



# GILLEM LOGISTICS CENTER

2065 ANVIL BLOCK ROAD | FOREST PARK, GA 30297

**571,517 SF AVAILABLE**



**BUILDING  
600**

**CONNECTION. OPTIMIZATION. MOMENTUM**

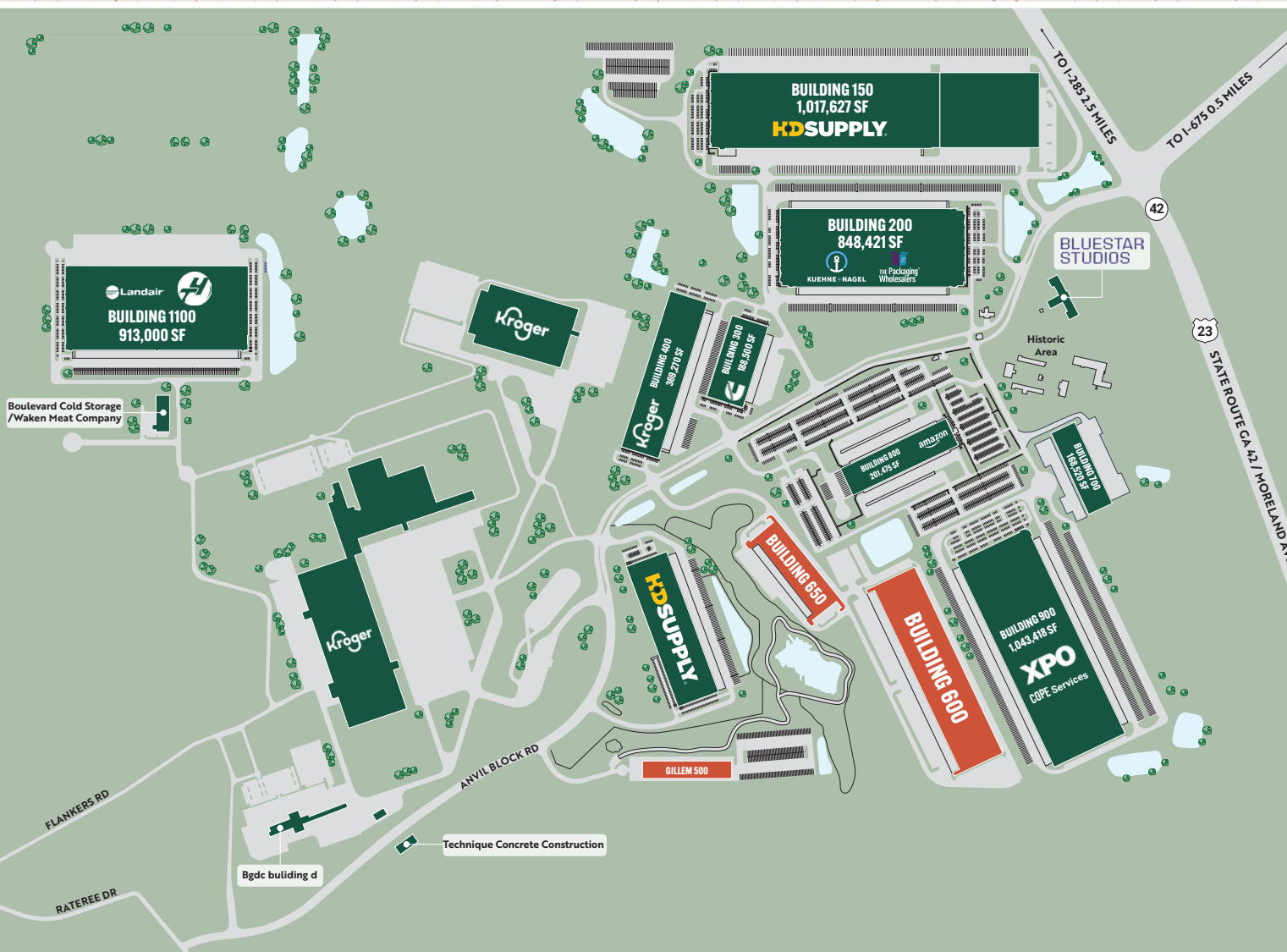
GEORGIA'S PREMIER CLASS A INDUSTRIAL PARK | 1,168 ACRES

