



# Scout Cold Logistics - Newnan

495 Coweta Industrial Pkwy, Newnan, GA 30265

[scoutcold.com](http://scoutcold.com)







## For lease: 215,822 SF Cooler/Freezer Warehouse

- New, Class “A” dry warehouse ready for cooler/freezer conversion
- Immediate access to I-85
- Flexible floorplan
- Divisible to 70,000 SF
- 32' clear height
- Column spacing 50' x 54' (75' speed bay)
- 55 dock high and 2 drive-in doors
- 23 trailer positions; 7 box truck positions; 203 auto spaces
- Front-Park, Rear-Load configuration
- 22 miles to Hartsfield-Jackson International Airport
- Scout will design, permit, and construct freezer and refrigerated spaces meeting your company's unique requirements

### Leasing Contacts

SCOTT DELPHEY

+1 626 590 0490 [scott.delphey@foodpropertiesgroup.com](mailto:scott.delphey@foodpropertiesgroup.com)

COURTNEY C. OLDENBURG

+1 404 923 1560 [courtney.oldenburg@cbre.com](mailto:courtney.oldenburg@cbre.com)

GORDON BENEDICT

+1 404 218 5426 [gordon.benedict@cbre.com](mailto:gordon.benedict@cbre.com)







# Regional Info

## FLEXIBLE FOOD GRADE OPPORTUNITY IN TOP SOUTHEAST DISTRIBUTION LOCATION

Scout Cold Logistics Atlanta - II is strategically located off Interstate 85 in Southwest Atlanta. The property is 22 miles from Hartsfield-Jackson International Airport and 32 miles from downtown Atlanta, giving full access to service the metro-Atlanta population as well as the Southeastern USA.

The front-park, rear-load building is ideally designed to accommodate a single user or to be demised for multiple tenants. The property's ownership group, Scout Cold Logistics, is an expert in the design and construction of cooler and freezer environments. Scout's business model is to invest in cold improvements on behalf of its tenants. No matter the build-out required (freezer, cooler, processing or other), Scout will design, construct and fund the cold improvements.

## About the Owners

Scout Cold Logistics is a real estate investment and development firm dedicated to temperature-controlled infrastructure. The company invests in grocery distribution, food production, and non-food perishable facilities throughout the United States.

Scout has successfully developed millions of square feet of tri-temperature warehousing across the country, representing billions of dollars in investments.

Our team possesses extensive expertise in development and maintains strong relationships with architects, engineers, and other industry experts. We are committed to delivering projects on time and within budget. Total investments exceed \$1.6 billion and 10 million square feet of industrial and temperature-controlled warehouses, globally.

# Job Tax Credits

Coweta County is in a zone that permits tax credits of \$1,250 per new employee for up to 5 years. For example, if a tenant hires 50 jobs at the facility they would be eligible for \$312,500 over a 5-year period (50 jobs x \$1,250 credit/job = \$60,000/ year x 5 years = 312,500); which can be used to reduce corporate tax liability.

## Coweta County - Tier 4 - Job Tax Credit Example

### SCOUT COLD LOGISTICS CENTER ATLANTA II

# of Jobs	Tax Credit Per Job	Annual Savings	5-Yr Cumulative Savings
25	\$1,250	\$31,250	\$156,250
50	\$1,250	\$62,500	\$312,500
75	\$1,250	\$93,750	\$468,750
100	\$1,250	\$125,000	\$625,000
150	\$1,250	\$187,500	\$937,500

\*Reference state resources for further qualifications and requirements.





# Available Space Information

AVAILABLE SF	215,822 SF (divisible)
DIMENSIONS	945' W x 228' L
OFFICE FINISH	To suit
CAR PARKING	203 spaces
TRAILER POSITIONS	23 off-dock positions 7 box truck positions
LOADING DOCKS	55 docks (9' x 10')
DRIVE-IN DOORS	2 drive-in doors (12' x 14')
CLEAR HEIGHT	32'
COLUMN SPACING	54' W x 50' L (75' x 54' speedbay)
TRUCK COURT	135'
SPRINKLER SYSTEM	ESFR
SLAB	6"
ROOF	60 mil TPO; 20 year warranty
LIGHTING	To suit
REFRIGERATION	System type to be designed and constructed to tenant's needs

COMPLETED  
**SHELL**

The facility is currently in shell condition and the owner will build out cold infrastructure to the tenant's exact specifications. The building can accommodate a single user or can be demised for multiple tenants.  
\*Below is a conceptual floor plan showing a two-tenant scenario with varying freezer/ cooler layouts.

