



GILLEM LOGISTICS CENTER

2063 ANVIL BLOCK ROAD | FOREST PARK, GA 30297

162,009 SF AVAILABLE



**BUILDING
650**

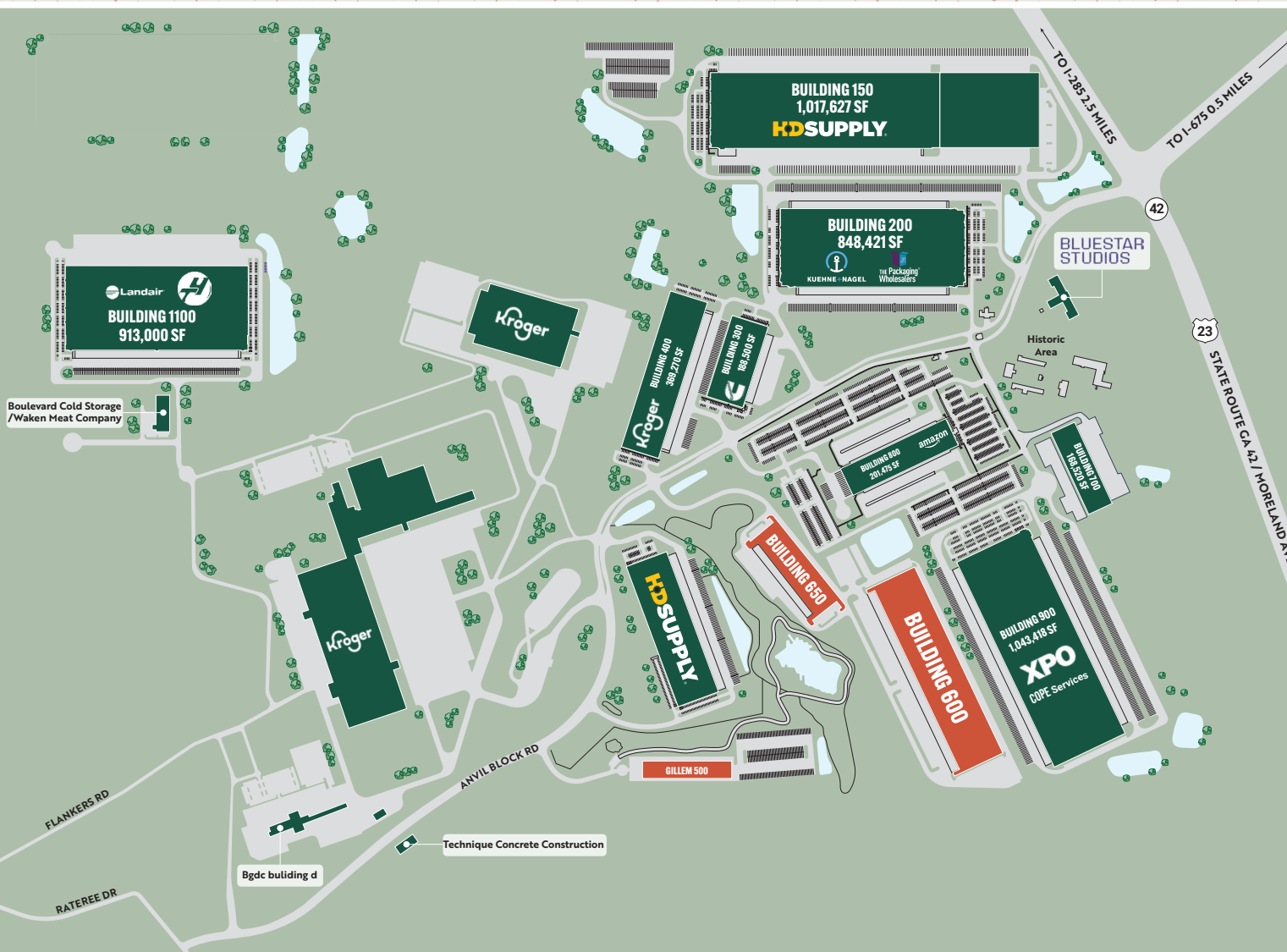
CONNECTION. OPTIMIZATION. MOMENTUM
GEORGIA'S PREMIER CLASS A INDUSTRIAL PARK | 1,168 ACRES

