



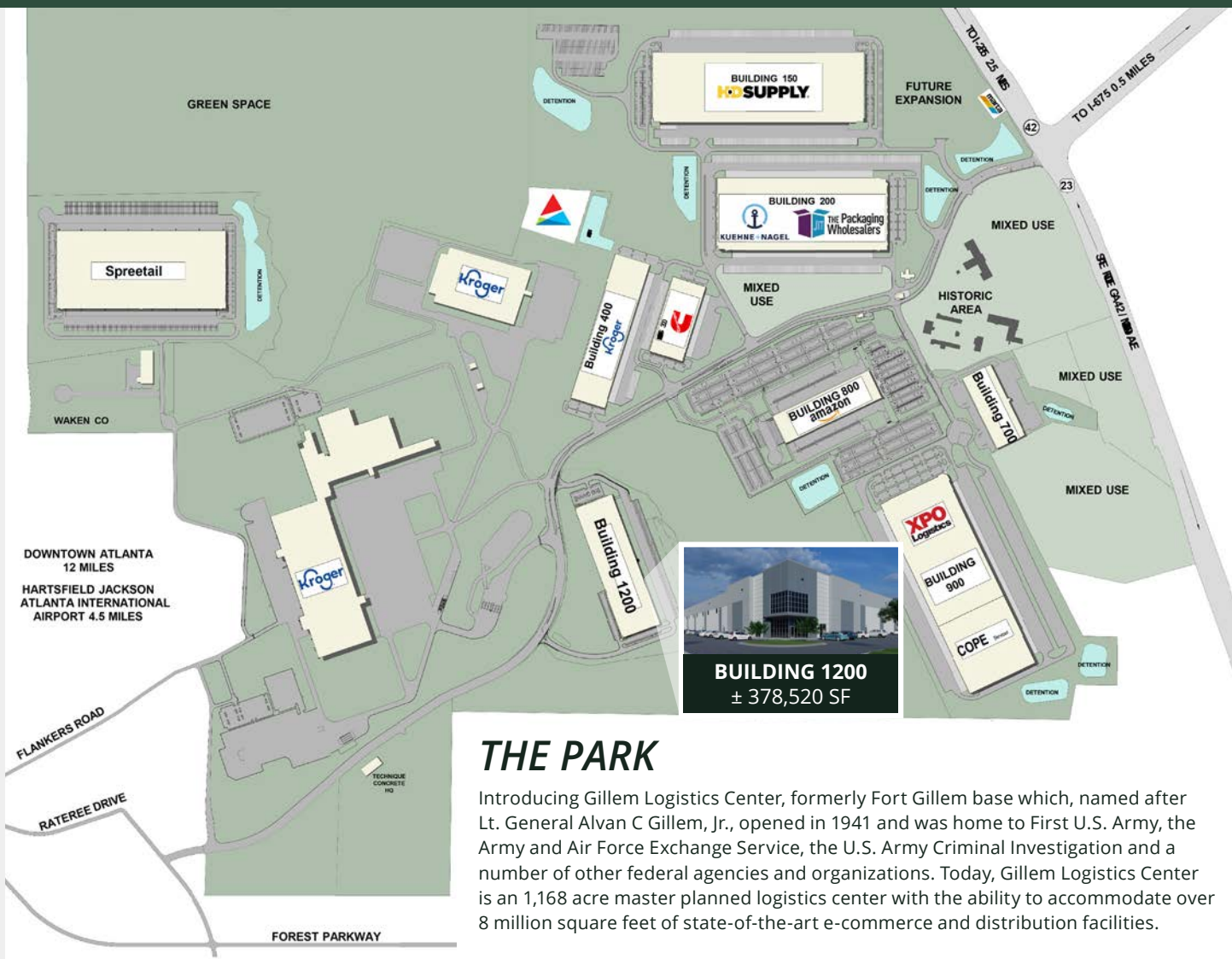
GILLEM LOGISTICS CENTER

GEORGIA'S HOME FOR
CLASS A INDUSTRIAL USERS







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

A WORLD-CLASS LOGISTICS HUB

ONE BUILDING TOTALING 378,520 SF SF DELIVERING Q3 2022

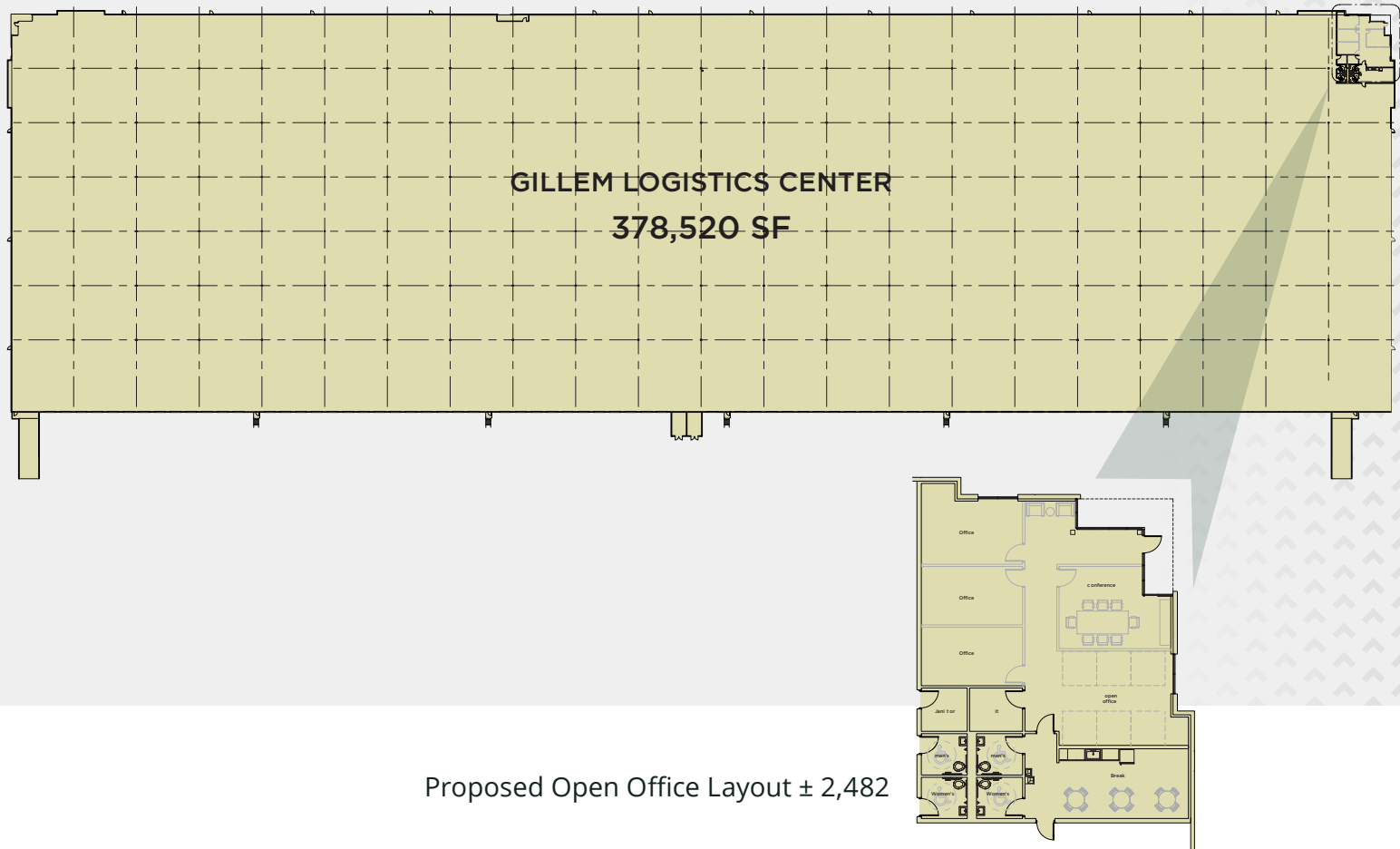


PROPERTY HIGHLIGHTS

-  Can accommodate users up to 378K 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 1200 PLAN & SPECS

2055 ANVIL BLOCK RD, FOREST PARK



378,520 SF SPECULATIVE BUILDING DELIVERING Q3 2022

- Total Building Size: 378,520 SF
- Total Space Available: 378,520 SF (Divisible)
- Office: ± 2,482
- Warehouse: ± 376,038
- Clear Height: 32'
- Loading Docks: 70 (9' x 10')
- Drive-in Doors: 2 (12' x 14')
- Car Parking: 267 spaces
- Trailer Parking: 86 stalls
- Column Spacing: 52' x 45' with 60' Speed bays
- Configuration: Rear loaded
- Building Dimensions: 1,144' x 330'
- Truck Court Depth: 185'
- Flooring: 6" ductilcrete slab
- Roof: 45mil mechanically attached white TPO membrane
- Sprinkler System: K-17 ESFR
- Power: For two 4,000-amp, 480V 3 phase service

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

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.



