



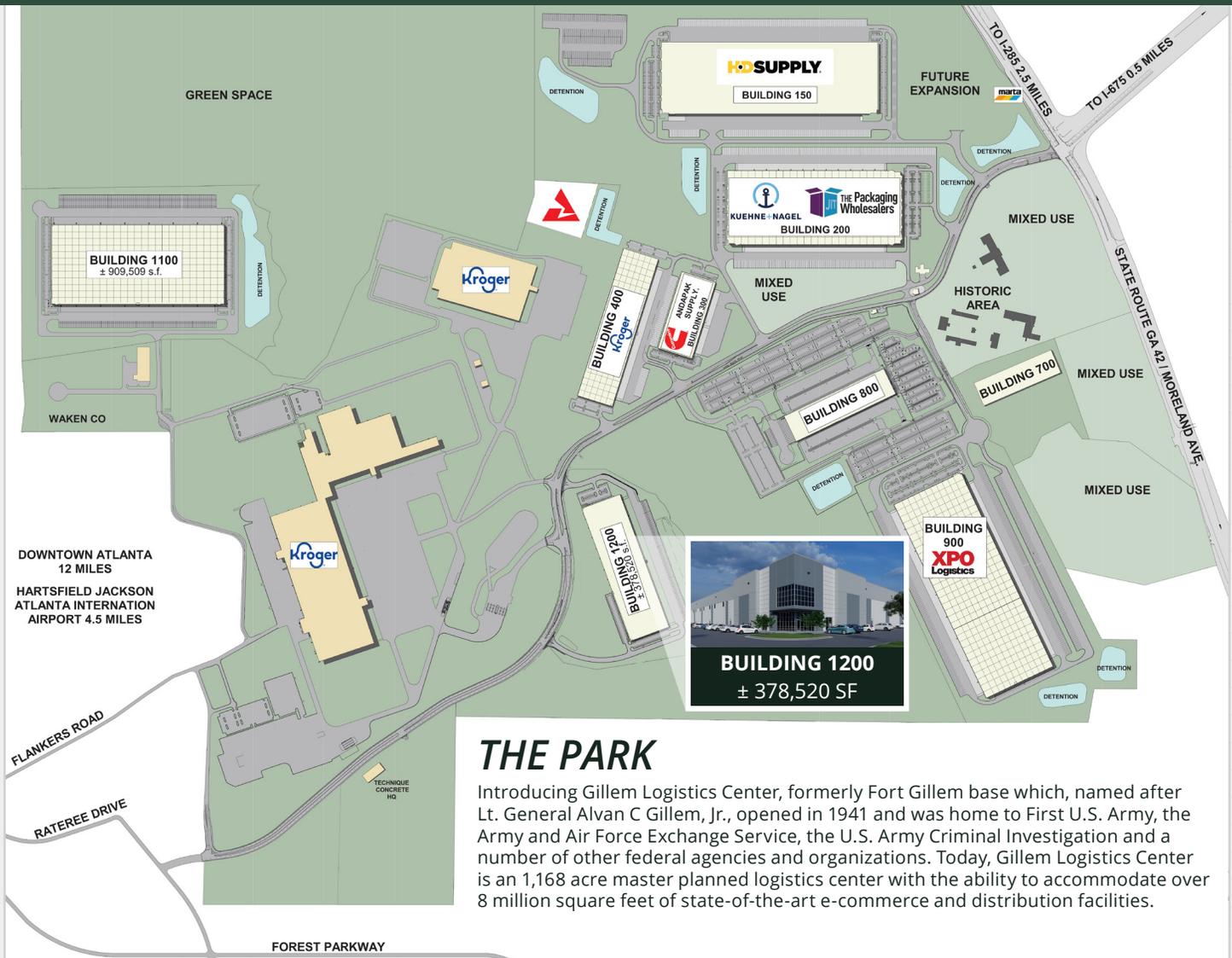
GILLEM LOGISTICS CENTER

GEORGIA'S HOME FOR
CLASS A INDUSTRIAL USERS

STATE-OF-THE-ART, 1,168-ACRE INDUSTRIAL PARK IN FOREST PARK, GA.

