

UNION GROVE

LOGISTICS CENTER

BUILD-TO-SUIT
UP TO 660,000 SF AVAILABLE FOR LEASE



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PROPERTY HIGHLIGHTS

- ▶ 60-acre master planned park
For verification by developer
- ▶ Less Developed Census Tract Tax Credits
- ▶ Corporate neighbors include: Mohawk, LG, Nourison, CFL, Love's Travel Stop, Kerry Foods, and Buc-ee's
- ▶ 36' (up to 52' at ctr)
- ▶ 60' X 60' Column Spacing, 90' Speed Bay
- ▶ ¼ mile to I-75 at the new Union Grove Road interchange-Exit 310
- ▶ 38 Miles to the Appalachian Regional Port
- ▶ 54 Miles to I-24 in Chattanooga
- ▶ Fully Entitled
- ▶ Mass Grading Complete
- ▶ All Utilities In Place

TAX INCENTIVES

100

Eligible New Jobs Created

\$350,000

Per Year

x

5

Years

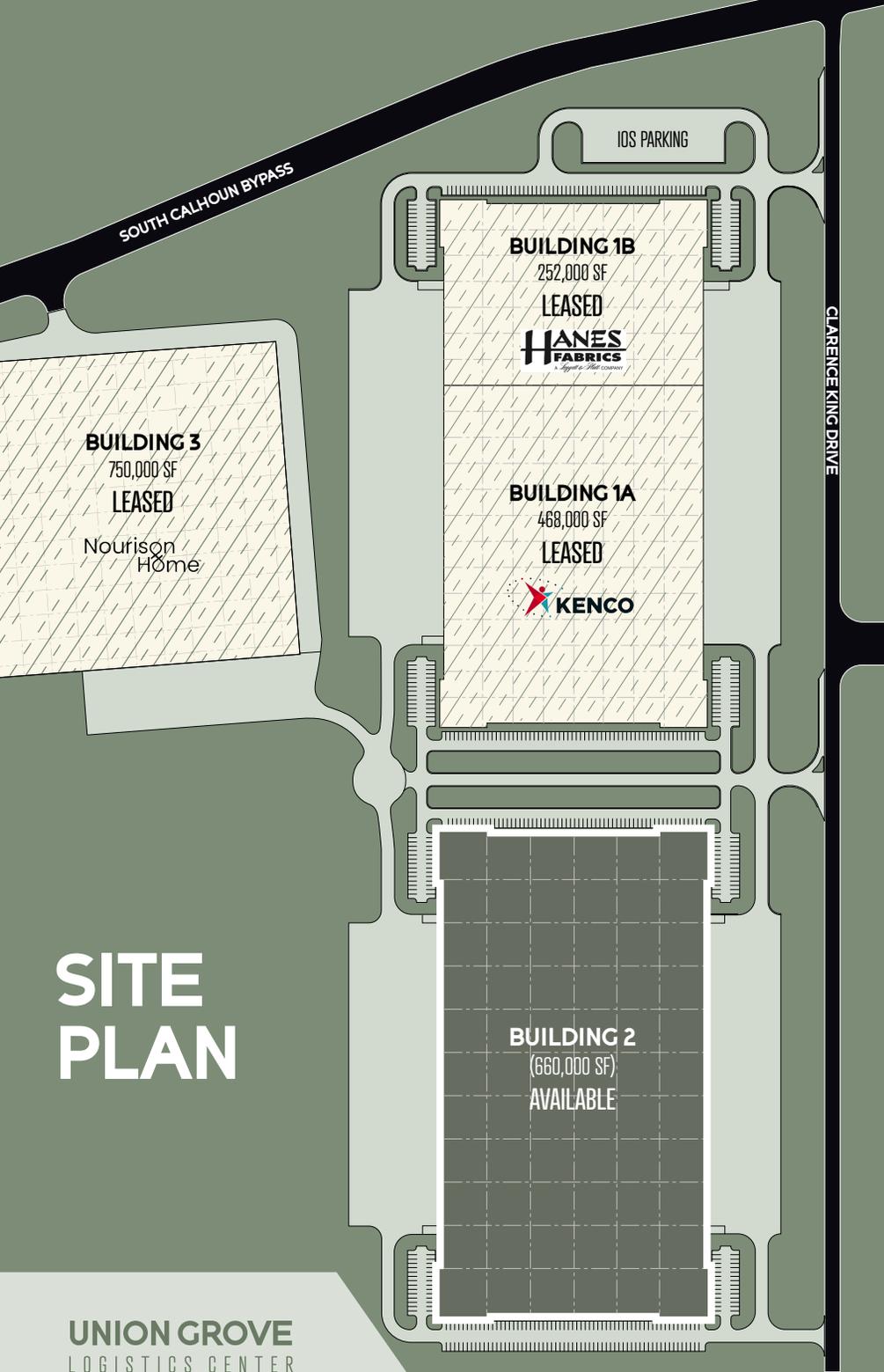
\$1,750,000

Tax Savings

- ▶ Located in a less-developed census tract (LDCT)
 - ▶ Federal opportunity zone
 - ▶ New Markets Tax Credit Zone