200 EMPLOYEES = \$4M SAVINGS

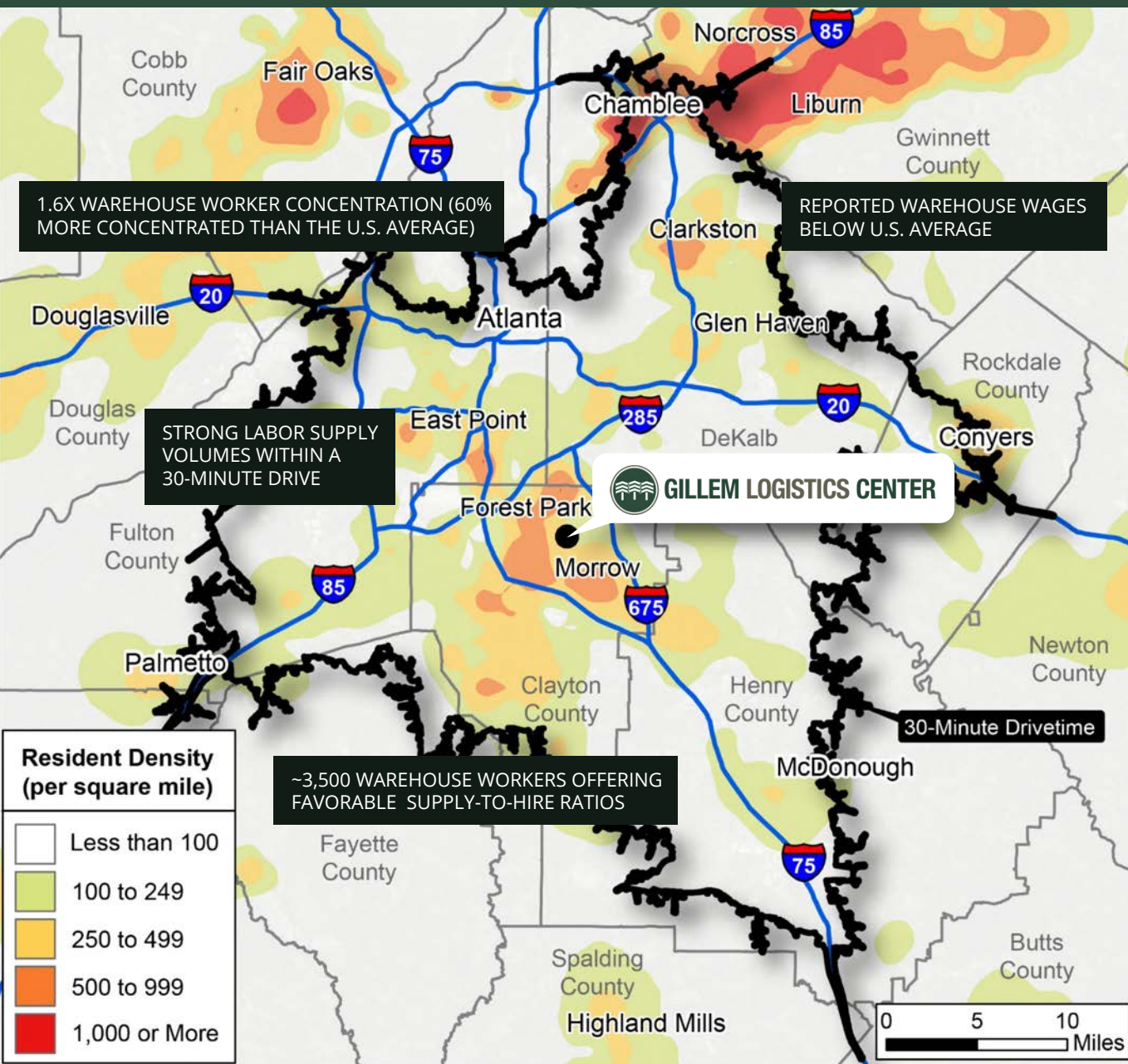
YEAR 1: \$4,000 X 200 JOBS = \$800,000

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

- Highly robust tax abatement program
- Foreign Trade Zone (FTZ)
- 100% Freeport Exemption
- State Incentives