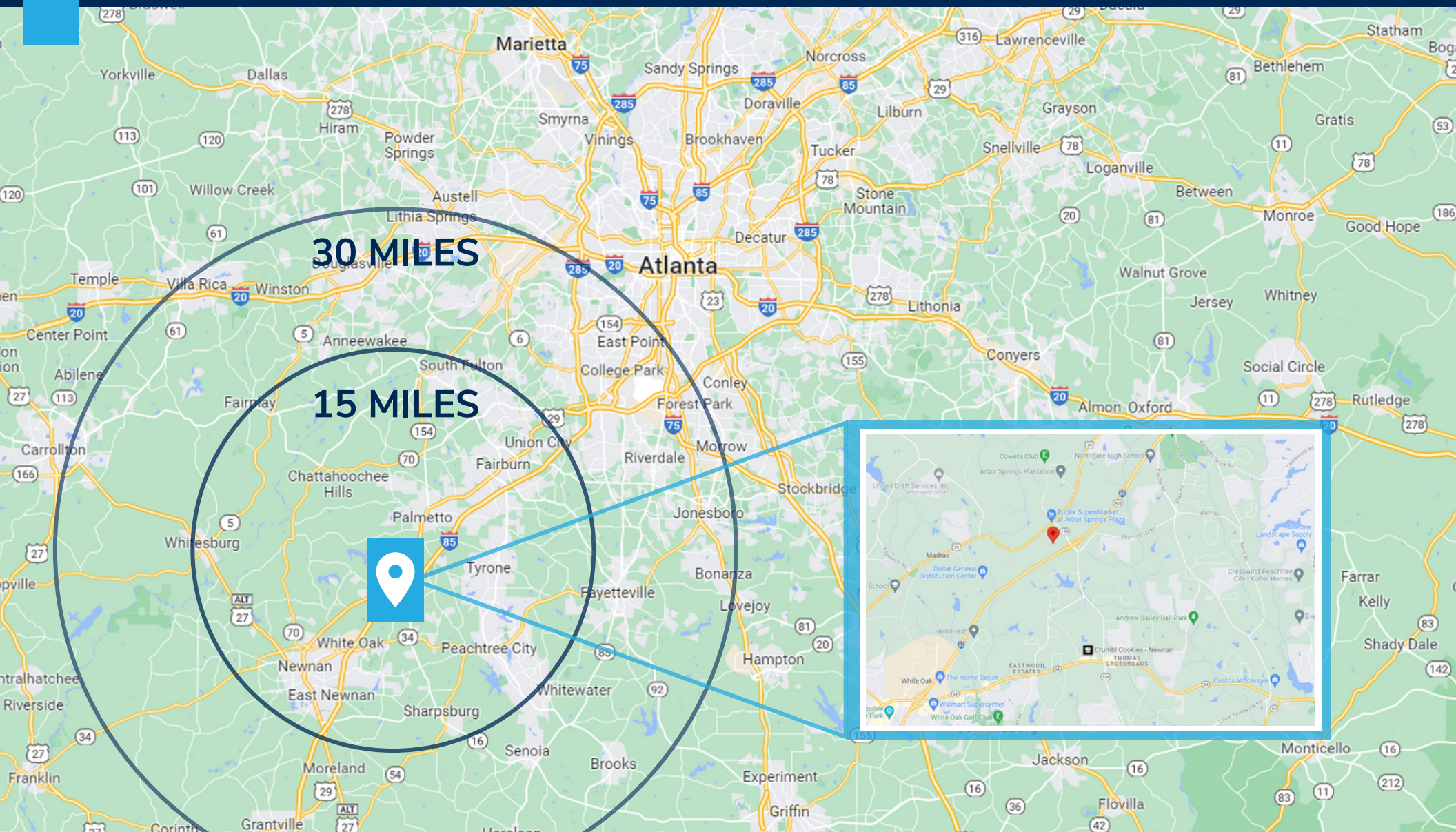


TEMPERATURES	Cooler and freezer, Multi-zone, To suit
TIMING	Shell completed 13 months for conversion





# Scout Cold Logistics - Newnan



## Ports

Savannah Port: 26 miles  
Charleston Port: 326 miles  
Mobile Port: 300 miles  
Jacksonville Port: 365 miles