ROBINSON | WEEKS  
PARTNERS

**CBRE**

# IRREPLACEABLE INFILL LOCATION IN ATLANTA'S AIRPORT SUBMARKET

**BUILDING 600 | 571,517 SF AVAILABLE**



## THE PARK

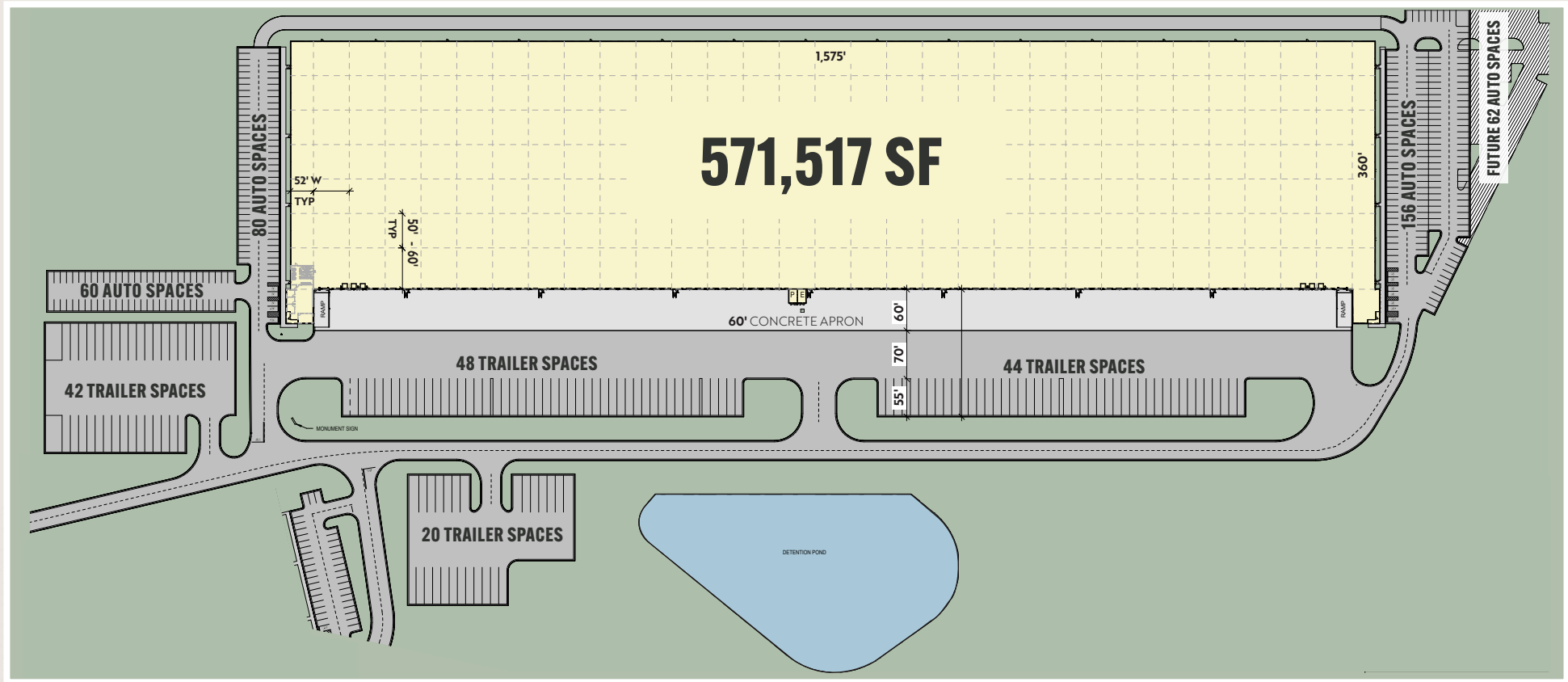
Discover Gillem Logistics Center, originally known as Fort Gillem Base and named after Lt. General Alvan C Gillem, Jr. Fort Gillem opened in 1941 and was home to the First U.S. Army, the Army, and Air Force Exchange Service, the U.S. Army Criminal Investigation and a number of other federal agencies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

## PROPERTY HIGHLIGHTS

- » Closest Class A Bulk Distribution Facility to Atlanta
- » Prime location near Hartsfield-Jackson International 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 600 PLAN & SPECS