ROBINSON | WEEKS
PARTNERS

CBRE

IRREPLACEABLE INFILL LOCATION IN ATLANTA'S AIRPORT SUBMARKET

BUILDING 650 | 162,009 SF AVAILABLE



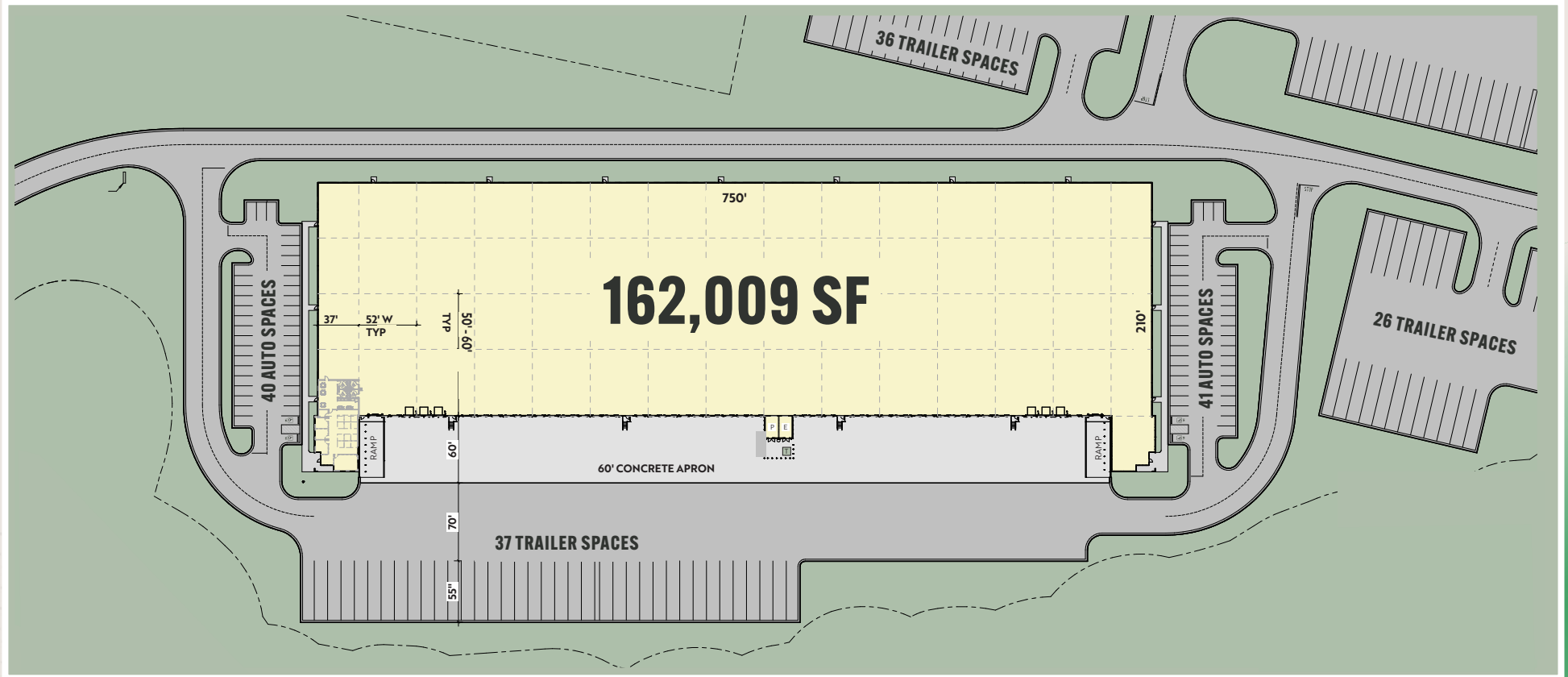
THE PARK

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 650 PLAN & SPECS



TOTAL BUILDING SIZE
162,009 SF

DRIVE-IN DOORS
2 (12' x 14')

COLUMN SPACING
52'w x 50'd typical
with 60'd speed bays

SPRINKLER SYSTEM
ESFR

POWER
3000 amp service
(277/480 vol, 3 phase, 4 wire)

LIGHTING
Warehouse lighting
at 30FC

SPEC OFFICE
2,934 SF

CAR PARKING
81 Spaces

CONFIGURATION
Front load

ROOF
45mil R-20 insulation TPO membrane

LOADING DOCKS
42 (9' x 10') loading
doors, six (6) doors
equipped with 35,000 lb,
pit style levelers

