

# Gillem Logistics Center

Building 1100 | 909,509 s.f divisible



200 Metcalf Rd Extension, Forest Park GA | Delivery Q1 22

Leasing Contact:

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Developed by:

**ROBINSON | WEEKS**  
PARTNERS

# Gillem Logistics Center

## Building 1100 | 909,509 s.f divisible

### Building Specifications

#### General

- 909,509 SF Available
- 40' clear height
- 300 auto parking spaces, 60 future
- 318 trailer parking spaces
- 185'- 240' truck court depth
- 171 dock high doors (9'x10')
- 60' Speed Bays
- 56'x53' Column Spacing
- 6" ductilcrete slab
- Four (4) drive-in doors (12'x16')

#### Roofing

- Roof is 45mil mechanically attached white TPO membrane

#### Fire Protection

- K-17 ESFR sprinkler system

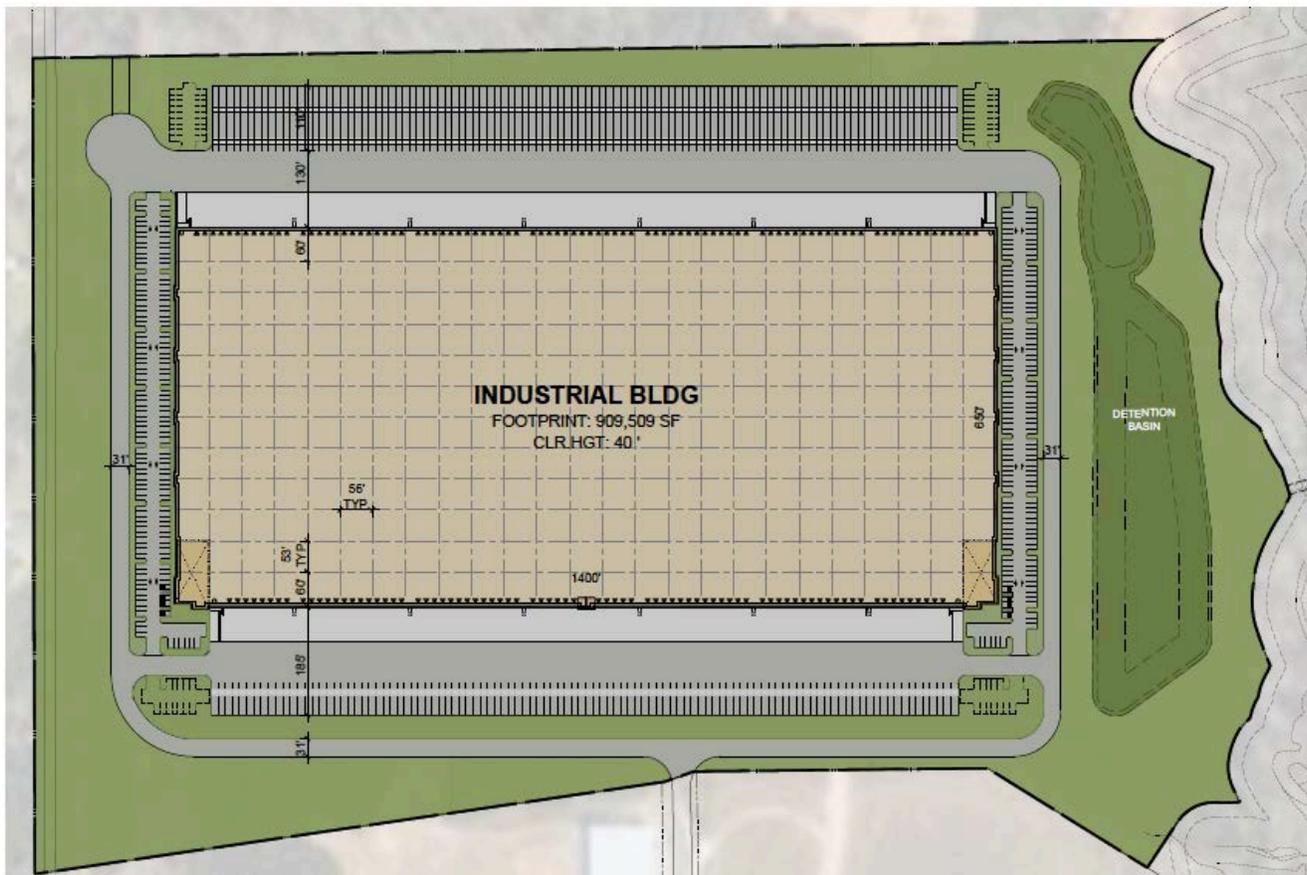
#### Power

- 4,000-amp, 3 phase 4 wire service

#### Entrances

- Two office entrances and two future office entrances

### Site Plan



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## Incentives

### Tier 1 Tax Credit Overview

**Summary:**

Gillem-1100 lies within the boundaries of a Tier 1 district designated by the Georgia Department of Community affairs. This qualifies users to take advantage of a job creation tax credit equal to \$4000 per employee for up to 5 years. This Job Tax Credit is taken against the business's Georgia income tax liability and payroll withholding tax.

