

 **1,013,902 SF**
on 72 AC



CLASS A INDUSTRIAL BUILDING AVAILABLE

1365 E Hightower Trail | Loggins 100 | Social Circle, GA

PROPERTY HIGHLIGHTS



1,013,902 SF
SIZE



40'
CLEAR HEIGHT



2025
YEAR BUILT



72 AC
LOT

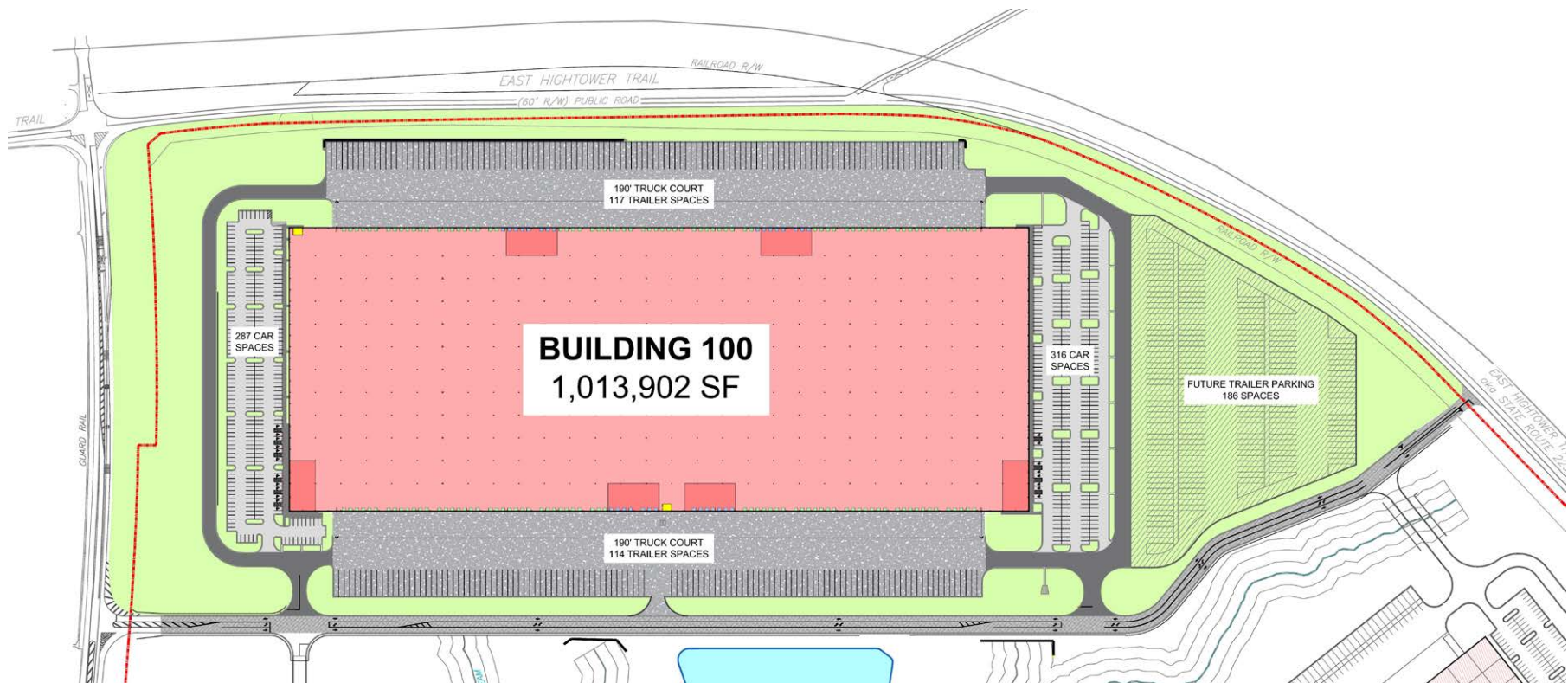


140 + 4 DRIVE IN
DOCK DOORS



50'W X 56'D
WITH 60' SPEED BAY
COLUMNS

SITE PLAN



PROPERTY DETAILS

LEASE RANGE

250,000 SF to 1,013,902 SF

TRUCK LOADING

140 Dock Doors with levelers
4 Drive-In doors with concrete ramp
60' deep Staging Bays

CONSTRUCTION

Reinforced Concrete

FLOOR THICKNESS

8"

