



## **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

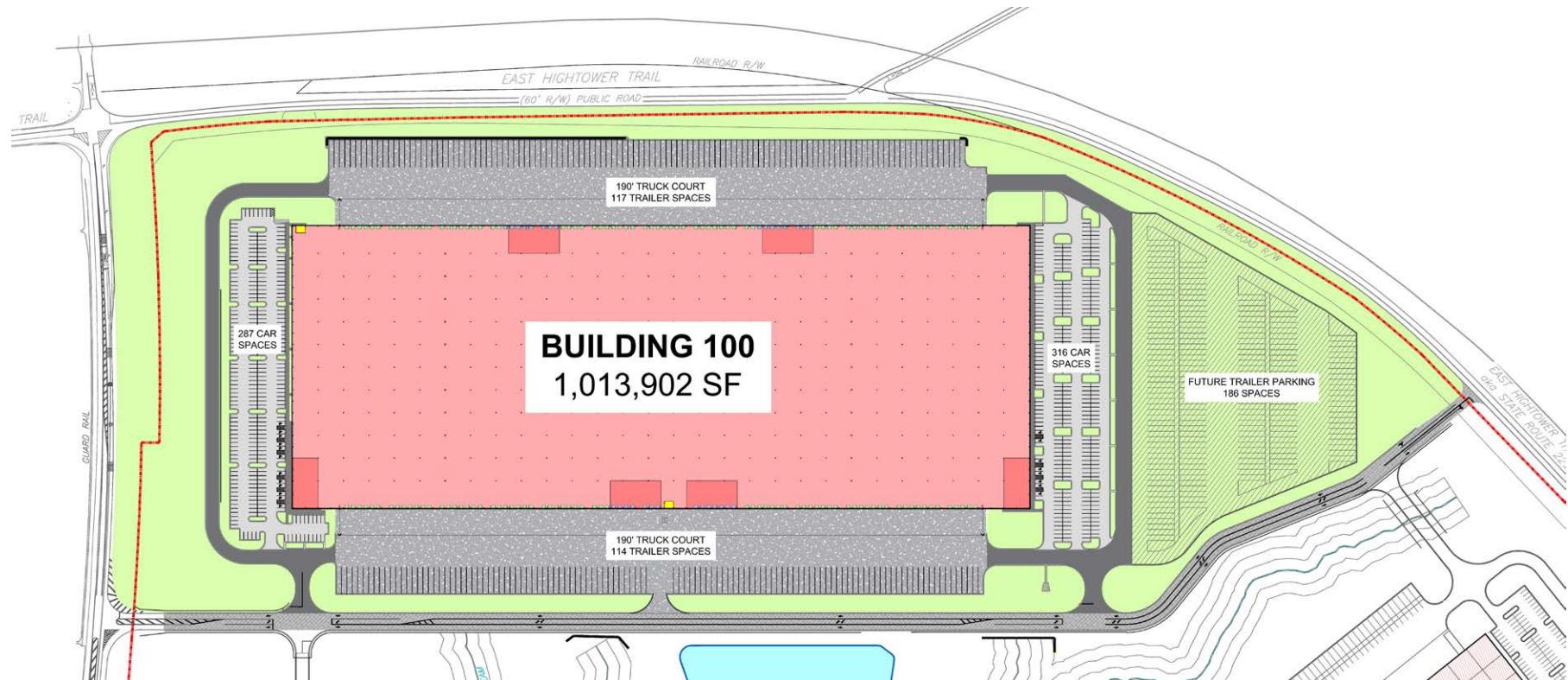


**140 + 4 DRIVE IN**  
DOCK DOORS



**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

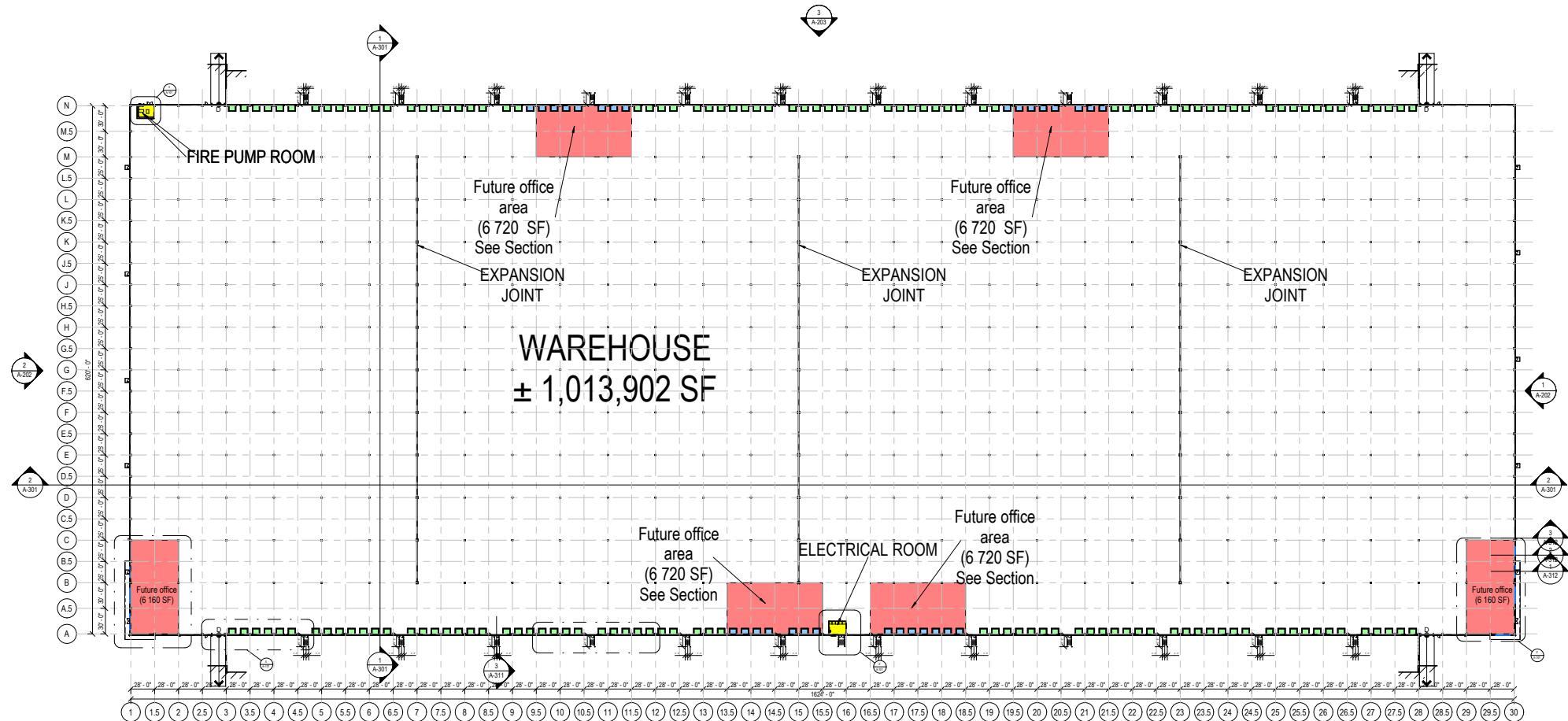
231 Industrial Trailer lots, 603 car parking lots  
190' truck court with concrete apron

## ZONING

LI WP2



# FLOOR PLAN



# AREA MAP



05

 **BINSWANGER**  
UNIQUELY SPECIALIZED SINCE 1931