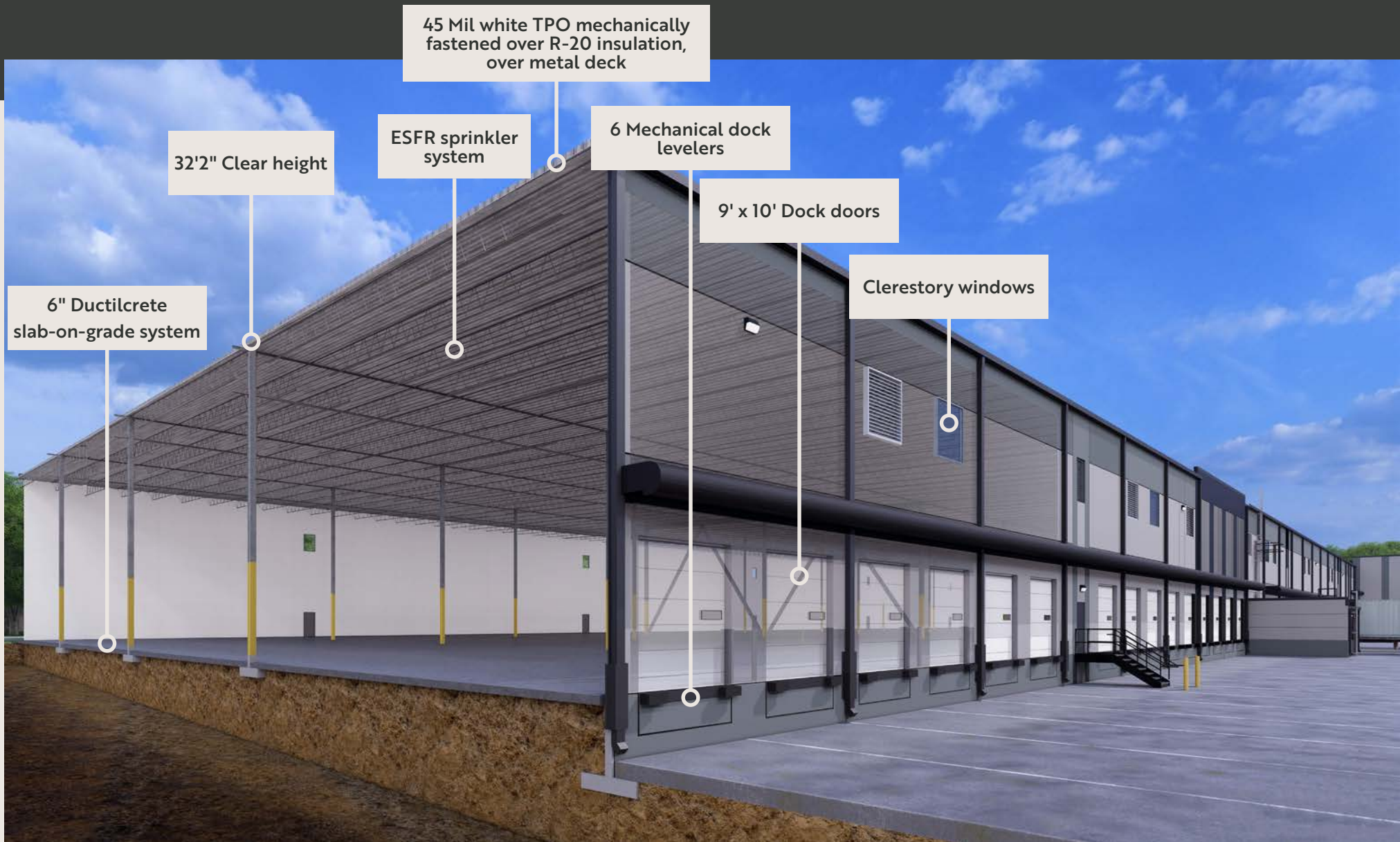
FLOORING
6" Ductilcrete slab with
reinforced control joints in
speed bays on soil cement