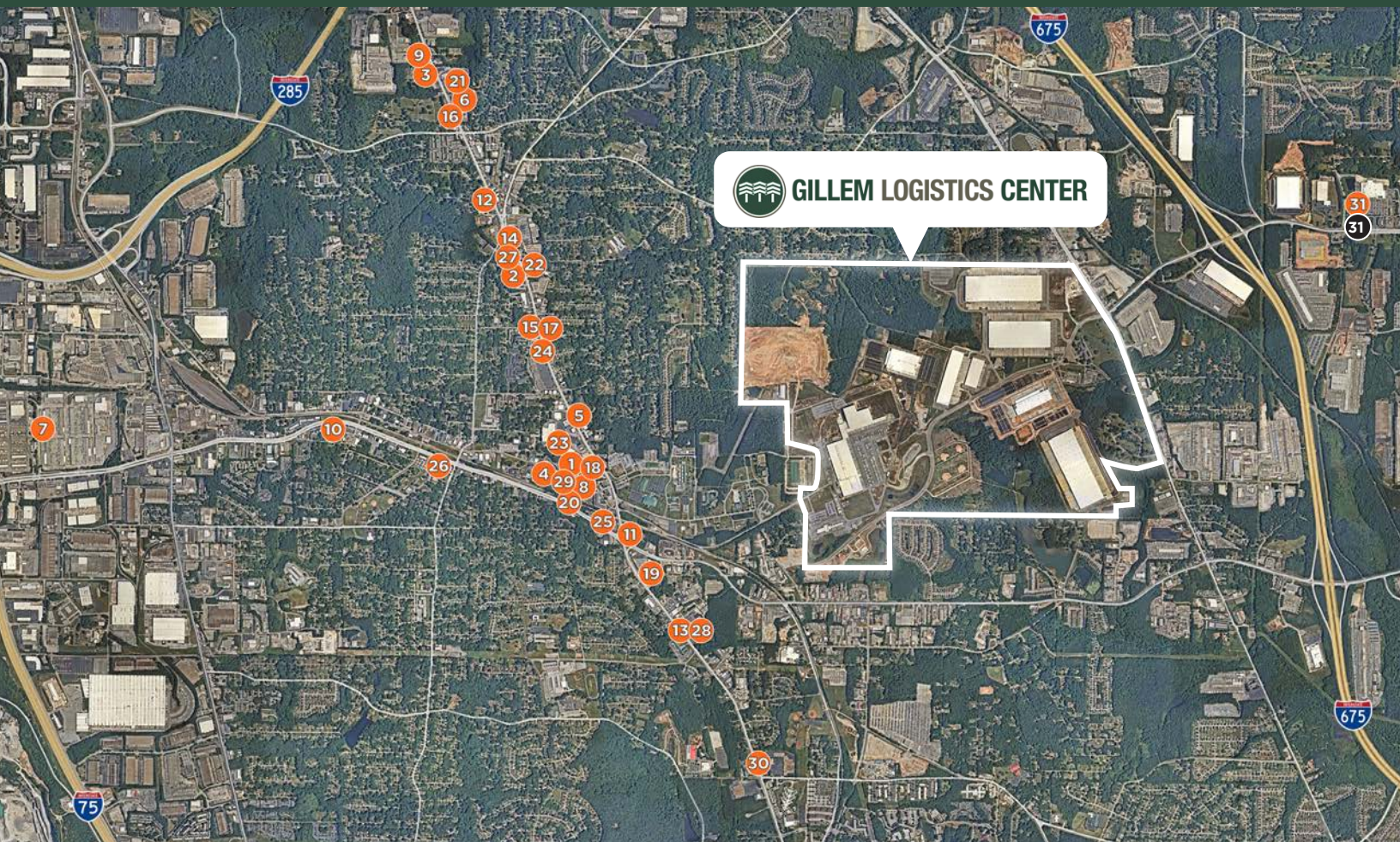
LABOR YOU'RE LOOKING FOR

TARGETED BLUE COLLAR DEMOGRAPHIC



CONTACT THE LEASING TEAM FOR FULL LABOR REPORT

LOCAL AMENITIES



● Restaurants

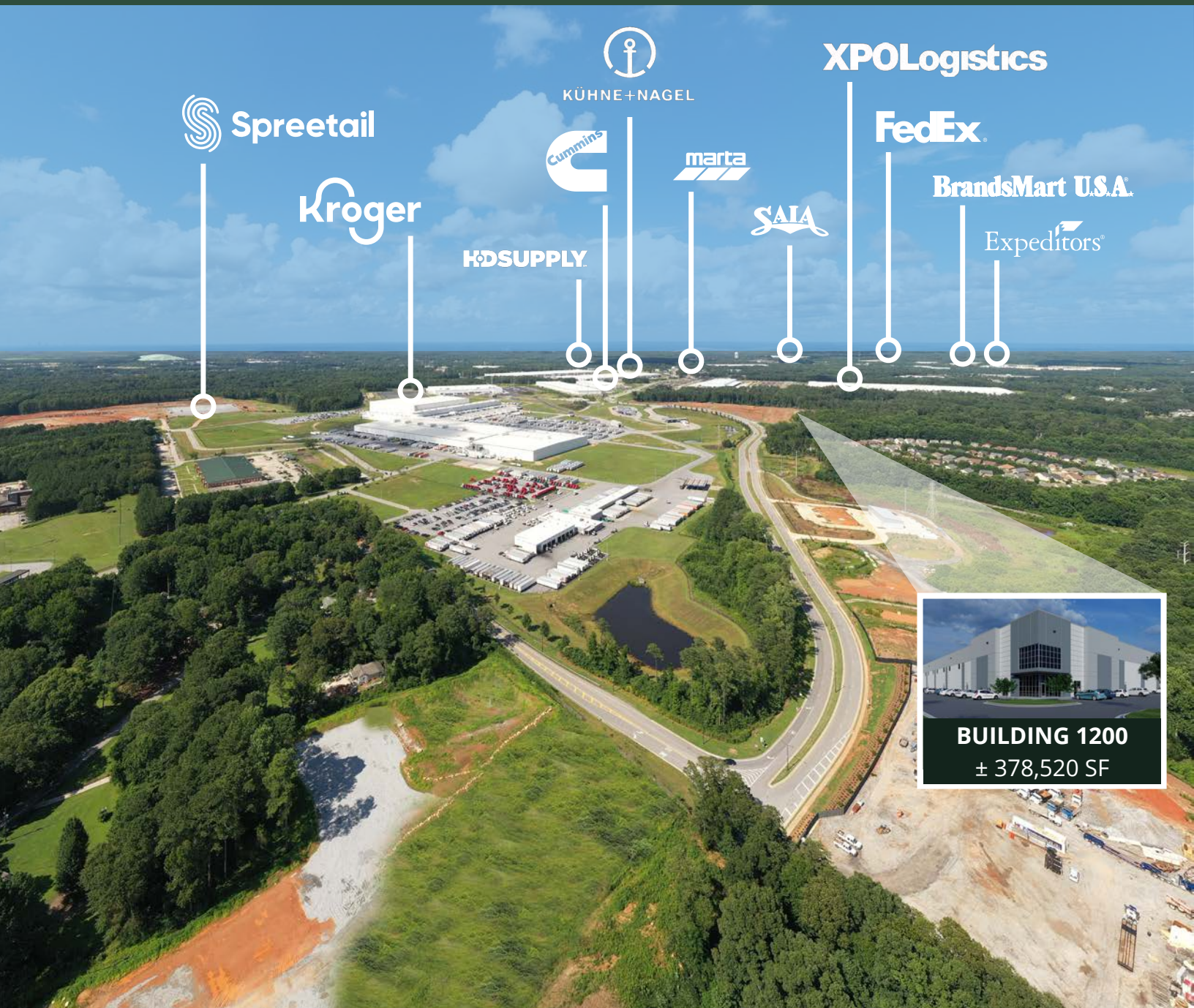
- 1 Cookiegrams of Georgia
- 2 Debbie's Delights
- 3 Pho Dai Loi
- 4 Kingston Grill
- 5 Taqueria Don Sige
- 6 Ray's Southern Foods
- 7 Don Burrito Grill
- 8 Mad Mac's Gourmet Sandwich Shop
- 9 El Rio Grande
- 10 Los Amigos Latin Bar & Grill
- 11 J Buffalo House Lake City
- 12 Golden Gate Chinese Restaurant
- 13 Pho Ngon So1
- 14 Thanh Thanh Restaurant
- 15 New York Buffalo Wings
- 16 John's Fine Food
- 17 Wings Hut

- 18 Chick-fil-A
- 19 Grand Wings
- 20 El Arroyito
- 21 El Huarache Veloz
- 22 Los Broncos
- 23 New China Cafeteria
- 24 Cooking With Melodies
- 25 New China Wings
- 26 Tasty's Chicken & Soul Food
- 27 Kim's kitchen & wings
- 28 Louisiana Crawfish
- 29 Wingtopia
- 30 Hong Kong City

● Shops, Specialty Retailers & Services

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

IN GOOD COMPANY





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



**CUSHMAN &
WAKEFIELD**

ROBINSON | WEEKS
PARTNERS

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.