

PROJECT FACTS

Developer	Liberty Property Limited Partnership
Site Location	120 Midway Road, Jackson, GA 30233 The subject site is located at the intersection of Midway Road and Windy Lane—near the SW quadrant of I-75 and SR16 in Butts County
Site Acreage	±80 acres
Site Zoning	M-1, light industrial
LEED® Certification	LEED® Gold Certified by the U.S. Green Building Council
Building Size	840,000 square feet
Available Space	840,000 square feet
Building Configuration	Cross-dock facility
Building Dimensions	1,400' x 600'
Column Spacing	56' (w) x 51'1" (d) typical, staging is 56' (w) x 70' (d)
Truck Court	2 courts, 195' deep typical
Site Utilities	All storm drainage is surface routed or piped to on-site detention ponds or directly to an abutting waterway. Sanitary sewer service is provided by sewer along Midway Road. Utilities are provided by the local utility companies. The local suppliers are: <ul style="list-style-type: none"> ▪ Telecom conduit in place: AT&T (fiber-ready) ▪ Power: Central Georgia Electric Membership Corporation ▪ Gas: Ferrell Gas Propane (natural gas available) ▪ Water & sewer: Butts County Water & Sewer Authority
Exterior Walls	Site cast tilt wall panels, 8" thick
Structure	Typical joist and girder steel frame and deck. The deck is primer white and the structural steel is primer gray



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Clear Height	The building is 40' clear minimum, measured to the bar joist at the first column in from the dock wall
Roof	45 mil white TPO membrane, mechanically-fastened system with a 15-year warranty. Insulation is R20.5 and A/C-ready
Floor Slab	The warehouse slab is 7" thick, 4000 psi concrete, reinforced with dowels at all construction joints for increased durability. The slab is on a 6" stone base, with a 10 mil vapor retarder and the floor joints are sealed in the speed bays. Wide slab in speed bays with joint spacing at every other column. The slab specification for flatness and levelness is Ff = 35, FI = 25 overall
Exterior Shell Finishes	Textured paint on tilt wall panels
Storefront	Standard two-story brick and aluminum storefront is provided at the front corners as shown in the elevations. 44 clerestory windows are provided in the warehouse
Fire Protection System	The shell is protected by an ESFR system with K22.4 sprinkler heads. A fire pump is included in an exterior pump room. The office is served by a light hazard system that is covered under the office allowance. The shell system is monitored to meet local codes. A 275,000 gallon fire protection water storage tank is on site
Ventilation	Enhanced ventilation, lube in place to achieve 1.5 air changes per hour
Electrical Service	2,000 amp transformer, ready to be adapted to 6,000 amp service, 3-phase, 480/277 volt system, upgradable
Exterior Lighting	Wall-mounted LED light fixtures are included on all sides of the building, and soffit lights are included in the office storefront entries
Interior Lighting	LED lighting (30 FC) with motion sensors
Site Lighting	Paved areas are lit with LED light poles at perimeter of truck court and parking



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Plumbing	Sanitary service is provided by a 4" PVC main line that runs the length of the building. A 2" domestic water line is stubbed on the east wall at the south ramp. These are shell costs and not part of the tenant's office allowance. The remainder of the under-slab sanitary and water required for the final office plan will be covered by the office allowance
Dock Doors	Includes 153 manual 9' (w) x 10' (h) insulated vertical-lift dock-high doors and four 12' (w) x 14' (h) insulated high-lift drive-in doors, each with a ramp. The dock-high doors are protected by an exterior 4' continuous canopy. All dock doors have track guards or bollards at the jambs. Dock bumpers are included in the tenant improvements
Egress Doors	Hollow metal doors and frames provided around the perimeter of the building to provide egress. Standard lever handle hardware is provided
Parking	445 automobile parking spaces provided as shown on the site plan, expandable to 711
Trailer Parking	175 trailer parking spaces, provided as shown on the site plan
Paved Areas	<p>Light duty asphalt: 6" stone base, 1.5" asphalt binder and 1" topping, includes all automobile parking areas and auto drives shown in the site plan</p> <p>Heavy duty asphalt used on loop road: 8" stone base with 2" asphalt binder and 1" topping, includes the main truck driveways</p> <p>Full concrete truck apron and court to all access areas: 8" thick, 3500 psi, unreinforced concrete</p> <p>Sidewalks: 4" thick concrete at main entrance to offices and under the soffit area</p> <p>Curb: curb and gutter at all pavement edges</p>

