



GILLEM LOGISTICS CENTER

2063 ANVIL BLOCK ROAD | FOREST PARK, GA 30297

571,517 SF AVAILABLE



**BUILDING
600**

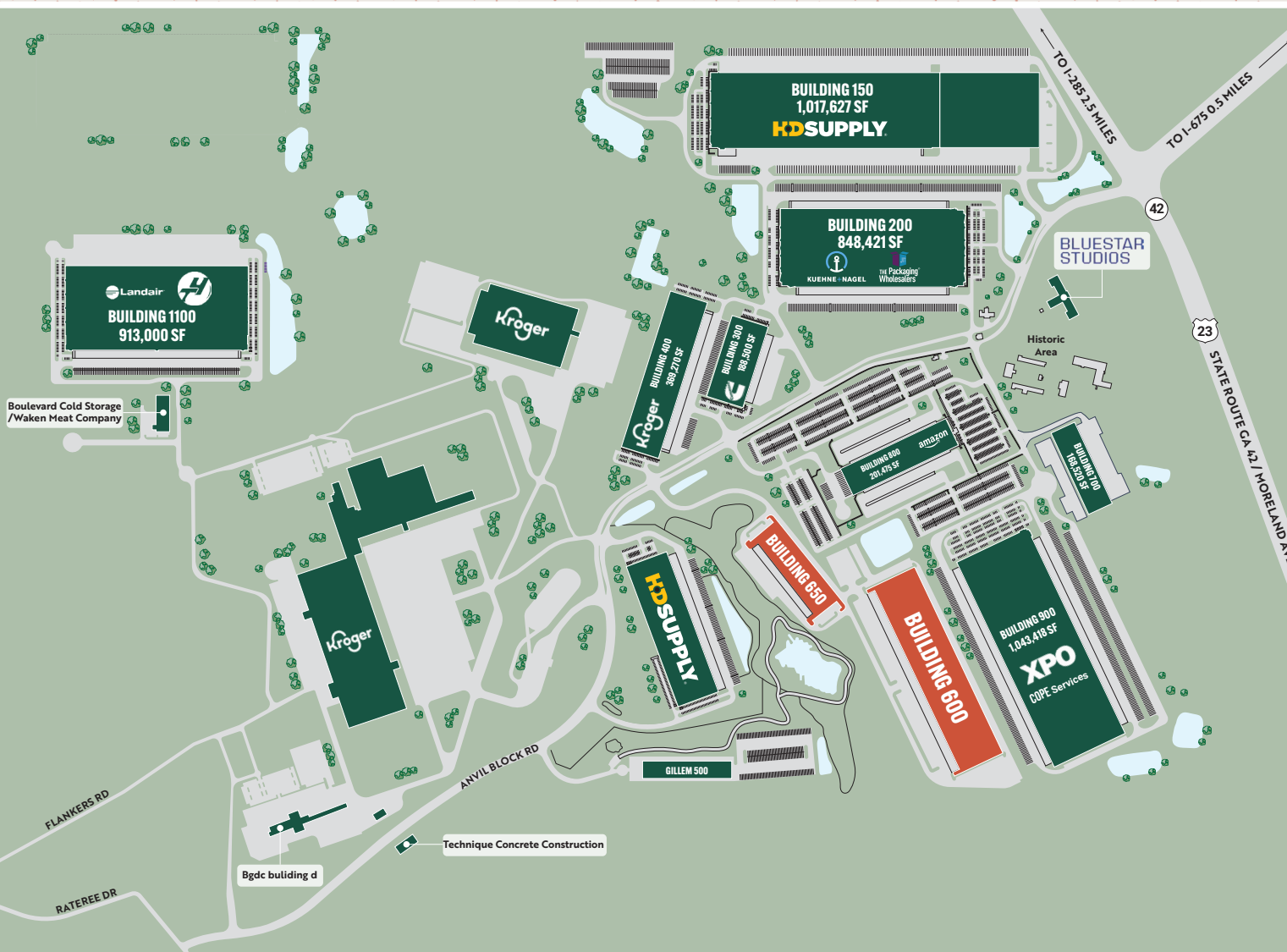
CONNECTION. OPTIMIZATION. MOMENTUM
GEORGIA'S PREMIER CLASS A INDUSTRIAL PARK | 1,168 ACRES