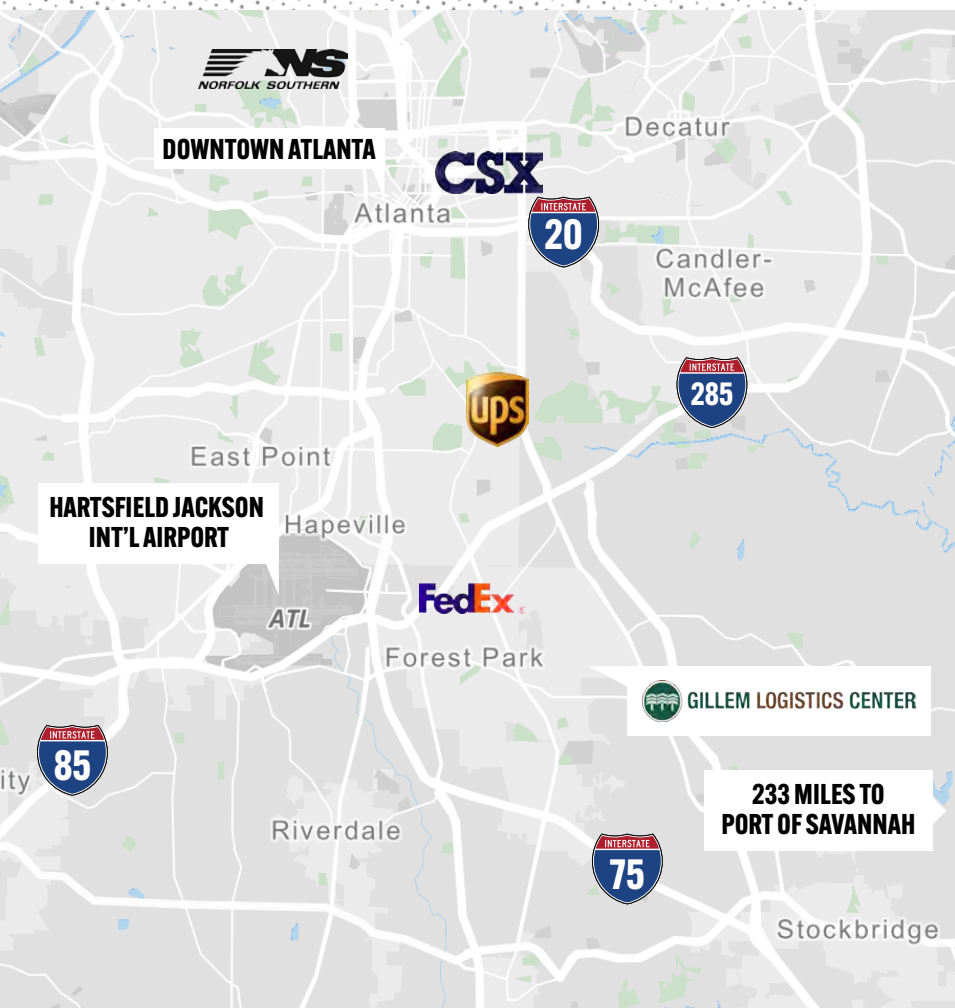
CLEAR HEIGHT
32'2"

TRAILER PARKING
37 Spaces (Expandable to ±99)

BUILDING DIMENSIONS
± 750' x ± 210'

BUILDING 650 3D SPECS





SUPERIOR INFILL LOCATION

I-675	<1 MI	HARTSFIELD JACKSON INT'L AIRPORT	5 MI
I-285	4 MI	DOWNTOWN ATLANTA	12 MI
I-75	5 MI	CSX INTERMODAL	12 MI
I-20	10 MI	NORFOLK SOUTHERN INTERMODAL	20 MI
I-85	12 MI	PORT OF SAVANNAH	233 MI
FEDEX FREIGHT	4 MI		
UPS FREIGHT	5 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 30 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**

