

PNK Loggins 100

1365 E. Hightower Trail, Suite 100 | Social Circle, GA | US | Walton County
Available SF: 1,013,902



PNK Loggins 100

1365 E Hightower Trail, Social Circle, GA 30025

Building Type:	Industrial, Warehouse & Distribution
Available SF:	1,013,902
Total SF:	1,013,902
Number of Stories:	1
Expandable:	No
Former Use:	NA
Specialty Features:	Distribution Center, Featured Property, Spec Building
Can Subdivide:	Yes
Within City Limits:	Yes
Last Updated:	Sep 24, 2025

Economic Development Contact

Ben McDaniel
Development Authority of Walton County
132 East Spring Street
Monroe, Georgia 30680-4930
(770) 719-3669 | ben@choosewalton.com

Realtor/Owner Contact

Arin Rauf
PNK Group
332.248.6630 | a.rauf@pnk.group
0

Property and Area Description

PNK Loggins 100 – Social Circle, GA
PNK Loggins 100 is a state-of-the-art industrial facility offering 1,013,902 SF of Class A distribution and manufacturing space at 1365 E. Hightower Trail, Social Circle, Georgia. Designed for efficiency, scale, and long-term durability, this property provides an ideal solution for logistics, e-commerce, or advanced manufacturing operations. Key Building Features Clear Height: 40 ft (total height 45 ft) Dock Access: 140 fully equipped docks with dock levelers, plus 4 drive-in doors Parking: 231 trailer spaces (expandable to 422) and 603 car spaces Truck Court: 190 ft with concrete apron for high-volume traffic flow Structural Integrity: 3-layer reinforced concrete frame with 8" reinforced concrete slab, designed for heavy loads and crane installations up to 8 tons Roof & Insulation: 60-mil TPO roof with R-25 insulation, 20-year warranty Operational Advantages ESFR K25.2 sprinkler system for enhanced fire protection Internal siphonic roof drain system to prevent contamination and icing in truck courts Full dock equipment package with 40,000-lb lifting capacity installed in precast dock pits Efficient layout: 50' x 56' column spacing with 60' speed bays Strategic Location Positioned within a 45-mile radius of Atlanta, offering access to a labor force of nearly 3 million people Within one day's drive of major U.S. population centers, manufacturers, and domestic trade hubs Warranties 5 years – reinforced concrete building frame 20 years – roofing membrane and exterior precast concrete panels

Population



Source: ESRI®, 2025

Households



Source: ESRI®, 2025

Transportation

Nearest Highway: SR 11 (0 (property borders SR 11) mi.)

Nearest Interstate: I-20 (5.2 mi.)

Ingress/Egress Notes: Primary Access Points: Social Circle Parkway (GA Hwy 11): The site has a main entrance/exit on the west side, directly connecting to Social Circle Parkway. This appears to be the most prominent truck and employee access point, offering direct connectivity to the regional highway network. E. Hightower Trail (north side): There is a paved entrance/exit along E. Hightower Trail that is under construction or nearly completed. This will provide an additional route for truck circulation and flexibility in site traffic management. Circulation Design The site is designed with a looping internal drive that wraps around the building, allowing for continuous truck flow and trailer maneuverability. The front apron (west side) connects to large parking and circulation areas, ideal for cars and employee access. The rear truck court (east side, facing E. Hightower Trail) features deep staging areas and direct dock access, with sufficient turning radii for

Property Images

53' trailers. Advantages of Multiple Ingress/Egress Having access from both Social Circle Parkway and E. Hightower Trail reduces congestion and allows for separation of car traffic and heavy truck traffic. The dual entry/exit points provide redundancy for logistics operations, ensuring smoother traffic flow during peak shift changes or heavy trailer movement.

Nearest Airport: Covington Municipal Airport (10.8 mi.)

Nearest Commercial Airport: Hartsfield-Jackson International Airport (48 mi.)

Distance to Mass Transit: NA

Rail Served: No

Rail Served By: Unknown

Rail Accessible: No

Rail Infrastructure in Place: Unknown



PNK Loggins 100

1365 E Hightower Trail, Social Circle, GA 30025