



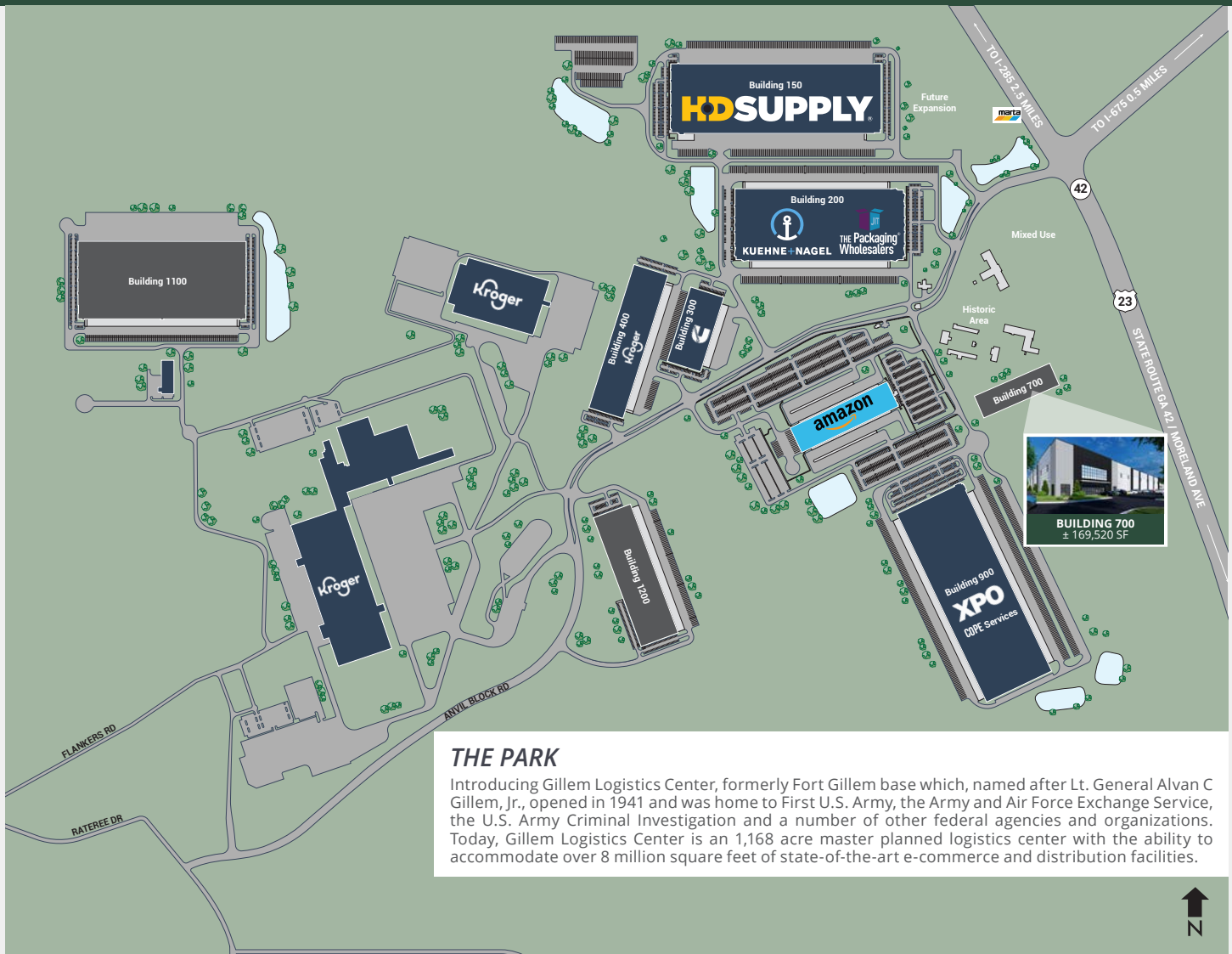
GILLEM LOGISTICS CENTER

GEORGIA'S HOME FOR
CLASS A INDUSTRIAL USERS







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

A WORLD-CLASS LOGISTICS HUB

BUILDING 700 TOTALING 169,520 SF DELIVERING Q1 2023

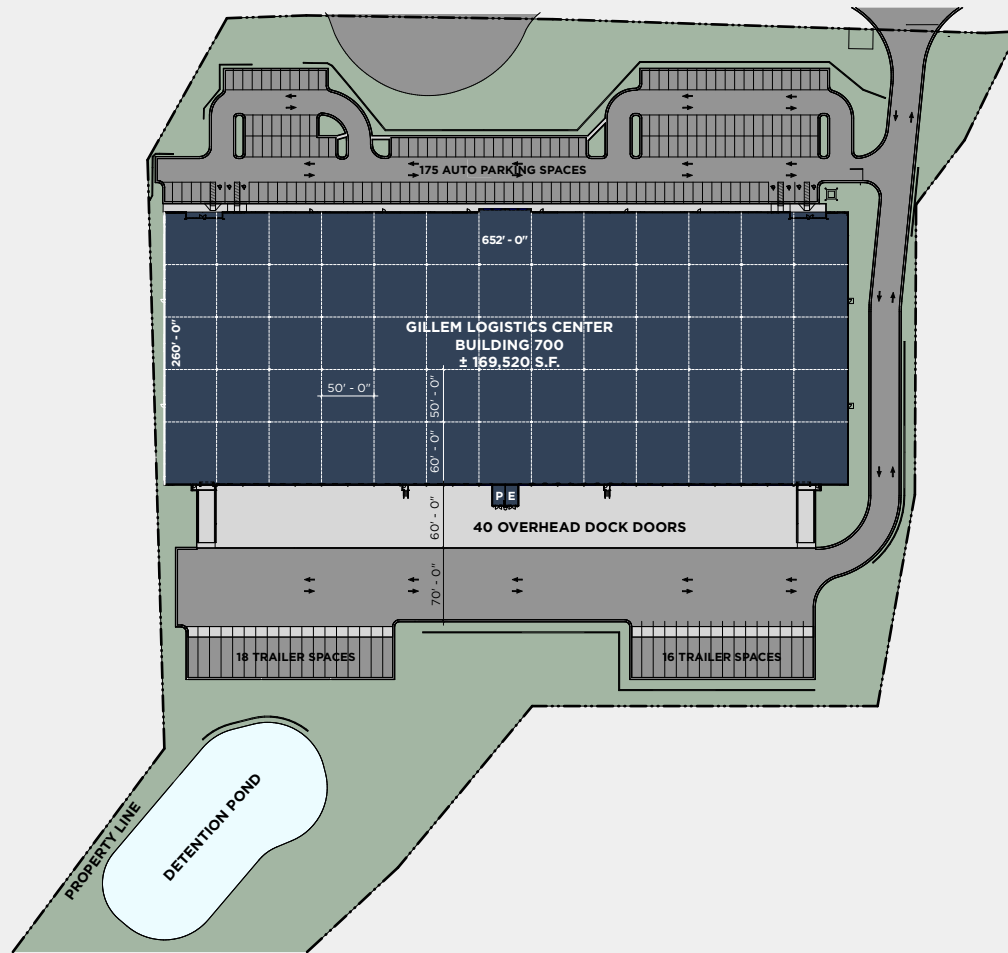


PROPERTY HIGHLIGHTS

-  Can accommodate users up to 169,520 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 700 PLAN & SPECS

2135 ANVIL BLOCK ROAD FOREST PARK, GA 30297



169,520 SF SPECULATIVE BUILDING DELIVERING Q1 2023

- Total Building Size: 169,520 SF
- Clear Height: 32'
- Loading Docks: 40
- Drive-in Doors: 2
- Car Parking: 181 spaces
- Trailer Parking: 34 positions
- Column Spacing: 50' x 50' with 60' Speed bays
- Configuration: Rear loaded
- Building Dimensions: 652' x 260'
- Truck Court Depth: TBD
- Flooring: 7" reinforced concrete with vapor barrier
- Roof: 45mil R-15 insulation TPO membrane
- Sprinkler System: ESFR
- Power: For two 2,000-amp, 480V 3 phase service 4 wire

