

Gillem Logistics Center

Building 1100 | 909,509 s.f divisible



200 Metcalf Rd Extension, Forest Park GA | Delivery Q1 22

Leasing Contact:

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Developed by:

ROBINSON | WEEKS
PARTNERS

Gillem Logistics Center

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Building Specifications

General

- 909,509 SF Available
- 40' clear height
- 300 auto parking spaces, 60 future
- 318 trailer parking spaces
- 185'- 240' truck court depth
- 171 dock high doors (9'x10')
- 60' Speed Bays
- 56'x53' Column Spacing
- 6" ductilcrete slab
- Four (4) drive-in doors (12'x16')

Roofing

- Roof is 45mil mechanically attached white TPO membrane

Fire Protection

- K-17 ESFR sprinkler system

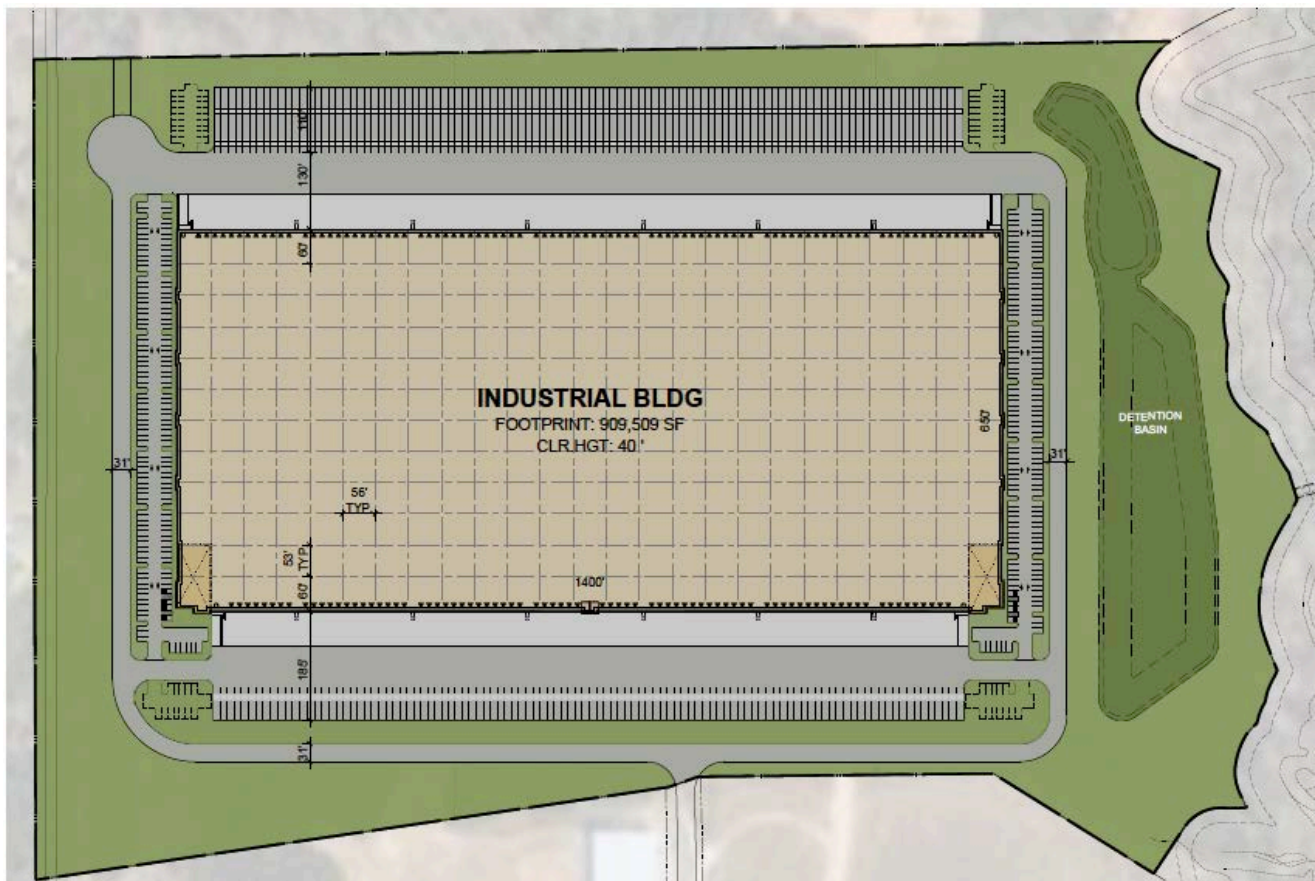
Power

- 4,000-amp, 3 phase 4 wire service

Entrances

- Two office entrances and two future office entrances

Site Plan



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Incentives

Tier 1 Tax Credit Overview

Summary:

Gillem-1100 lies within the boundaries of a Tier 1 district designated by the Georgia Department of Community affairs. This qualifies users to take advantage of a job creation tax credit equal to \$4000 per employee for up to 5 years. This Job Tax Credit is taken against the business's Georgia income tax liability and payroll withholding tax.

