



GILLEM LOGISTICS CENTER

2065 ANVIL BLOCK ROAD | FOREST PARK, GA 30297

571,517 SF AVAILABLE



**BUILDING
600**

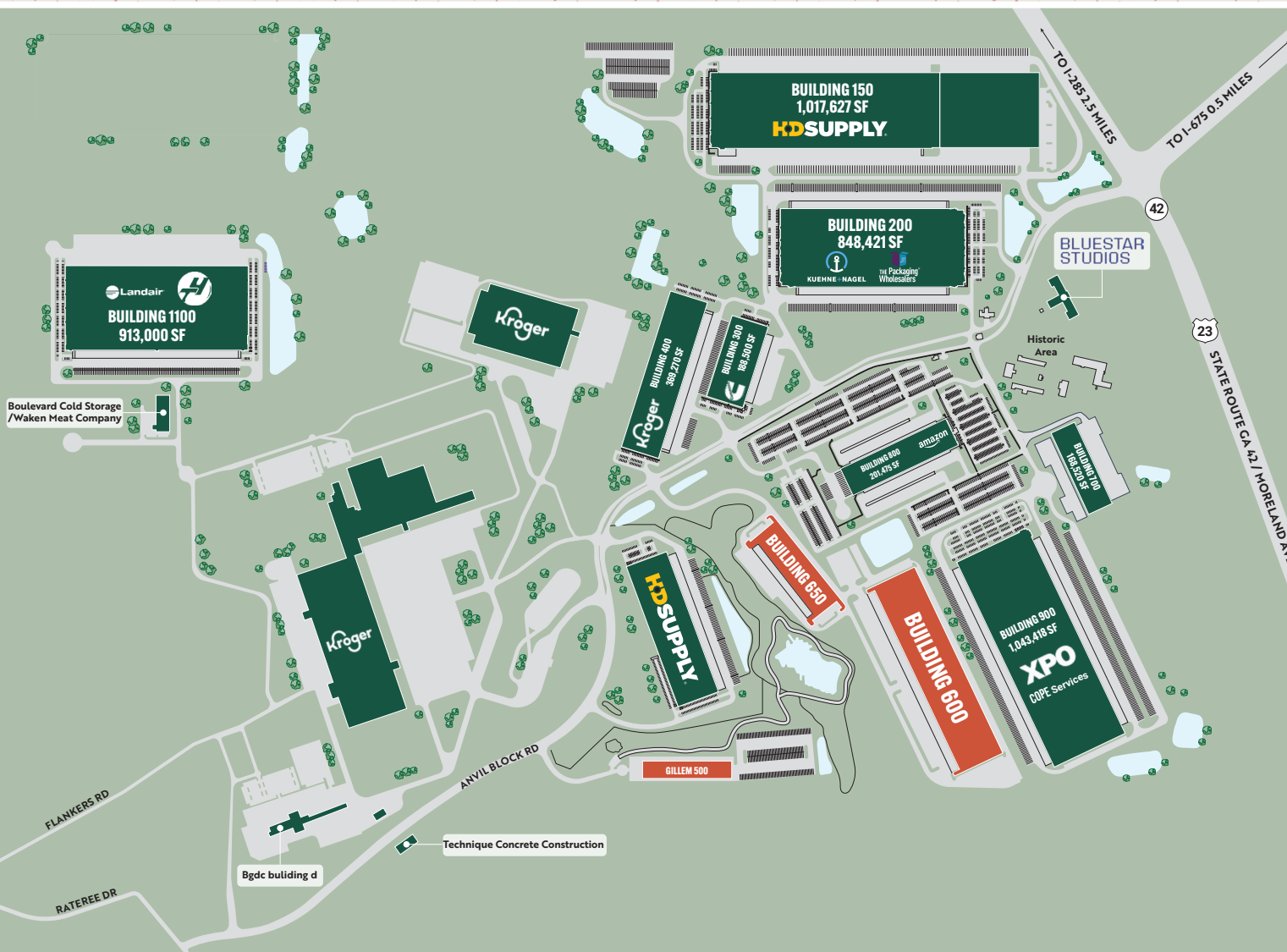
CONNECTION. OPTIMIZATION. MOMENTUM