ROBINSON | WEEKS
PARTNERS

CBRE

IRREPLACEABLE INFILL LOCATION IN ATLANTA'S AIRPORT SUBMARKET

BUILDING 600 | 571,517 SF AVAILABLE



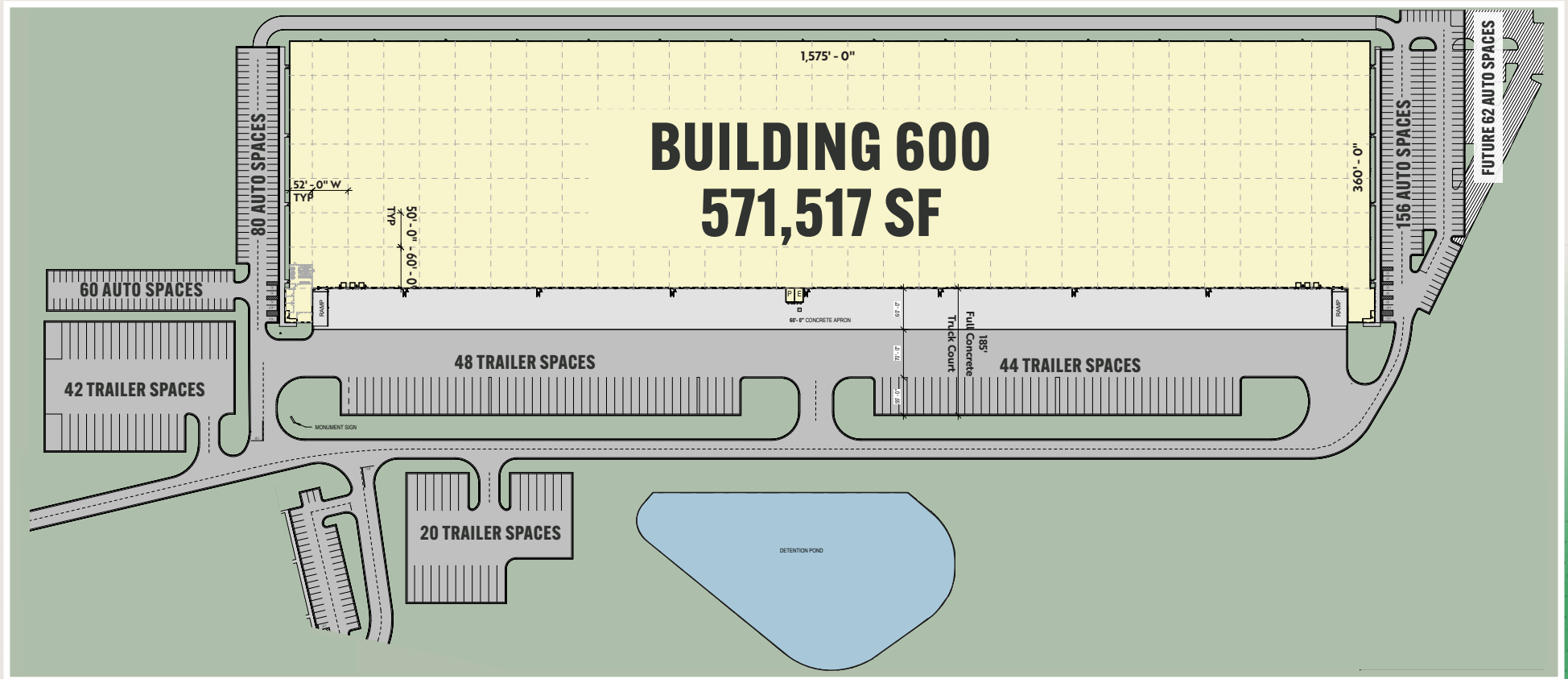
THE PARK

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



TOTAL BUILDING SIZE
571,517 SF

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

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

TRUCK COURT DEPTH
185' full concrete with
55' trailer parking

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

LIGHTING
Warehouse lighting
at 30FC

SPEC OFFICE
2,878 SF

CAR PARKING
418 Spaces (62 Future Spaces)

CONFIGURATION
Front load

SPRINKLER SYSTEM
ESFR

LOADING DOCKS
103 (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
36'