Example:

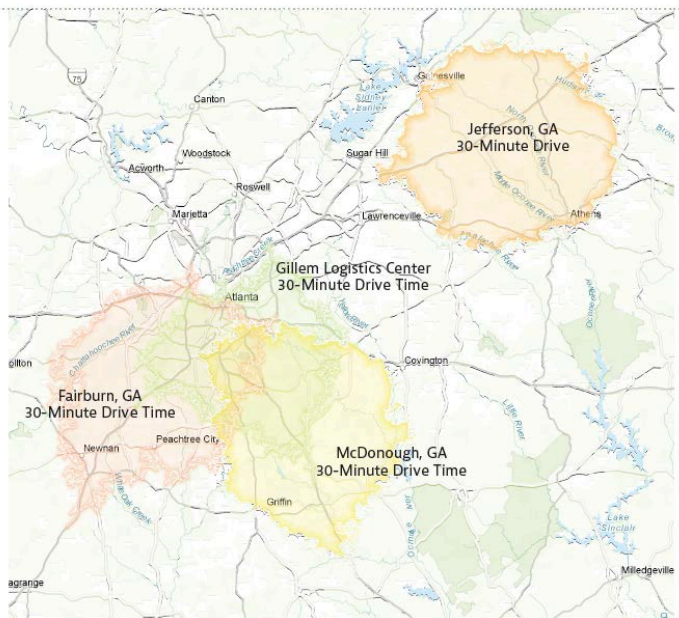
Tax savings with 100 employees
 Year 1: $\$4000 \times 100 = \$400,000$
 Total: $\$400,000 \times 5 = \$2,000,000$