**Example:**

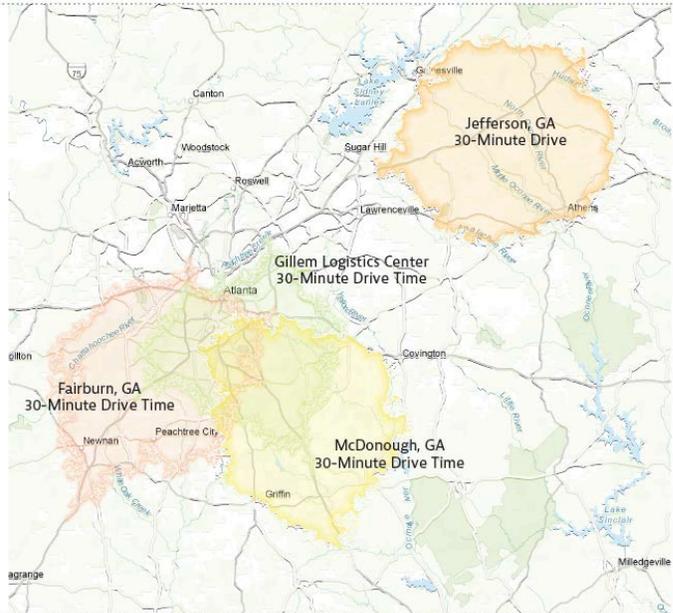
Tax savings with 100 employees  
 Year 1: \$4000 x 100 = \$400,000  
 Total: \$400,000 x 5 = \$2,000,000

### Other Incentives Available

- Highly robust **tax abatement** program
- Foreign Trade Zone (FTZ)
- 100% Freeport Exemption
- State Incentives