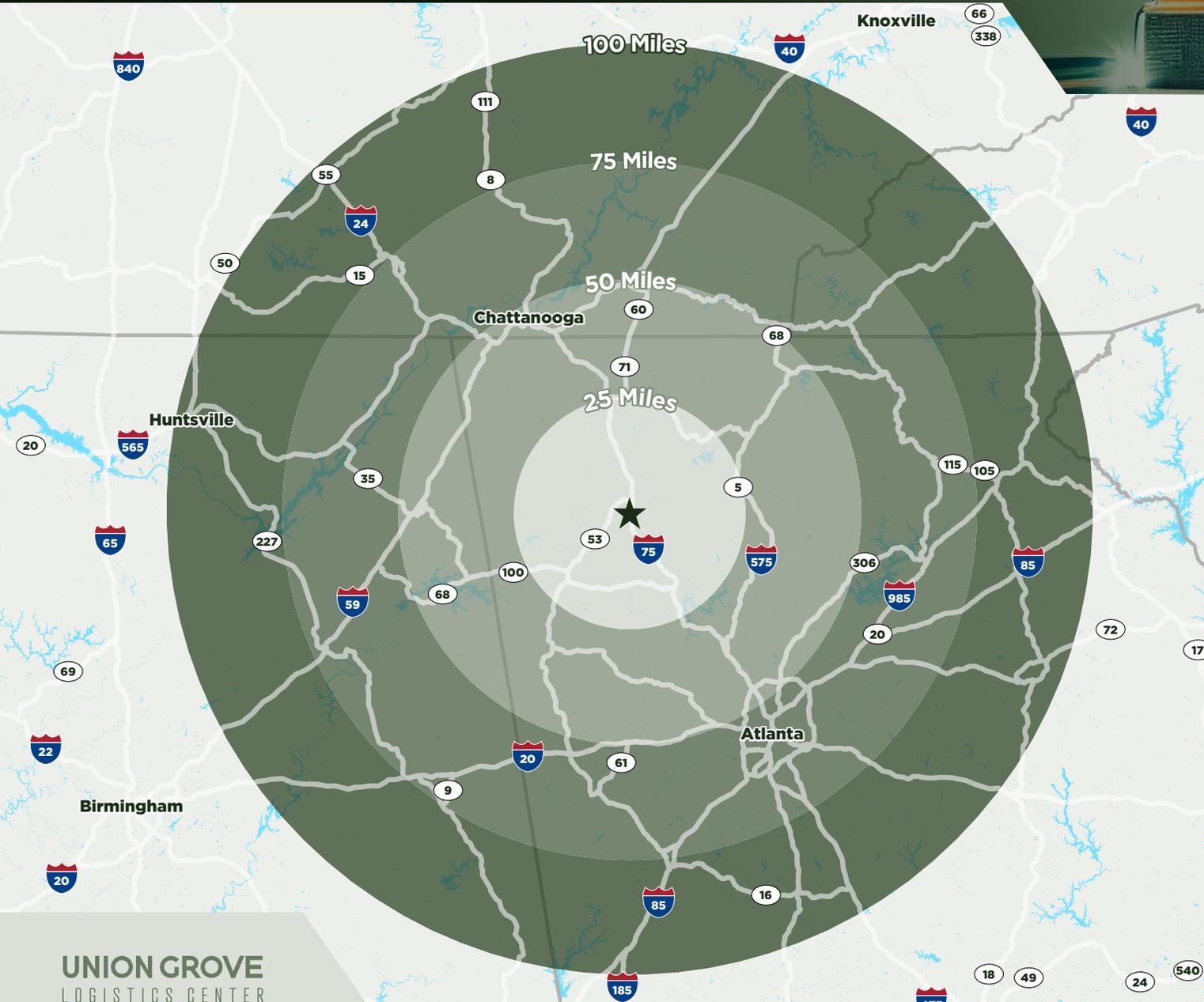
BUILDING SPECS



SITE PLAN

| | | | |
|------------------------|---|----------------------------------|---|
| CONTRACTOR: | FoxBrindle Construction Company | LOADING DOORS: | 80 Dock high doors (9'X10')* with vision panels and 6' X 7', 50,000 lbs, capacity hydraulic pit levelers. 2 drive-in doors (14'X14') with concrete ramps-electrically operated <i>*For confirmation by developer</i> |
| CLEAR HEIGHT: | 36' (up to 52' at ctr) | CANOPIES: | Prefinished bullnose over docks; decorative structural steel and concrete at office area |
| SQUARE FOOTAGE: | 126,000 to 660,000 SF | TRUCK COURT: | 180' concrete-8" thick, 3,000 psi over 4" stone base |
| BUILDING DEPTH: | 600 FT | PARKING SPACES: | 120 auto; 30 trailer storage. Site is designed for 113 trailers and 160 docks at full buildout |
| OFFICE AREA: | 3,400 SF (Expandable) | ELECTRICAL: | One 1,200-amp, 277/480v, 3-phase, 4-wire services underground rough-in for an additional 4,000-amp service for 660,000 SF space |
| ACRES: | 98 Acres (Total Site) | SPRINKLER TYPE: | ESFR System |
| CONFIGURATION: | Cross Dock | ROOFING SYSTEM: | 60 mil, fully adhered, white, TPO with 3.5" ISO (R-20 min rating) |
| SLAB: | 6" Slab 4,000 PSI with 10 mil vapor barrier | VENTILATION FANS/LOUVERS: | Intake and exhaust for 3 air changes per hour |
| COLUMN SPACING: | 60' X 70' spans; speed bays are 90' wide | | |
| WALLS: | Masonry, minimum 7" thick | | |