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

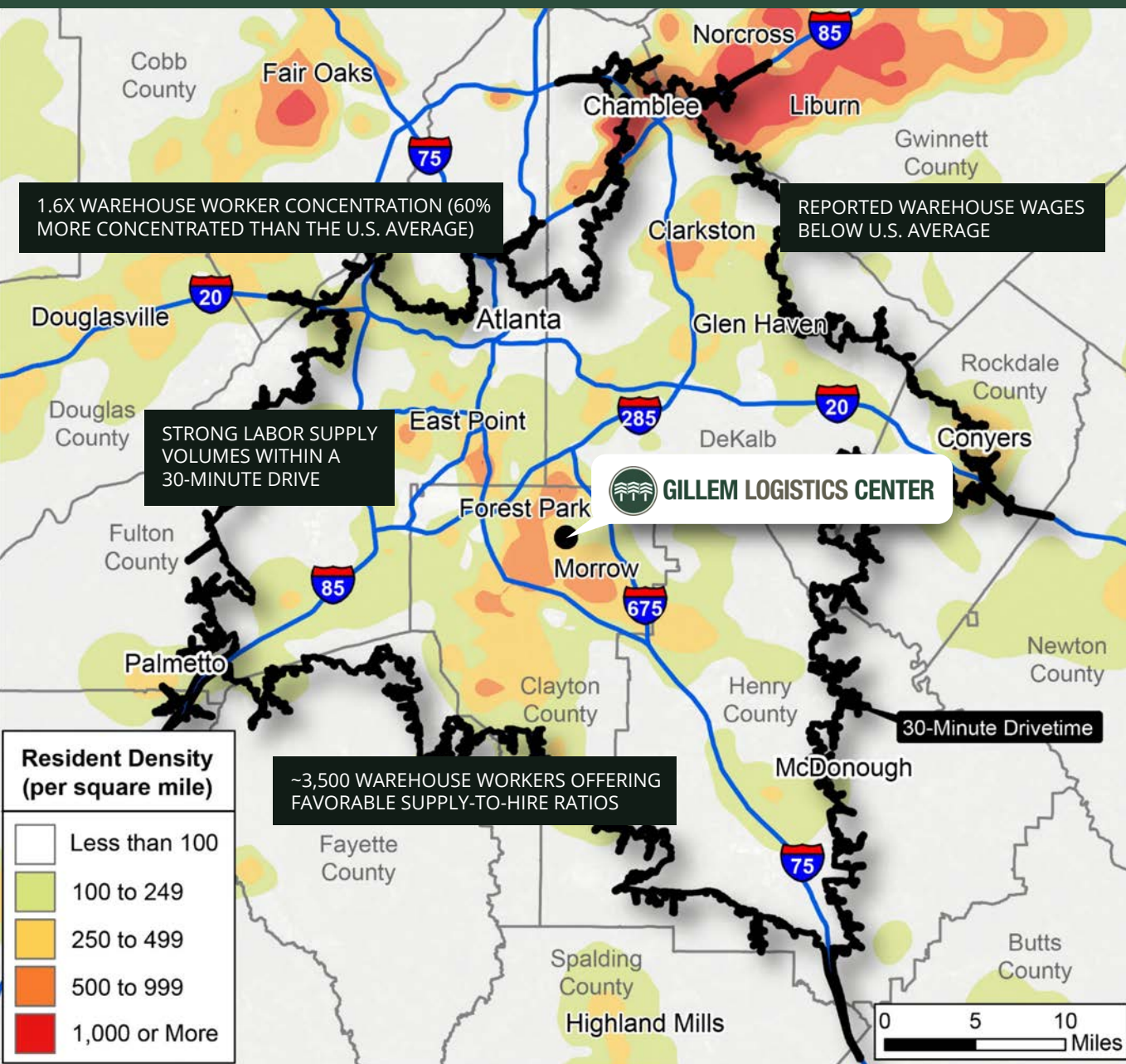
REMARKABLE INCENTIVES

- 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

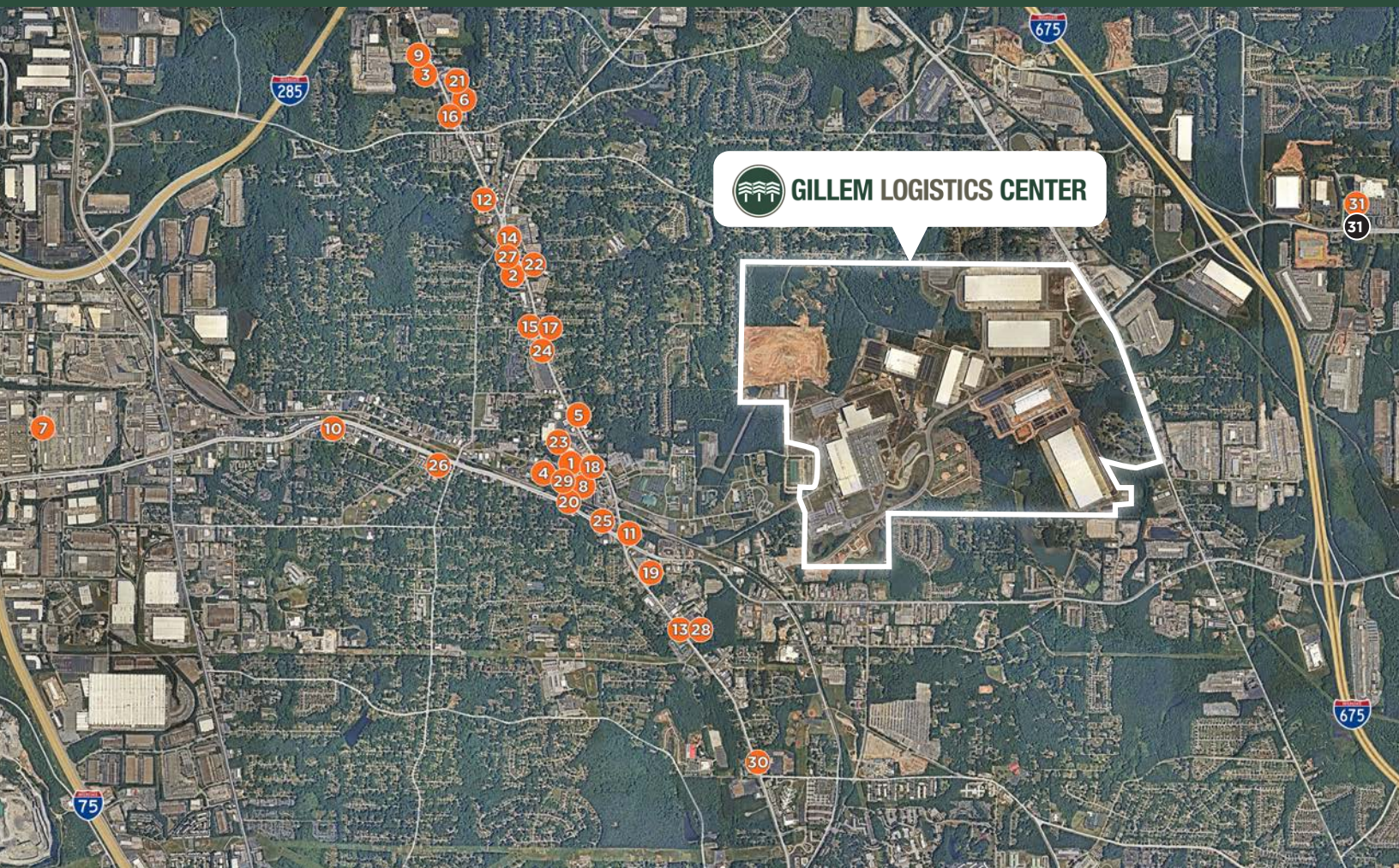
LABOR YOU'RE LOOKING FOR

TARGETED BLUE COLLAR DEMOGRAPHIC



CONTACT THE LEASING TEAM FOR FULL LABOR REPORT

LOCAL AMENITIES



Restaurants

- | | | |
|-----------------------------------|---------------------------|--------------------------------|
| 1 Cookiegrams of Georgia | 13 Pho Ngon So1 | 25 New China Wings |
| 2 Debbie's Delights | 14 Thanh Thanh Restaurant | 26 Tasty's Chicken & Soul Food |
| 3 Pho Dai Loi | 15 New York Buffalo Wings | 27 Kim's kitchen & wings |
| 4 Kingston Grill | 16 John's Fine Food | 28 Louisiana Crawfish |
| 5 Taqueria Don Sige | 17 Wings Hut | 29 Wingtopia |
| 6 Ray's Southern Foods | 18 Chick-fil-A | 30 Hong Kong City |
| 7 Don Burrito Grill | 19 Grand Wings | |