A WORLD-CLASS LOGISTICS HUB

ONE BUILDING TOTALING 378,520 SF SF DELIVERING Q3 2022



THE PARK

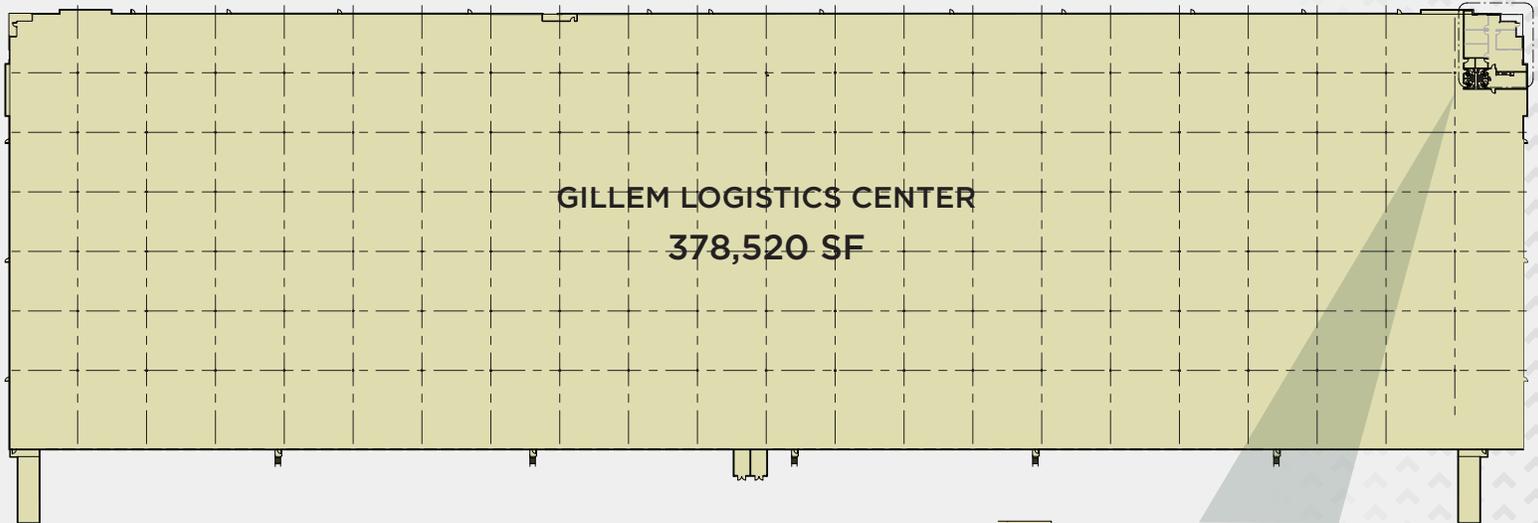
Introducing Gillem Logistics Center, formerly Fort Gillem base which, named after Lt. General Alvan C Gillem, Jr., opened in 1941 and was home to First U.S. Army, the Army and Air Force Exchange Service, the U.S. Army Criminal Investigation and a number of other federal agencies and organizations. Today, Gillem Logistics Center is an 1,168 acre master planned logistics center with the ability to accommodate over 8 million square feet of state-of-the-art e-commerce and distribution facilities.

PROPERTY HIGHLIGHTS

-  Can accommodate users up to 378K SF
-  Prime location near Hartsfield-Jackson Int'l Airport
-  Tier 1 Tax Credits
-  High-image new construction
-  Modern industrial park setting with prestigious tenants
-  Lead by professional developer with 100M+ SF of experience