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

ROBINSON | WEEKS
PARTNERS

CBRE

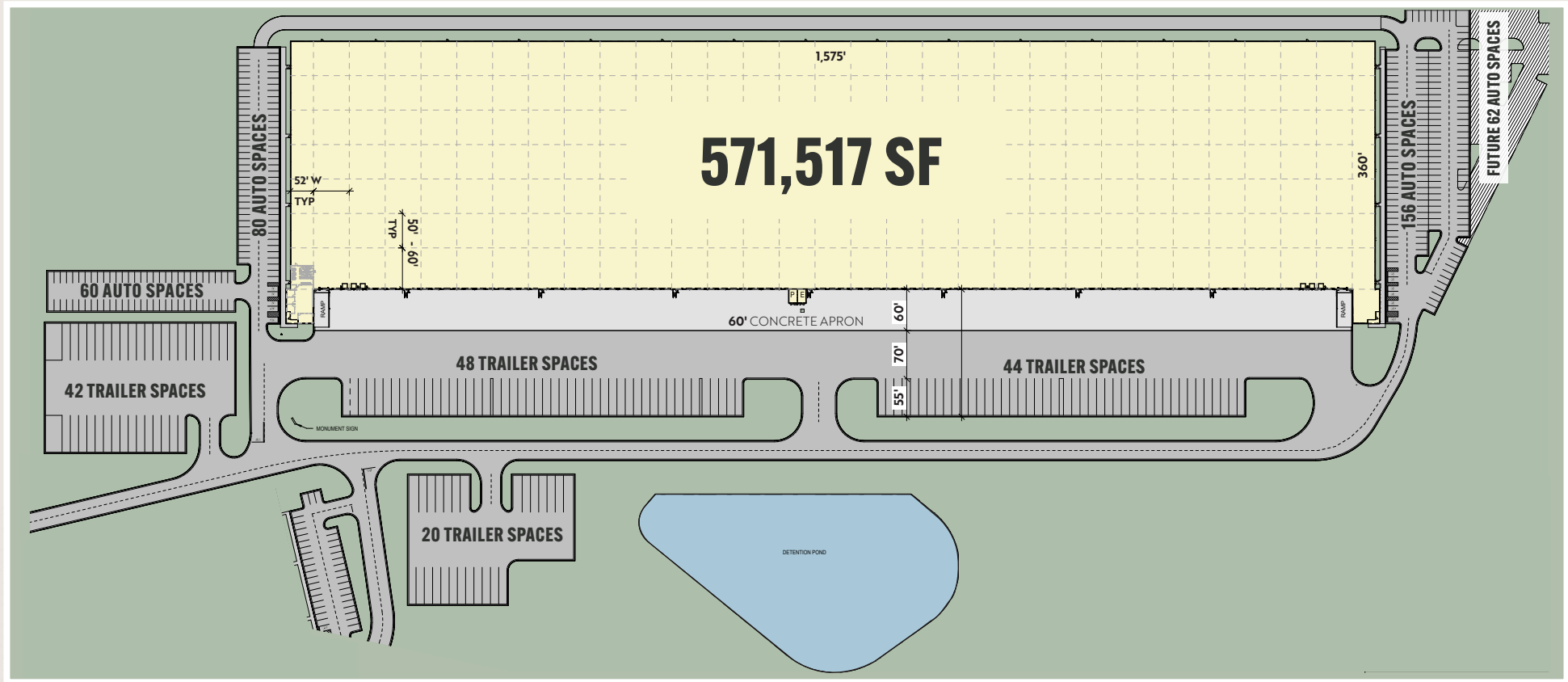
BUILDING 600 | 571,517 SF AVAILABLE



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.