| 8 Mad Mac's Gourmet Sandwich Shop | 20 El Arroyito | |
| 9 El Rio Grande | 21 El Huarache Veloz | |
| 10 Los Amigos Latin Bar & Grill | 22 Los Broncos | |
| 11 J Buffalo House Lake City | 23 New China Cafeteria | |
| 12 Golden Gate Chinese Restaurant | 24 Cooking With Melodies | |

SHOPS, SPECIALTY RETAILERS & SERVICES

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

IN GOOD COMPANY



 spreetail

 Kroger

 HD SUPPLY

 Cummins


KÜHNE+NAGEL

 marta

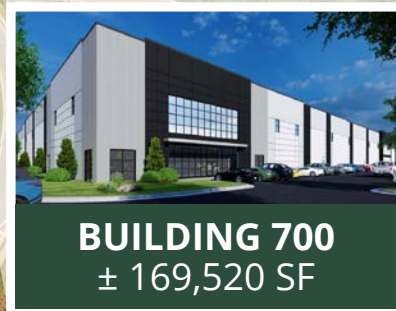
 SAIA

 XPO Logistics

 FedEx

 BrandsMart U.S.A.

 Expeditors





READY TO LEARN MORE?

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

PAT MURPHY
Managing Director

+1 404 682 3405
pat.murphy@cushwake.com

RAY STACHE
Managing Director

+1 404 853 5313
ray.stache@cushwake.com

MATT DAVIS
SVP Leasing & Development

+1 404 815 2015
matt@robinsonweeks.com



ROBINSON | WEEKS
PARTNERS

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