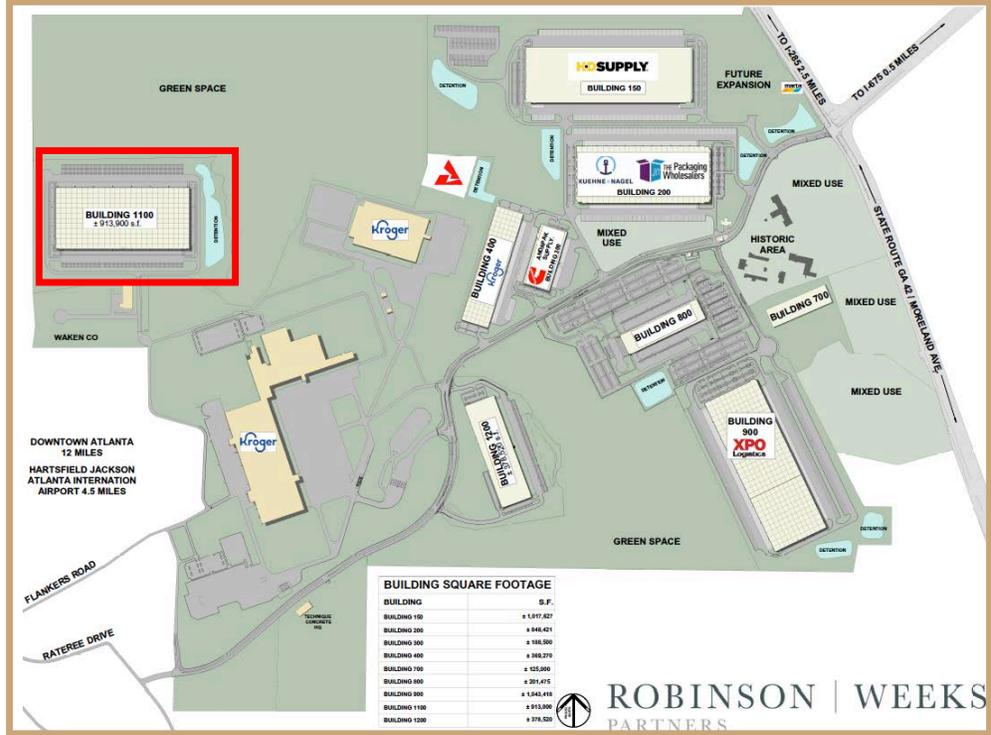
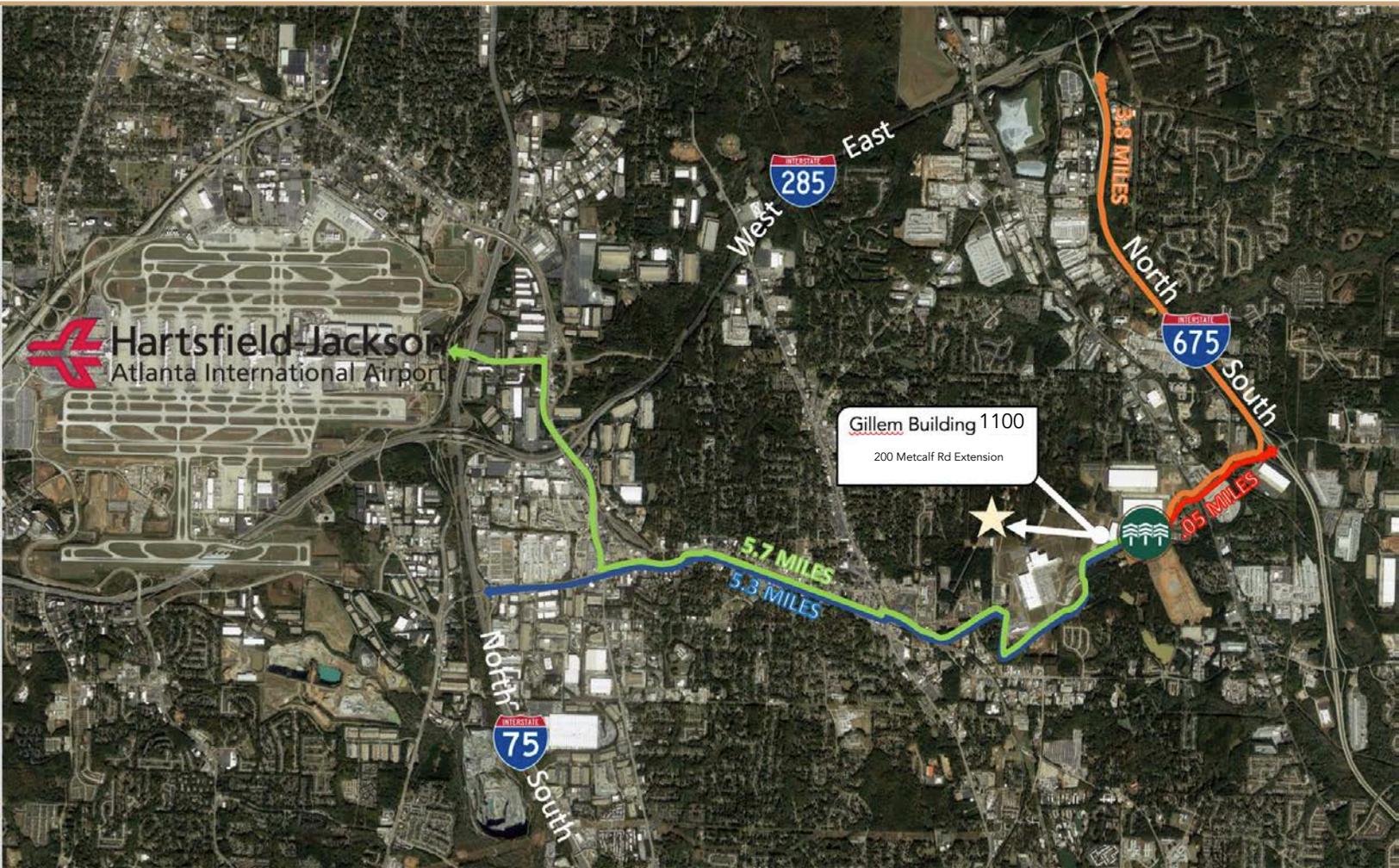
## Labor

MAJOR WAREHOUSING AND MANUFACTURING MARKETS IN METRO ATLANTA



Metrics for Major Warehousing and Manufacturing Markets:

| Market (30-Minute Drive Time) | Population 2018  | Annual Population Growth 2018 - 2023 | Workforce 2018 | Production Median Hourly Wage | Transportation and Material Moving Median Hourly Wage | Production Workers | Transportation and Material Moving Workers |
|-------------------------------|------------------|--------------------------------------|----------------|-------------------------------|---|--------------------|--|
| Fairburn, GA                  | 1,063,518        | 115%                                 | 539,083        | \$16.03                       | \$16.72   | 21,943             | 67,560                                     |
| <b>Gillem Logistics</b>       | <b>1,611,937</b> | <b>1.23%</b>                         | <b>864,111</b> | <b>\$15.24</b>                | <b>\$16.72</b>  | <b>16,702</b>      | <b>71,235</b>                              |
| Jefferson, GA                 | 384,673          | 1.67%                                | 199,058        | \$14.49                       | \$12.93   | 6,065              | 6,909                                      |
| McDonough, GA                 | 766,552          | 1.26%                                | 394,118        | \$14.00                       | \$15.01   | 6,095              | 18,591                                     |



- ### Desirable Logistics Corridor
- Hartsfield Jackson **5.7** Miles
  - I-675 **.05** Miles
  - I-285 **3.8** Miles
  - I-75 **5.3** Miles
  - I-85 **11.5** Miles
  - I-20 **10.3** Miles

For more information contact:  
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