- » Closest Class A Bulk Distribution Facility to Atlanta
- » Prime location near Hartsfield-Jackson International Airport
- » Tier I 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



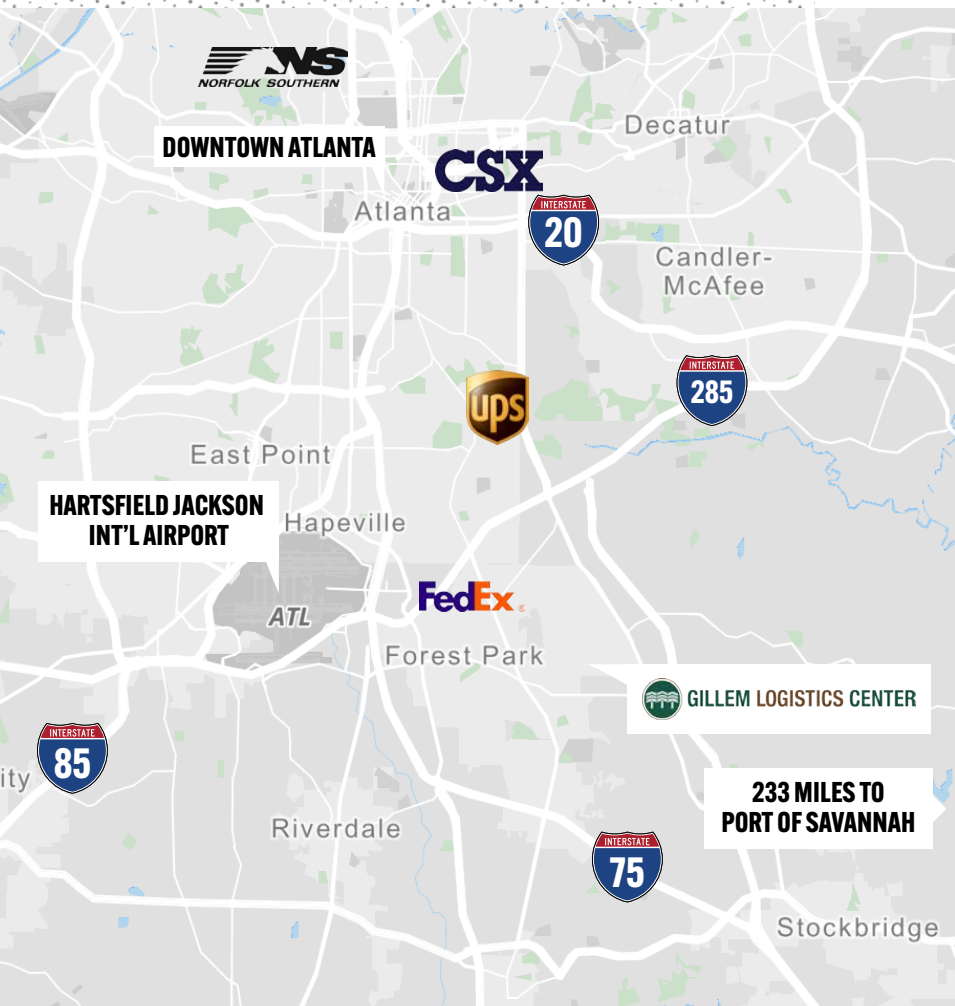
TOTAL BUILDING SIZE 571,517 SF	DRIVE-IN DOORS 2 (12' x 14')	COLUMN SPACING 52'w x 50'd typical with 60'd speed bays	SPRINKLER SYSTEM ESFR	POWER 3000 amp service (277/480 vol, 3 phase, 4 wire)	LIGHTING Warehouse lighting at 30FC
SPEC OFFICE 2,878 SF	CAR PARKING 418 Spaces (62 Future Spaces)	CONFIGURATION Front load	ROOF 45mil R-20 insulation TPO membrane	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'			