SUPERIOR ACCESSIBILITY



DRIVE TIMES

| | |
|---------------------------|-----------|
| Atlanta | 64 Miles |
| Atlanta Int'l Airport | 75 Miles |
| Appalachian Regional Port | 38 Miles |
| Athens | 131 Miles |
| I-24 | 54 Miles |
| Chattanooga | 55 Miles |
| Birmingham | 141 Miles |
| Nashville | 187 Miles |
| Knoxville | 150 Miles |
| Charlotte | 304 Miles |
| Columbia | 279 Miles |
| Port of Charleston | 372 Miles |
| Port of Savannah | 314 Miles |
| Huntsville | 124 Miles |



CENTER OF A MANUFACTURING HUB

Engineered FLOORS.

53

53

Shaw
 TEKLAS
 MOHAWK INDUSTRIES, INC.
 SOUTH WEST GREENS GOLF & SPA
 MOHAWK INDUSTRIES, INC.
 NOTS LOGISTICS
 LX Hausys

S-Wall St

53

Lovers Lane Rd SE

GAS INCORPORATED
 TAYSE
 Berry

RACEMARK
 Mannington
 Mannington

CatalystCarpet
 SERVICES
 QUALITY CONTRACTS

matsinc

PRESTIGE MILLS
 apache mills



Mannington

UNION GROVE LOGISTICS CENTER

rizzlyhome
 evco
 Where Innovation Takes Form

GREENSCAPES

MOHAWK INDUSTRIES, INC.
 MS LOGISTICS

WP

vG
 GROUP HOLDING

HAUTELOOM

MS LOGISTICS

Union Grove Rd SE

S Calhoun Byp

MAPEI
 ADVANCED SOLUTIONS
 SPECIALTY FINISHES FOR WALLS

NOVALIS
 INNOVATIVE FLOORING

Nourison Home

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 Carpet • Custom Rugs • Runners • Luxury Vinyl

KAS
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MOHAWK INDUSTRIES, INC.

NFI

Shaw

Union Grove Church Rd SE

US-41

LX Hausys

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