BUILDING 1200 PLAN & SPECS

2055 ANVIL BLOCK RD, FOREST PARK



GILLEM LOGISTICS CENTER
378,520 SF



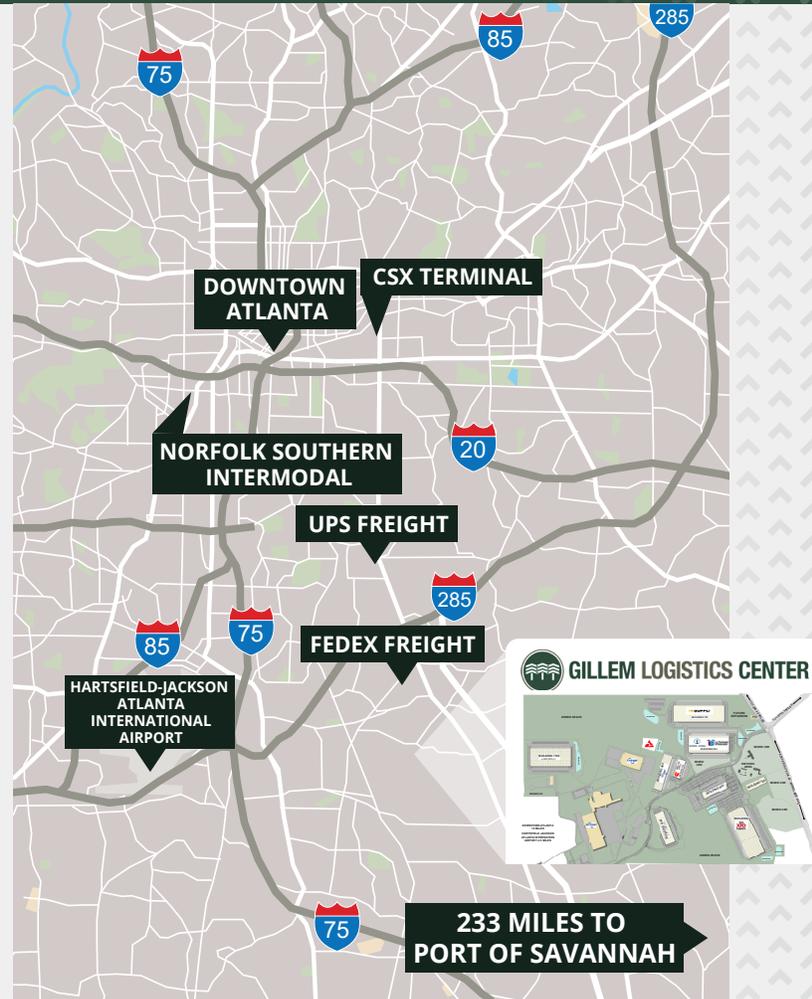
Proposed Open Office Layout ± 2,482

378,520 SF SPECULATIVE BUILDING DELIVERING Q3 2022

- Total Building Size: 378,520 SF
- Total Space Available: 378,520 SF (Divisible)
- Office: ± 2,482
- Warehouse: ± 376,038
- Clear Height: 32'
- Loading Docks: 70 (9' x 10')
- Drive-in Doors: 2 (12' x 14')
- Car Parking: 267 spaces
- Trailer Parking: 86 stalls
- Column Spacing: 52' x 45' with 60' Speed bays
- Configuration: Rear loaded
- Building Dimensions: 1,144' x 330'
- Truck Court Depth: 185'
- Flooring: 6" ductilcrete slab
- Roof: 45mil mechanically attached white TPO membrane
- Sprinkler System: K-17 ESFR
- Power: For two 4,000-amp, 480V 3 phase service

UNRIVALED LOCATION

- <1** MILE TO I-675
- 4** MILES TO I-285
- 4** MILES TO FEDEX FREIGHT
- 5** MILES TO UPS FREIGHT
- 5** MILES TO I-75
- 10** MILES TO I-20
- 12** MILES TO I-85
- 5** MILES TO HARTSFIELD JACKSON INT'L AIRPORT
- 12** MILES TO DOWNTOWN ATLANTA
- 11** MILES TO CSX INTERMODAL
- 20** MILES TO NORFOLK SOUTHERN INTERMODAL
- 233** MILES TO GEORGIA PORT OF SAVANNAH