BUILDING 600 3D SPECS



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

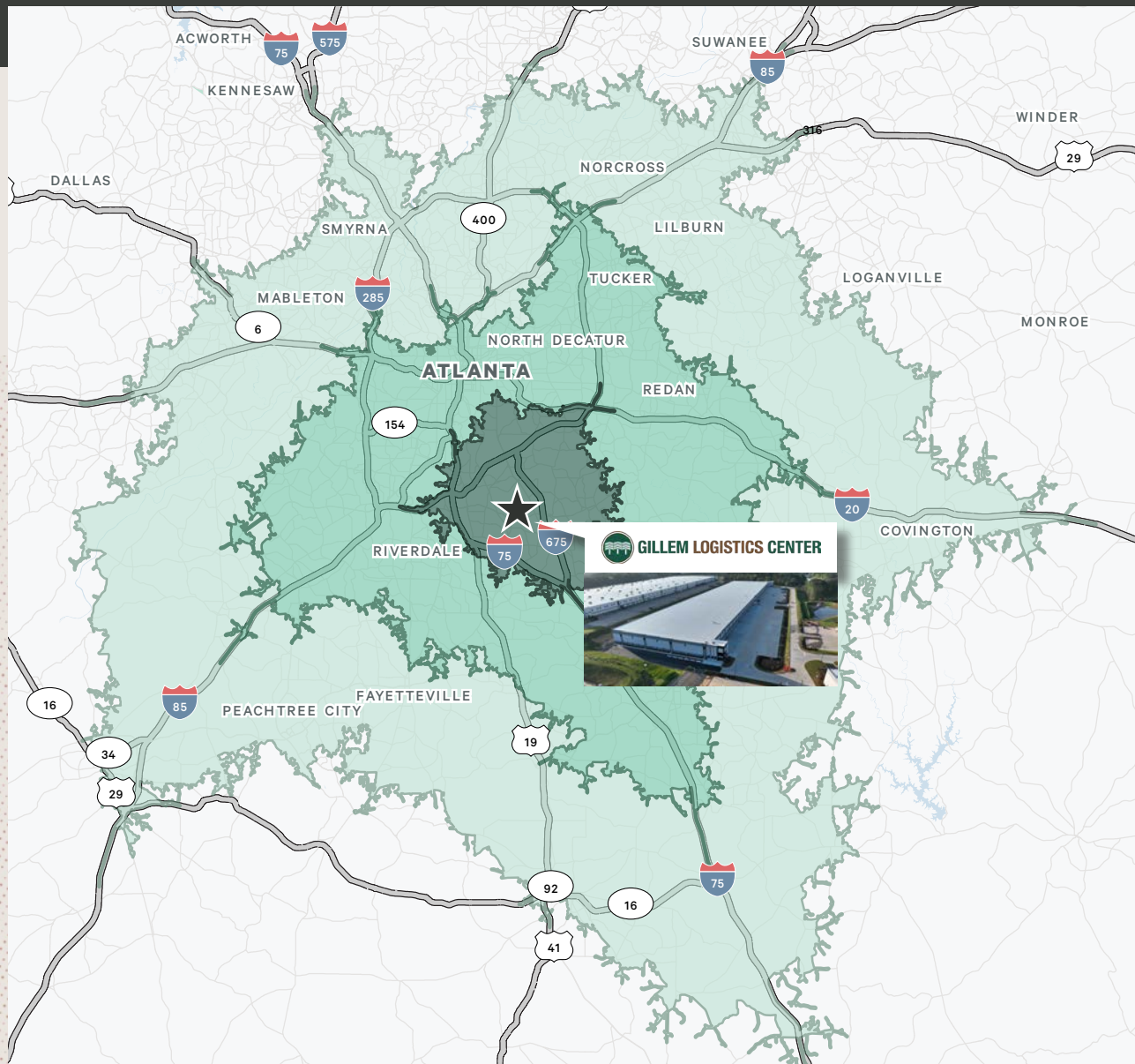
200 EMPLOYEES
= \$4M SAVINGS

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



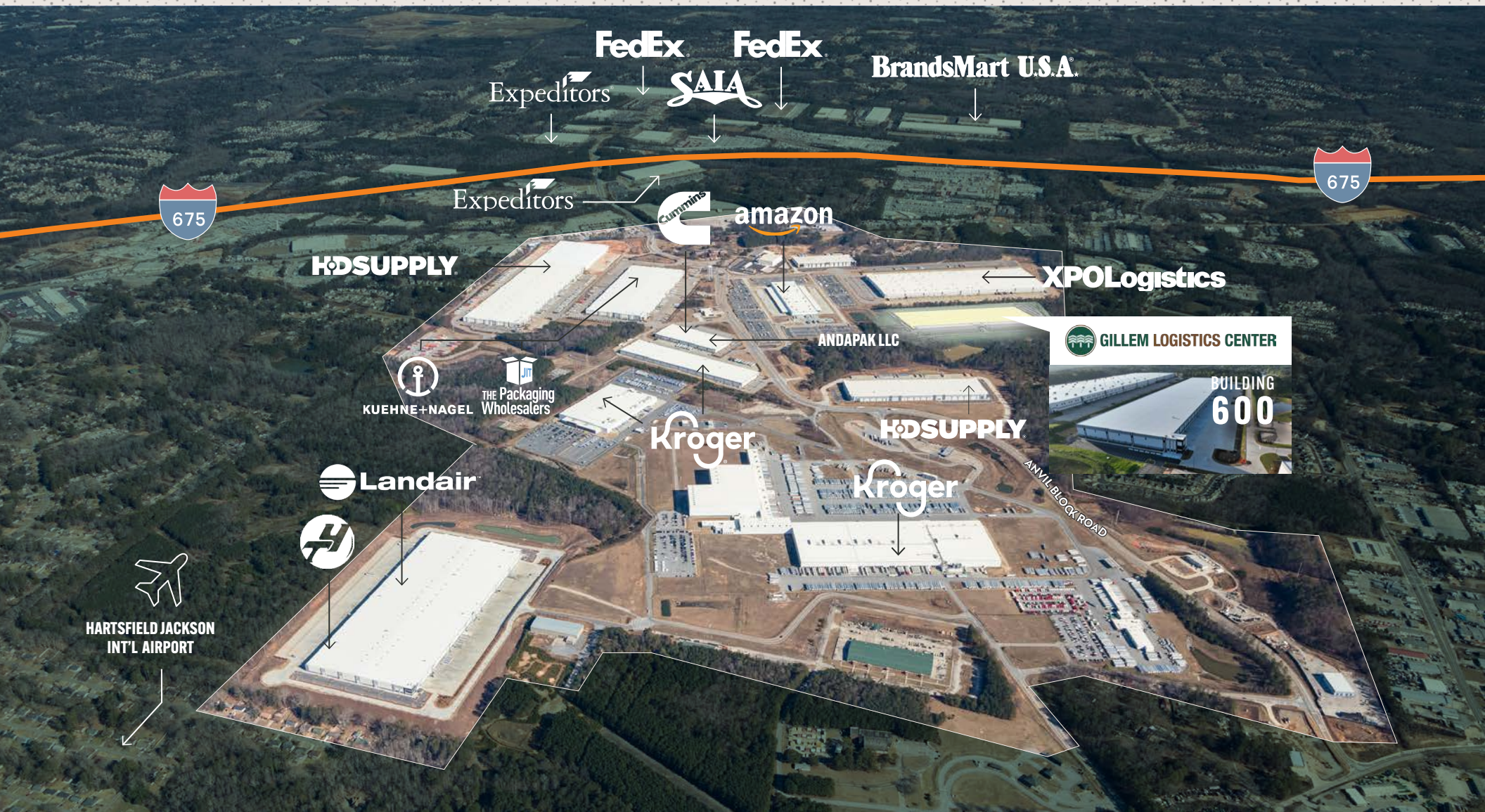
Unparalleled Access to Atlanta's Growing Consumer Base and Key Transportation Drivers including I-675, I-75, I-285 and Hartsfield Jackson International Airport

	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

COME JOIN TOP-TIER COMPANIES





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**

CBRE