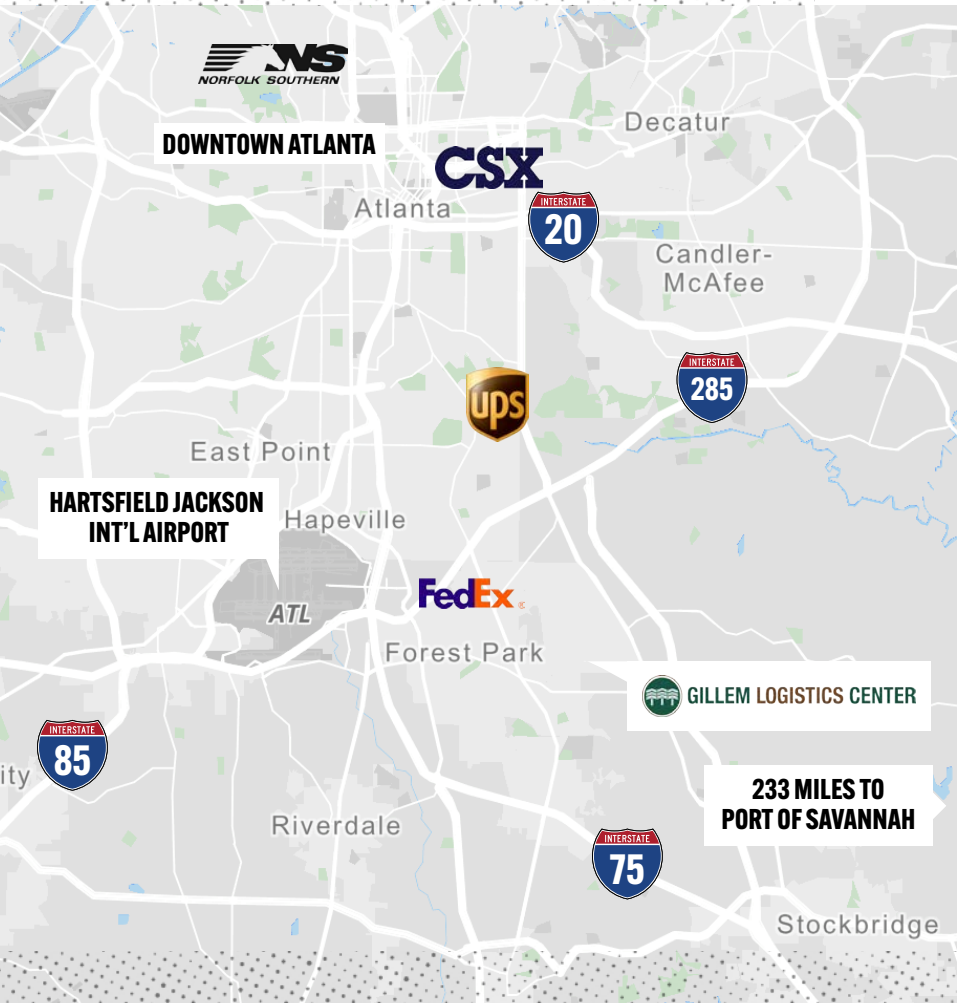
TRAILER PARKING
154 Spaces

BUILDING DIMENSIONS
1575' x 360'

ROOF
45mil R-20 insulation TPO membrane

BUILDING 600 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 75 full time employees
- Average wage of \$17.50 per hour at the location