200 EMPLOYEES = \$4M SAVINGS

YEAR 1: \$4,000 X 200 JOBS = \$800,000

TOTAL: \$800,000 X 5 YEARS = \$4,000,000

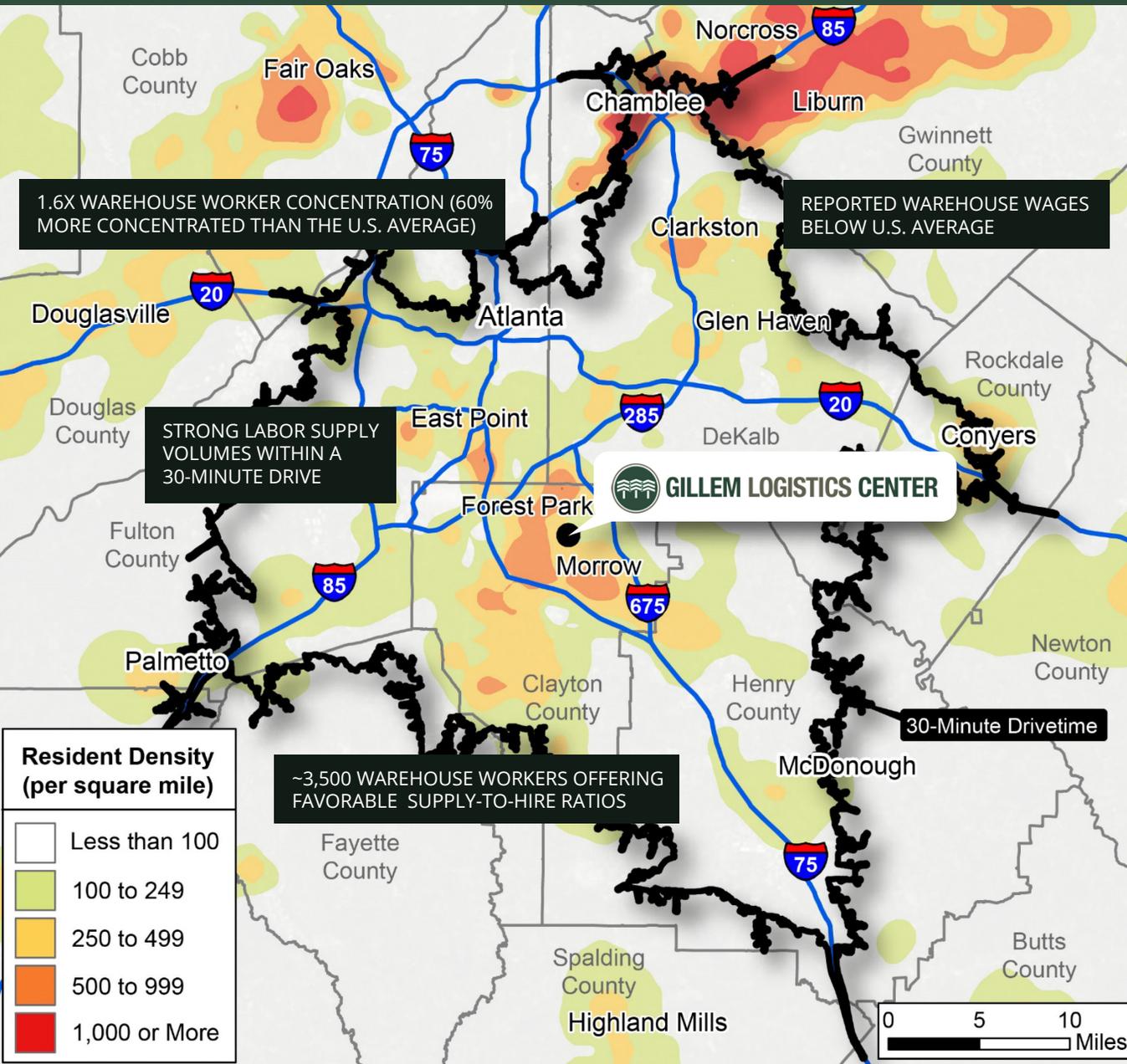
REMARKABLE INCENTIVES

- Tier 1 Job Tax Credits
 - » Situated within a Tier 1 district, Gillem Logistics Center users will be eligible for annual job tax credits of \$4,000 per new employee for up to five years (for a total of \$20,000 per job created). Businesses receiving the job tax credit can apply it to 100% of their tax liability each year and credits may be carried forward for up to 10 years.