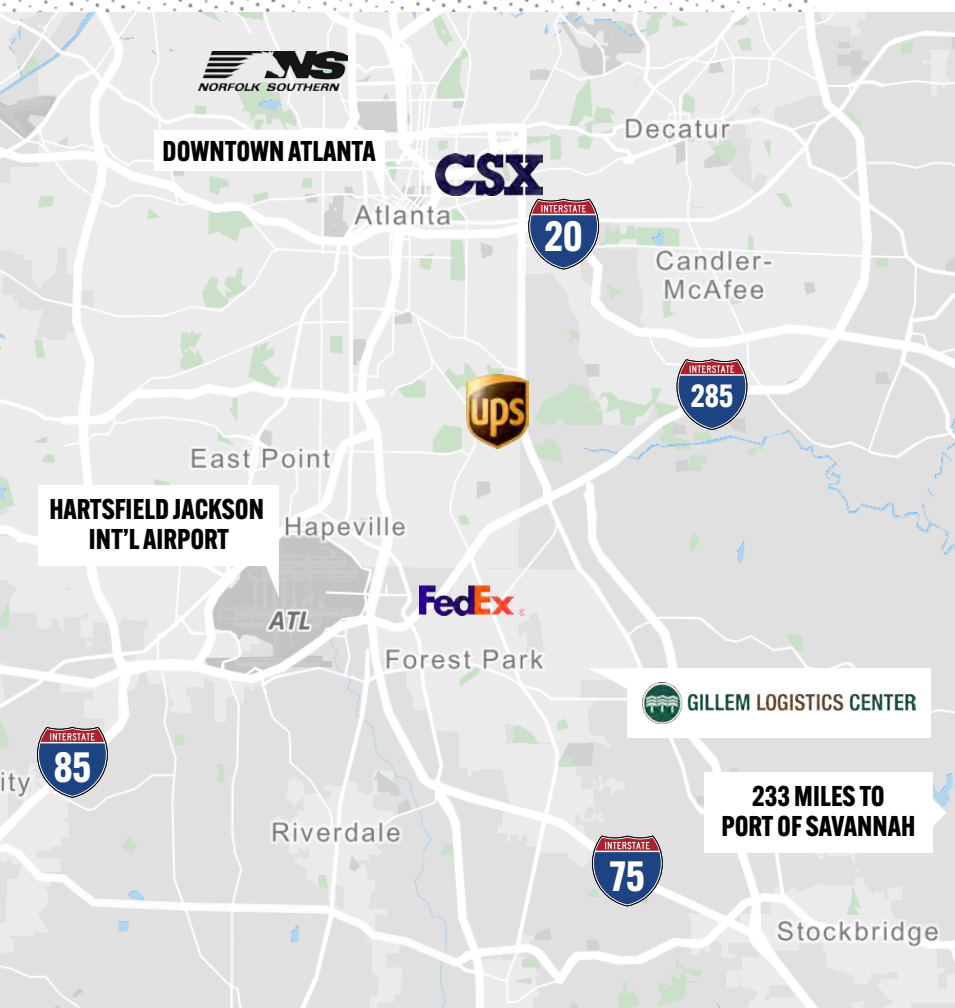


<b>TOTAL BUILDING SIZE</b> 571,517 SF	<b>DRIVE-IN DOORS</b> 2 (12' x 14')	<b>COLUMN SPACING</b> 52'w x 50'd typical with 60'd speed bays	<b>SPRINKLER SYSTEM</b> ESFR	<b>POWER</b> 3000 amp service (277/480 vol, 3 phase, 4 wire)	<b>LIGHTING</b> Warehouse lighting at 30FC
<b>SPEC OFFICE</b> 2,878 SF	<b>CAR PARKING</b> 418 Spaces (62 Future Spaces)	<b>CONFIGURATION</b> Front load	<b>ROOF</b> 45mil R-20 insulation TPO membrane	<b>LOADING DOCKS</b> 103 (9' x 10') loading doors, six (6) doors equipped with 35,000 lb, pit style levelers	<b>FLOORING</b> 6" Ductilcrete slab with reinforced control joints in speed bays on soil cement
<b>CLEAR HEIGHT</b> 36'	<b>TRAILER PARKING</b> 154 Spaces	<b>BUILDING DIMENSIONS</b> 1575' x 360'			

# BUILDING 600 3D SPECS







# SUPERIOR INFILL LOCATION

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

## COMPELLING INCENTIVES

Bonds for Title Program Available

Reduce property taxes by an average of 25% over a 10-year span with 50% property tax reduction year one