**PNK** group

# 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.

**PNK**group



**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

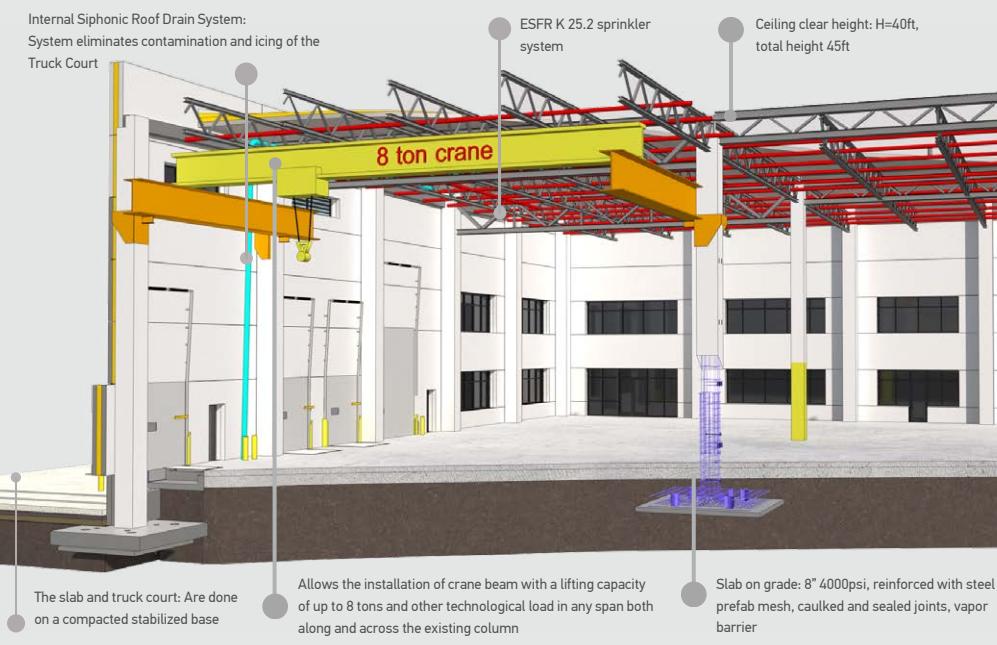
Our precast concrete buildings are highly adaptable, allowing easy change of use between storage and production functions without significant remodeling costs.



## 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



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Hightower Trail  
Loggins 100  
Social Circle, GA**

# CONTACT US



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