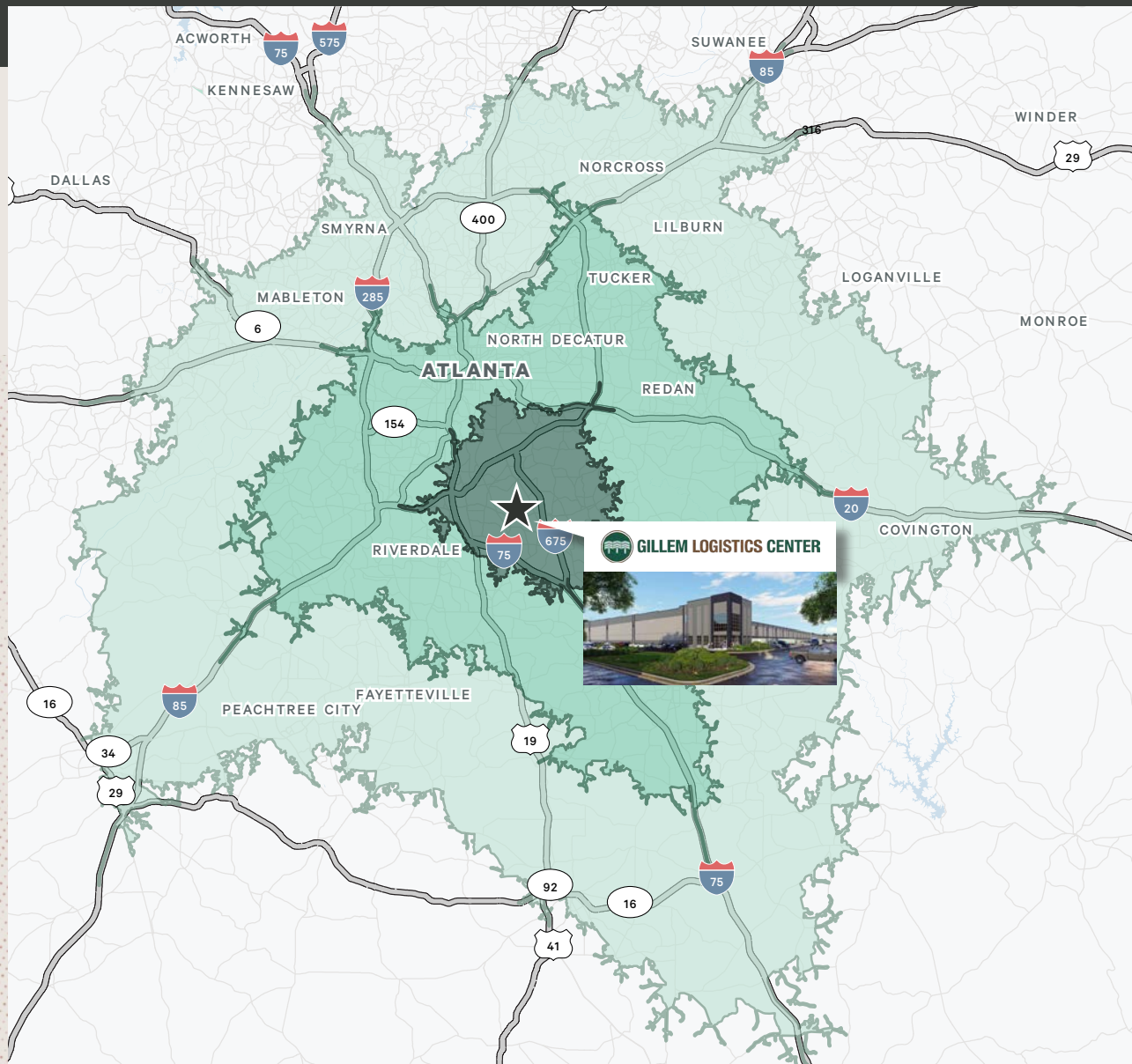
**200 EMPLOYEES
= \$4M SAVINGS**

**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

LAST OPPORTUNITY TO JOIN TOP-TIER COMPANIES



FedEx

FedEx

BrandsMart U.S.A.

Expeditors

SAIA

Expeditors



amazon

HDSUPPLY

XPO Logistics

ANDAPAK LLC

KUEHNE+NAGEL
THE Packaging Wholesalers



Kroger

HDSUPPLY

Landair

Kroger

HARTSFIELD JACKSON
INT'L AIRPORT

ANNILBLOCK ROAD



GILLEM LOGISTICS CENTER

CONTACT US

MARK HAWKS, SIOR
+1 404 580 4694
mark.hawks@cbre.com

MATT HIGGINS
+1 404 895 0483
matt.higgins@cbre.com

JOANNA BLAESING, SIOR
+1 404 314 7376
joanna.blaesing@cbre.com

TODD BARTON, SIOR
+1 770 596 3182
todd.barton@cbre.com

CBRE, INC.
+1 404 504 7900
cbre.com/atlanta

ROBINSON | WEEKS PARTNERS
MATT DAVIS
+1 404 429 7464
matt@robinsonweeks.com

ROBINSON | WEEKS
PARTNERS