Job creation minimum requirements apply

- At least 75 full time employees
- Average wage of \$17.50 per hour at the location

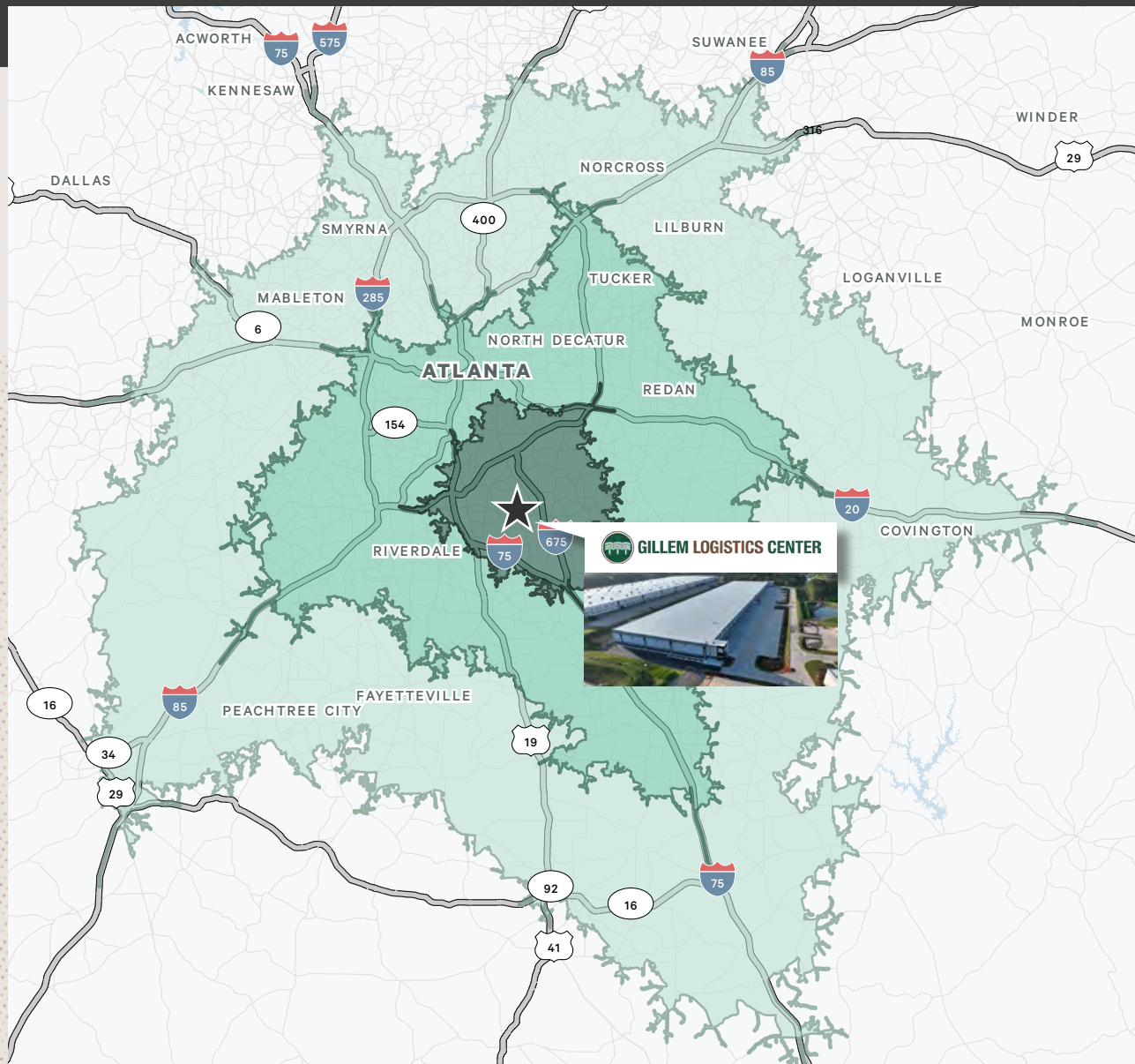
**200 EMPLOYEES**  
**= \$4M SAVINGS**

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

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

- 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

# ACCESS TO TOP LABOR



Unparalleled Access to Atlanta's Growing Consumer Base and Key Transportation Drivers including I-675, I-75, I-285 and Hartsfield Jackson International Airport