## Cities

Savannah: 263 miles  
Mobile: 299 miles  
Charleston: 330 miles

Jacksonville: 361 miles  
New Orleans: 440 miles  
Miami: 678 miles

## Airports

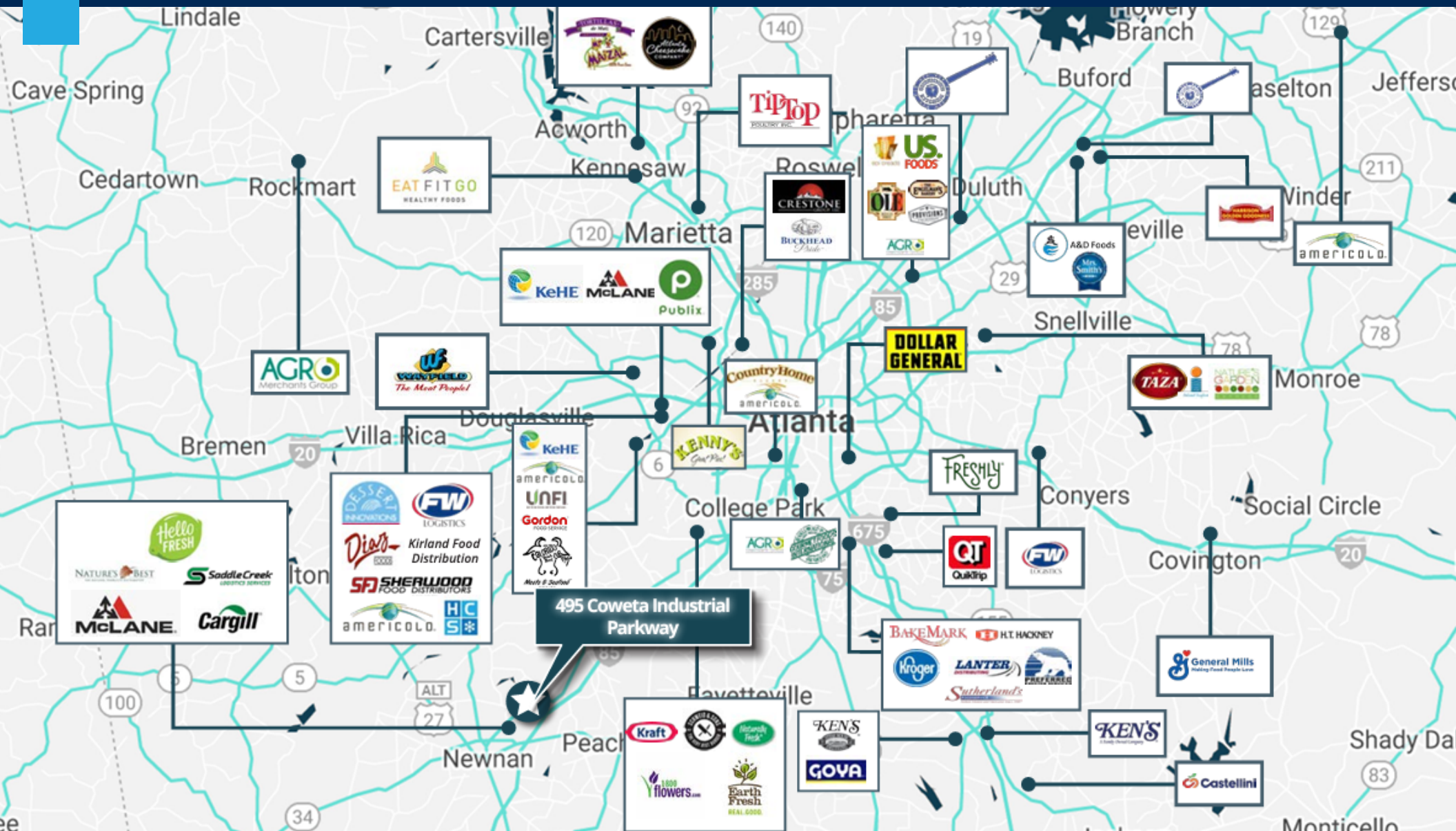
ATL: 22.2 miles  
FTY: 28.5 miles  
PDK: 43.5 miles

## Highways

85: 1.4 miles  
75: 25 miles  
285: 19 miles



# Snapshot of Atlanta's Food Facilities Footprint



## Leasing Contacts

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 GORDON BENEDICT, +1 404 218 5426, GORDON.BENEDICT@CBRE.COM