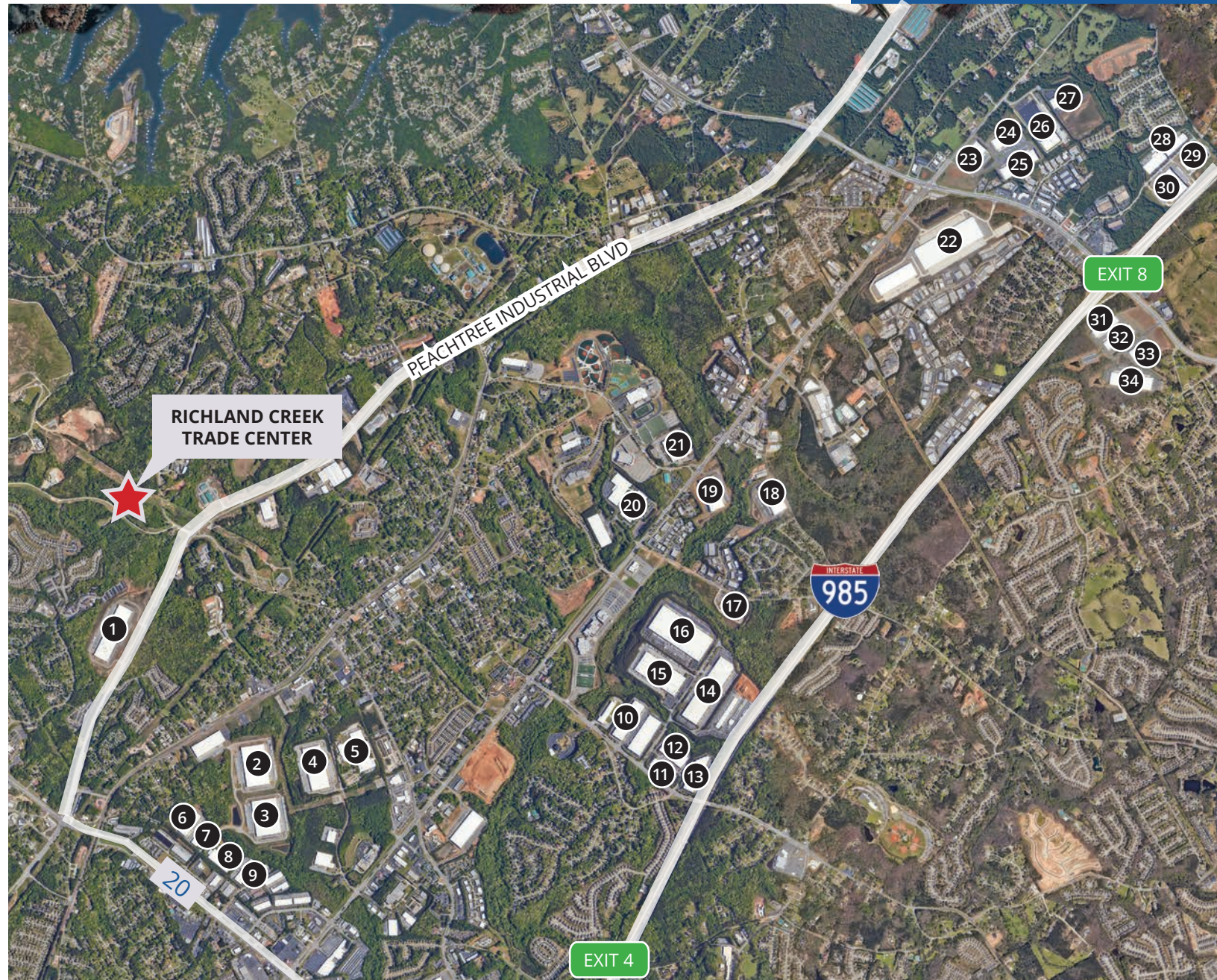
KEY DISTANCES

FedEx Ground Hub	16 miles ±18 mins
UPS Atlanta Hub	36 miles ±38 mins
Norfolk Southern Inman Intermodal	40 miles ±45 mins
CSX Hulsey Intermodal	40 miles ±45 mins
Hartsfield-Jackson International Airport	43 miles ±49 mins
Port of Savannah	272 miles ±4 hrs/20 mins



Tenants in the Market

- 1 Catalyst
- 2 DiversiTech
- 3 Best Buy
- 4 Office Depot
- 5 Cardinal CG
- 6 Yahata USA
- 7 Revolve LED/Davis Lighting
- 8 Allsouth Autosports
- 9 Treasure Wholesale
- 10 DisplayIt
- 11 Therapak
- 12 Doosan Industrial
- 13 Hettich America
- 14 FedEx
- 15 Hazen Transport
- 16 Daimler Trucks
- 17 Carcoustics USA
- 18 Ainfox
- 19 Royal Gourmet
- 20 Makita USA
- 21 Dart Advantage
- 22 Amazon
- 23 Alfrex
- 24 Davis Delivery Service
- 25 ADD USA
- 26 Sherwin Williams
- 27 Fastpak
- 28 SHIELDTECH
- 29 BTD Warehouse
- 30 Middleby Residential
- 31 EUP Logistics
- 32 La-Z-Boy
- 33 Ammeraal Beltech
- 34 LKF



Richland Creek

Trade Center

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