



TRADEPORT EAST BUSINESS CENTER BUILDING A

1421 Sunbury Road
Midway, Georgia 31320

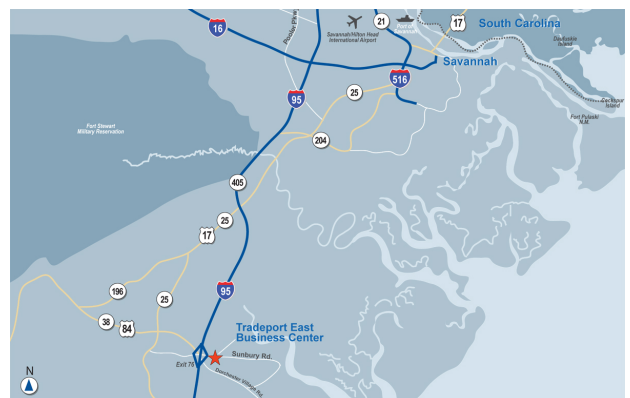


OVERVIEW

Access to the Port of Savannah, highways I-95 and I-16 and key population centers in the Southeast make Tradeport Business Center a desirable business/distribution location. Additional property benefits include a ten-year tax abatement, significant Georgia Job Tax Credits and Foreign-Trade Zone status.

LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN

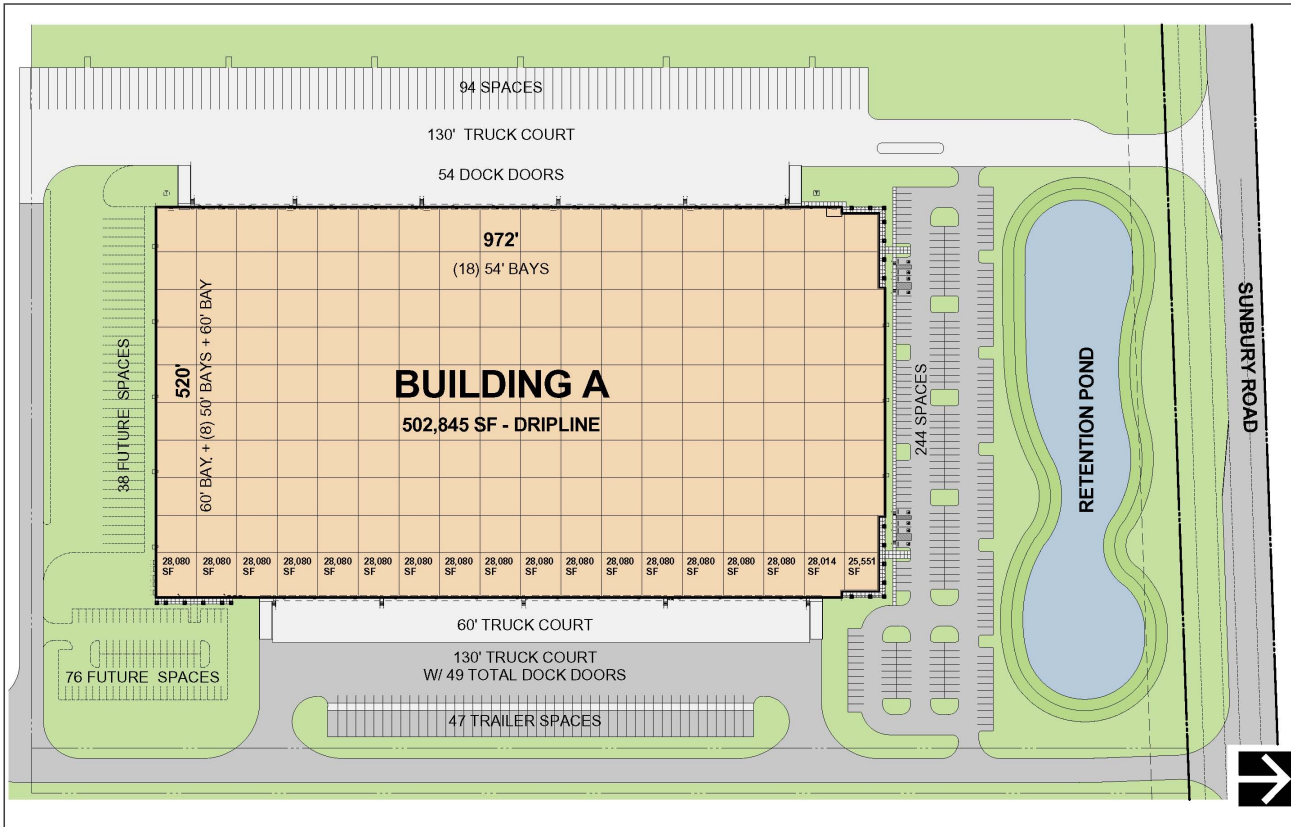
The LEED® green building certification program is the nationally accepted benchmark for the design, construction, and operation of green buildings.



CONTACT

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SPECIFICATIONS

Total Building SF:	502,854
Available Building SF:	502,854
Contiguous Range:	250,00 -1,250,00 SF
Expansion:	1,250,000 SF
Wall Construction:	Concrete Tilt Wall
Column Spacing:	54' x 50' Typical
Truck Court:	185'
Dock(s):	103 (9' x 10') Available
Slab Thickness:	7'
Drive-in Doors:	4 (14' x 16') Available
Parking:	246 Existing, 76 Future
Location:	Unincorporated Liberty City
Trailer Parking:	141 Existing, 38 Future
Clear Height:	35'6"
Fire Sprinkler:	ESFR

LEED BENEFITS

- Energy-efficient building design that reduces utility usage
- High-efficiency fluorescent lighting system that reduces lighting costs
- Insulated skylights and clerestory windows that reduce the use of artificial lighting
- Natural landscape designs with native plantings that reduce the amount of water used for irrigation



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