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

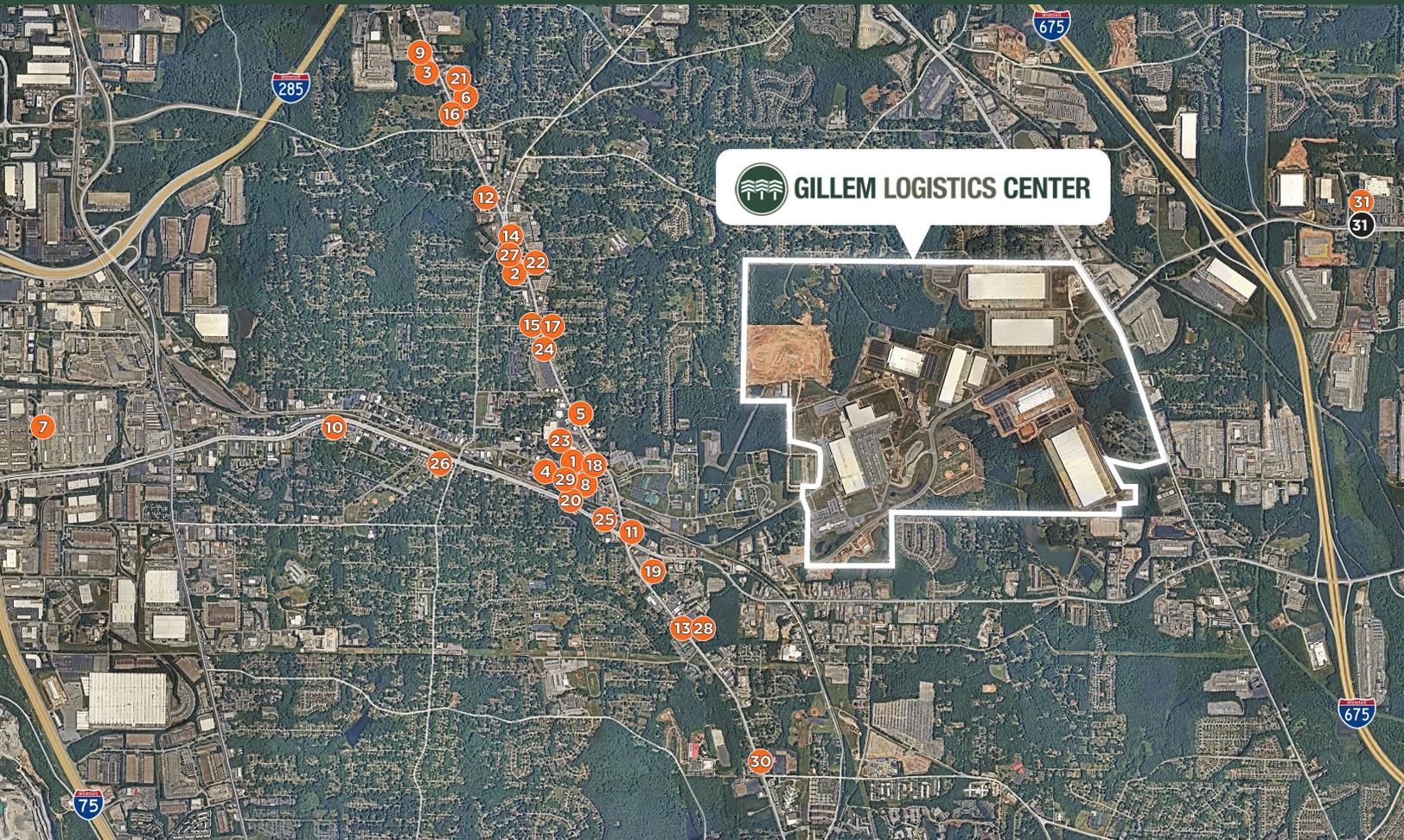
LABOR YOU'RE LOOKING FOR

TARGETED BLUE COLLAR DEMOGRAPHIC



CONTACT THE LEASING TEAM FOR FULL LABOR REPORT

LOCAL AMENITIES



● Restaurants

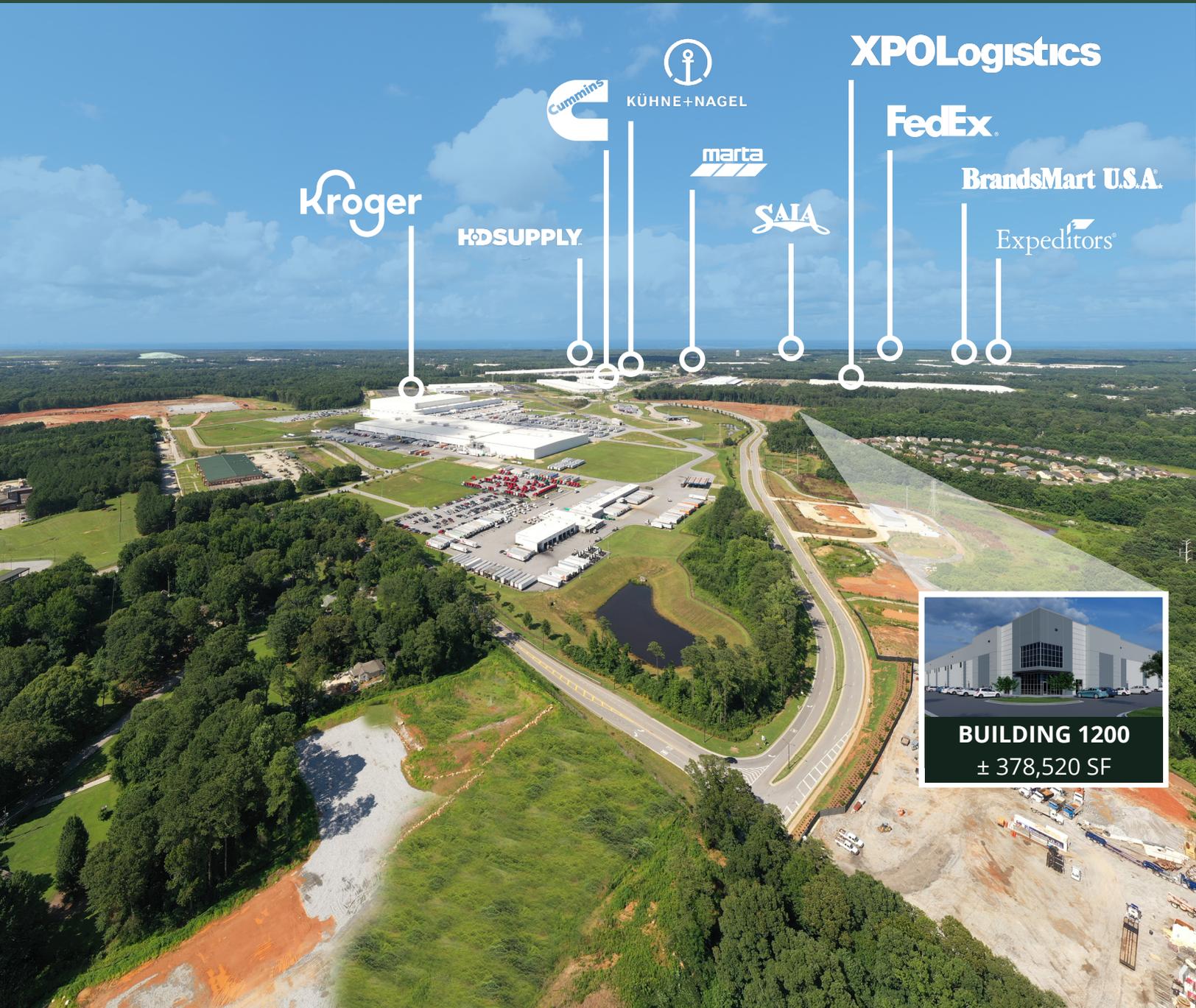
- 1 Cookiegrams of Georgia
- 2 Debbie's Delights
- 3 Pho Dai Loi
- 4 Kingston Grill
- 5 Taqueria Don Sige
- 6 Ray's Southern Foods
- 7 Don Burrito Grill
- 8 Mad Mac's Gourmet Sandwich Shop
- 9 El Rio Grande
- 10 Los Amigos Latin Bar & Grill
- 11 J Buffalo House Lake City
- 12 Golden Gate Chinese Restaurant
- 13 Pho Ngon So1
- 14 Thanh Thanh Restaurant
- 15 New York Buffalo Wings
- 16 John's Fine Food
- 17 Wings Hut

- 18 Chick-fil-A
- 19 Grand Wings
- 20 El Arroyito
- 21 El Huarache Veloz
- 22 Los Broncos
- 23 New China Cafeteria
- 24 Cooking With Melodies
- 25 New China Wings
- 26 Tasty's Chicken & Soul Food
- 27 Kim's kitchen & wings
- 28 Louisiana Crawfish
- 29 Wingtopia
- 30 Hong Kong City

● Shops, Specialty Retailers & Services

- 31 Ellenwood Town Center: Wal-Mart, Dollar Tree, Hibbett Sports, Wendy's, Dots

IN GOOD COMPANY



AERIAL VIEW



***SITE CONSTRUCTION UNDERWAY - PHOTOS FEBRUARY 2022
BUILDING 1200 DELIVERING Q3 2022***

ABOUT THE DEVELOPER



Robinson Weeks Partners is a private real estate development and acquisition company headquartered in Atlanta, GA. The boutique real estate firm structures ventures with public and private entities to develop master planned parks and creates exceptional build-to-suit programs for clients needing a trusted and experienced advisor to acquire and develop their facilities.

Robinson Weeks Partners structures each transaction in a tailored way that helps clients meet their companies' and investors' objectives, transform communities, and create long-term value. We offer our clients the opportunity to work directly with our seasoned partners – who have more than 100 million square feet of industrial real estate experience – as they engage their greatest challenges, providing clarity, flexibility, and transparency.

Robinson Weeks Partners has been the master developer for Gilem Logistic Center since 2007 and to date has developed 8 buildings totaling 5,001,104 SF with additional sites planned for future development.



READY TO LEARN MORE?

FOR MORE INFORMATION, PLEASE CONTACT A MEMBER OF OUR LEASING TEAM:

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