Other Incentives Available

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

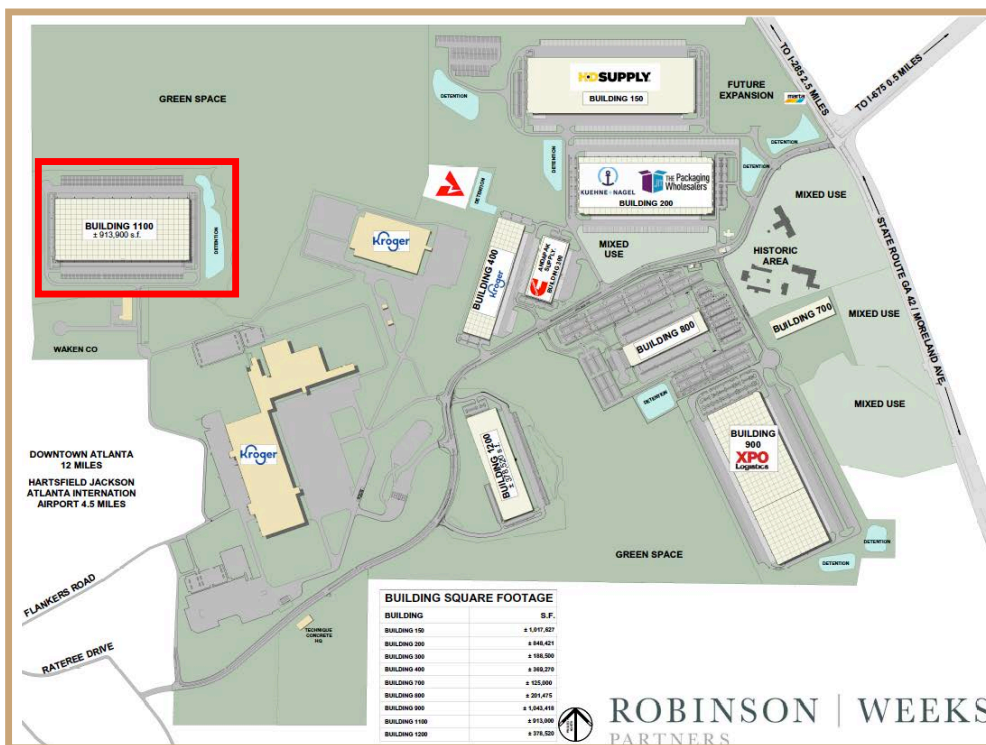
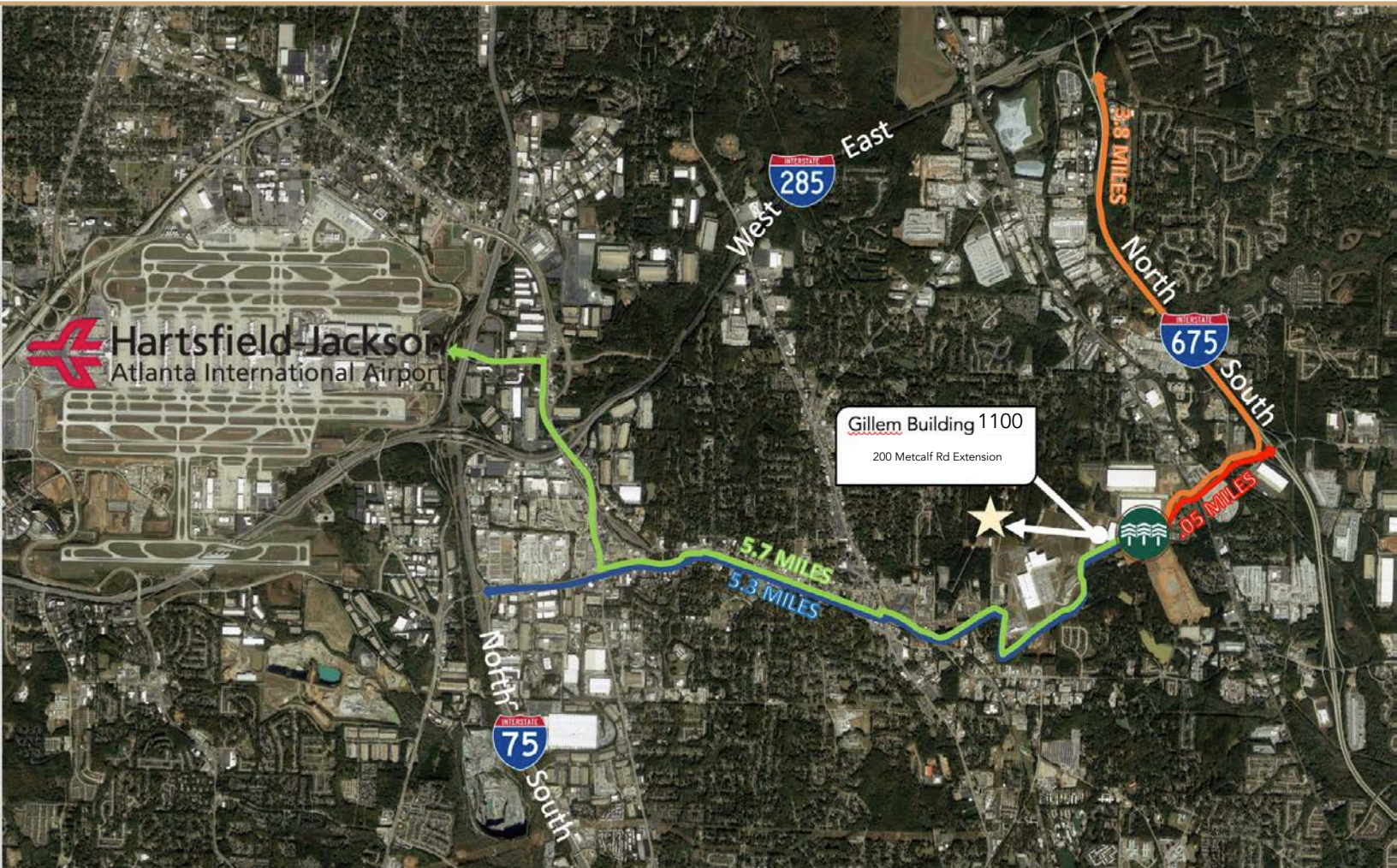
Labor

MAJOR WAREHOUSING AND MANUFACTURING MARKETS IN METRO ATLANTA



Metrics for Major Warehousing and Manufacturing Markets:

Market (30-Minute Drive Time)	Population 2018	Annual Population Growth 2018 - 2023	Workforce 2018	Production Median Hourly Wage	Transportation and Material Moving Median Hourly Wage	Production Workers	Transportation and Material Moving Workers
Fairburn, GA	1,063,518	1.15%	539,083	\$16.03	\$16.72	21,943	67,560
Gillem Logistics	1,611,937	1.23%	864,111	\$15.24	\$16.72	16,702	71,235
Jefferson, GA	384,673	1.67%	199,058	\$14.49	\$12.93	6,065	6,909
McDonough, GA	766,552	1.26%	394,118	\$14.00	\$15.01	6,095	18,591



Desirable Logistics Corridor

Hartsfield Jackson	5.7 Miles
I-675	.05 Miles
I-285	3.8 Miles
I-75	5.3 Miles
I-85	11.5 Miles
I-20	10.3 Miles

For more information contact:

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