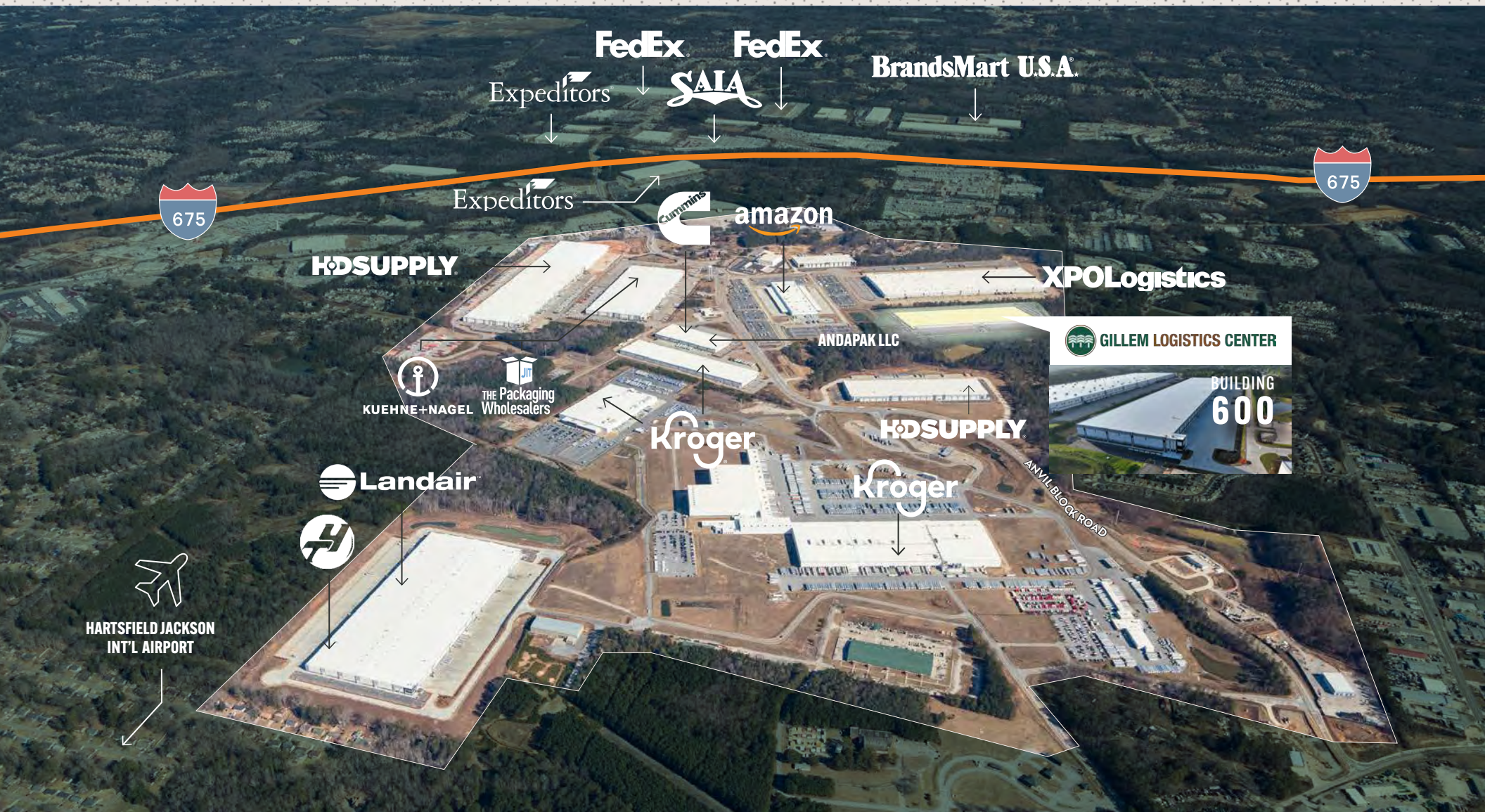
	LABORERS	TOTAL POP.
15 MIN	99,817	202,195
30 MIN	697,362	1,326,955
45 MIN	1,038,526	1,916,892

## Labor Map Key

15 Min Drive 30 Min Drive 45 Min Drive



# COME JOIN TOP-TIER COMPANIES





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