SPRINKLERS

ESFR

POWER

4,000a/ 3p 4w Heavy

OPEX

\$1.25/SF (Estimated)

PARKING SPACES

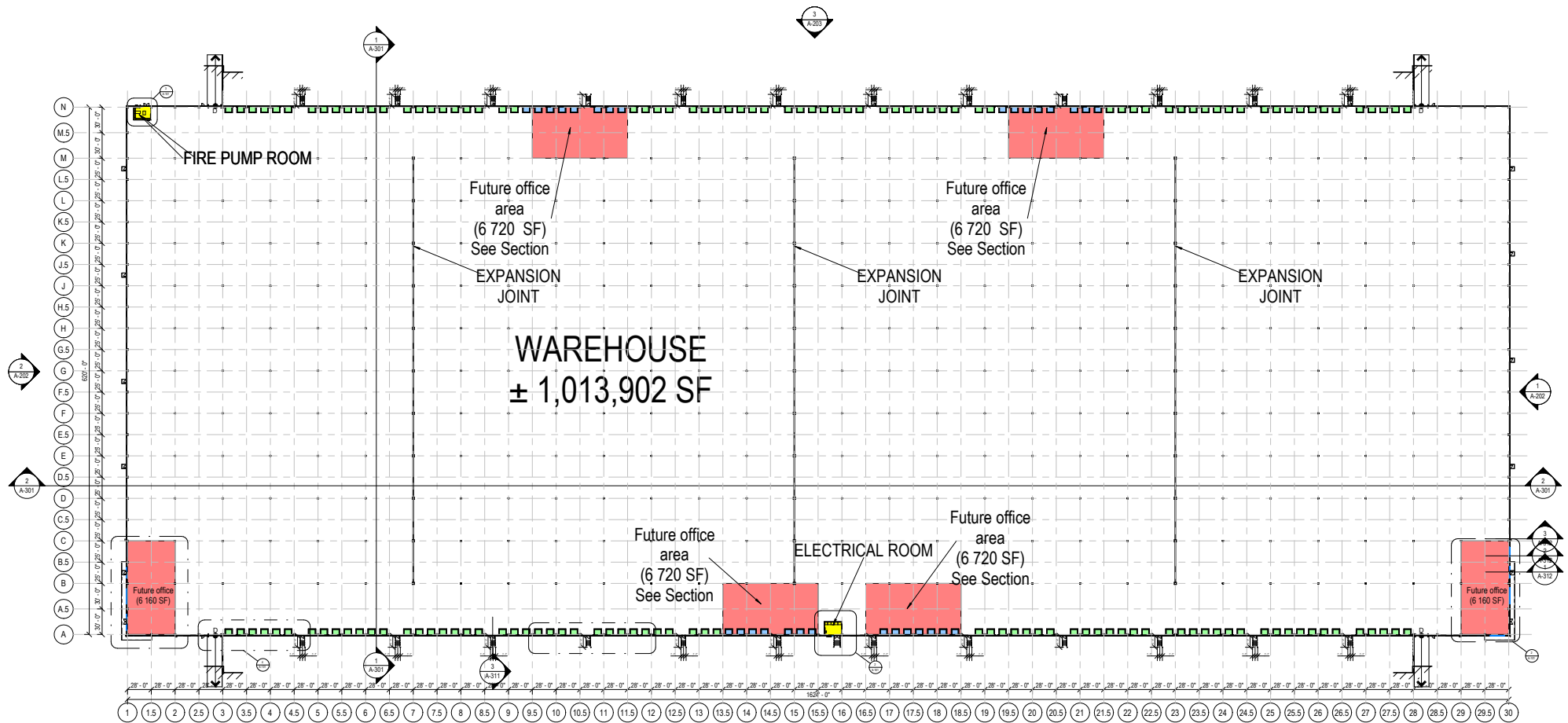
231 Industrial Trailer lots, 603 car parking lots
190' truck court with concrete apron

ZONING

LI WP2



FLOOR PLAN



AREA MAP



ATLANTA, GA

AUGUSTA, GA

RIVIAN SITE

WHAT PUTS **PNK** **ABOVE** THE REST

PNK is an investor and vertically integrated developer of industrial buildings with full-cycle engineering, manufacturing, and development processes. We create our own technological innovations and accumulate the world's best engineering solutions, applying them in industrial construction.

PNKgroup



PNK builds with precision – using a proprietary building assembly set.