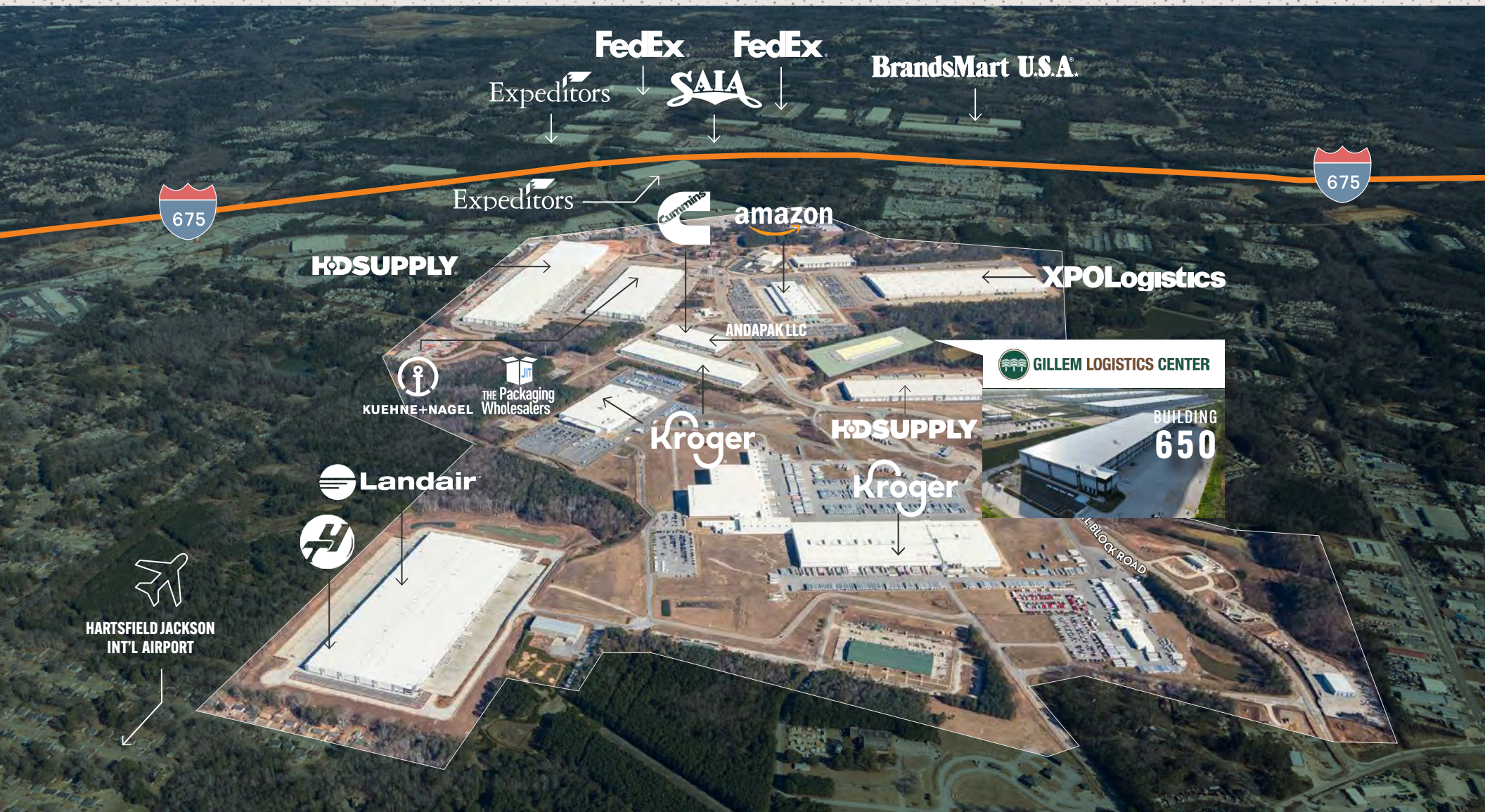
- Tier 1 Job Tax Credits
 - » Situated within a Tier 1 district, Gillem Logistics Center users will be eligible for annual job tax credits of \$4,000 per new employee for up to five years (for a total of \$20,000 per job created). Businesses receiving the job tax credit can apply it to 100% of their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

The map displays the Atlanta metropolitan area with the Gillem Logistics Center highlighted by a star. The center is situated near the intersection of Interstate 75 and Interstate 675, just south of the city of Atlanta. An inset photograph shows the large, modern industrial building of the Gillem Logistics Center. The map also shows major highways such as I-75, I-85, I-285, I-400, I-20, I-16, I-92, I-41, I-29, I-34, I-6, I-154, and I-400, as well as surrounding cities including Atlanta, North Decatur, Tucker, Lilburn, Loganville, Monroe, Covington, Peachtree City, Fayetteville, Riverdale, Mableton, Smyrna, Norcross, Winder, Suwanee, Kennesaw, Dallas, and Acworth.

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

15 Min Drive 30 Min Drive 45 Min Drive

COME JOIN TOP-TIER COMPANIES





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