FACTORY ASSEMBLED

Our buildings are assembled from standardized structural elements produced in PNK Group's factories in PA and GA, including precast reinforced concrete and foundation blocks, which ensure efficient construction, independent of weather conditions and without additional costs.



FAST CONSTRUCTION

PNK Group utilizes pre-assembled building elements stored in stock, allowing for faster assembly at the construction site. The company's approach relies on the use of large-unit blocks for precise and efficient construction.



VERSATILITY OF USE

PNK Group's facilities are highly versatile and ideal for manufacturing, warehousing, and logistics, and are designed in accordance with safety and regulatory requirements for storing hazardous materials and housing process equipment or overhead cranes on reinforced columns.



ARCHITECTURAL ADAPTABILITY

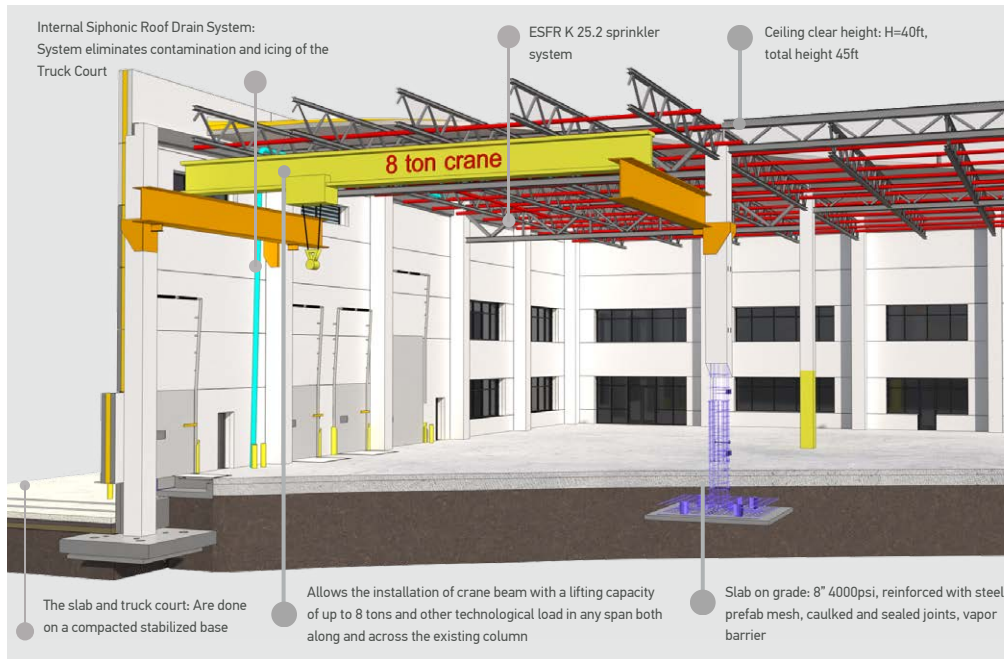
Our precast concrete buildings are highly adaptable, allowing easy change of use between storage and production functions without significant remodeling costs.



PNK WARRANTY

This building comes with a 5-year warranty for the reinforced concrete frame and a 20-year warranty for the insulated roof.

PNK BUILDING STRUCTURE



1



**3-LAYERED ROBUST
REINFORCED CONCRETE
STRUCTURAL FRAME**

2



**8" REINFORCED
CONCRETE SLAB**

3




**COMPLETE SET OF
DOCK EQUIPMENT**

4

PNK WARRANTY

- 5 YEARS FOR THE REINFORCED CONCRETE BUILDING FRAME
- 20 YEARS FOR THE ROOFING MEMBRANE



**1365 E
Hightower Trail**
Loggins 100
Social Circle, GA

CONTACT US



DAVID BARBER

Senior Vice President
678.296.5100 | dbarber@binswanger.com



DAN STUBBS

Senior Vice President & Partner
404.822.7624 | dstubbs@binswanger.com



TIM PENNINGTON

Senior Vice President & Partner
215.448.6266 | tpennington@binswanger.com



MARK STILES

Partner
404.457.8473 | ms@pnkgroup



ARIN RAUF

Land Acquisition Developer
332.248.6630 | a.rauf@pnkgroup

3372 Peachtree Road, Suite 115 Atlanta, GA

www.binswanger.com

17 State St, Floor 39, New York, NY 10004

www.pnk.group