

# Gillem Logistics Center

Building 1200 | 377,520 s.f divisible



2055 Anvil Block Rd, Forest Park GA | Delivery Q2 22

Leasing Contact:

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Developed by:

**ROBINSON | WEEKS**  
PARTNERS

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## Building Specifications

### General

- 377,520 SF Available
- 267 auto parking spots
- 86 trailer parking spots
- 185' truck court depth
- 70 dock high doors (9'x10')
- 60' Speed Bays
- Total depth of 330'
- Total width of 1144'
- 32' clear height

- 6" Ductilcrete Slab
- Two (2) drive-in doors (12'x14')

### Roofing

- Roof is 45mil mechanically attached white TPO membrane

### Fire Protection

- K-17 ESFR sprinkler system
- 1,500gpm at 80psi fire pump

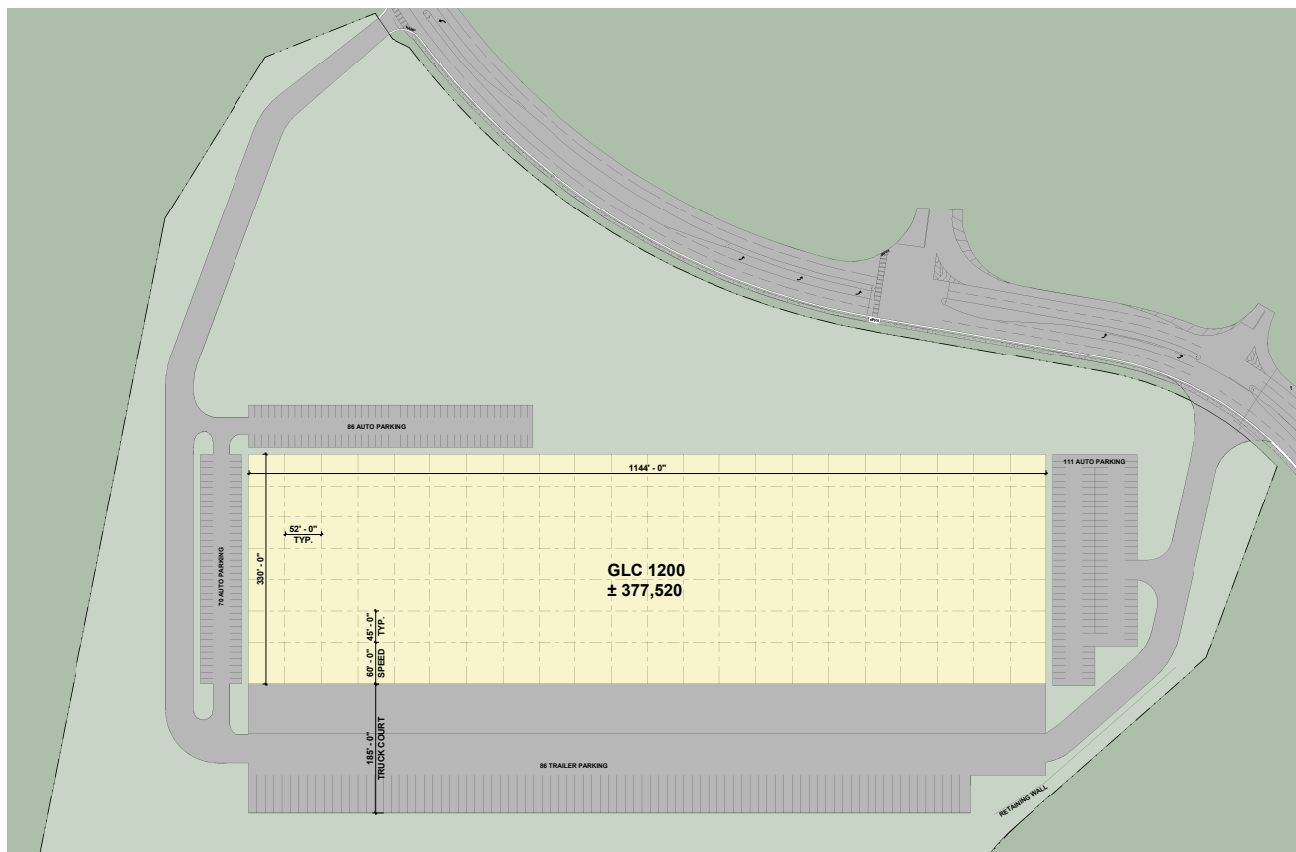
### Power

- Set up for two new 4,000 amp, 480V 3 phase service

### Entrances

- Site has 2 separate tenant entrances

## Site Plan





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## Incentives

### Tier 1 Tax Credit Overview

#### Summary:

Gillem-1200 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:

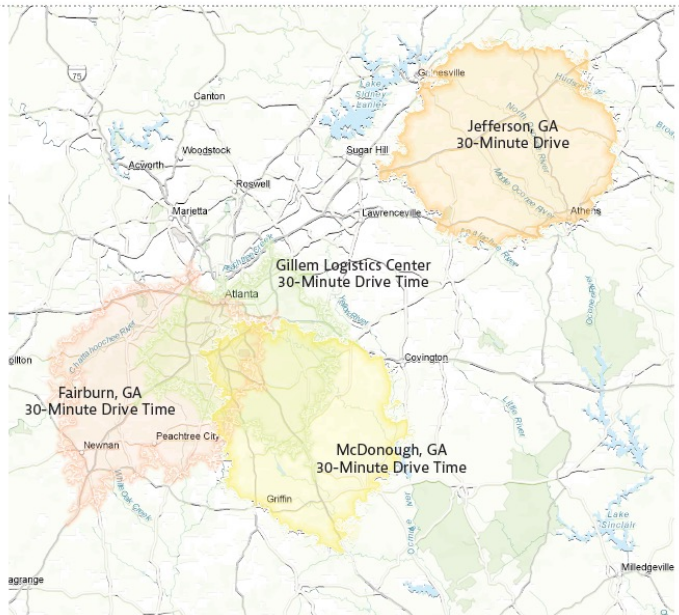
Tax savings with 100 employees  
 Year 1:  $\$4000 \times 100 = \$400,000$   
 Total:  $\$400,000 \times 5 = \$2,000,000$

### Other Incentives Available

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

## Labor

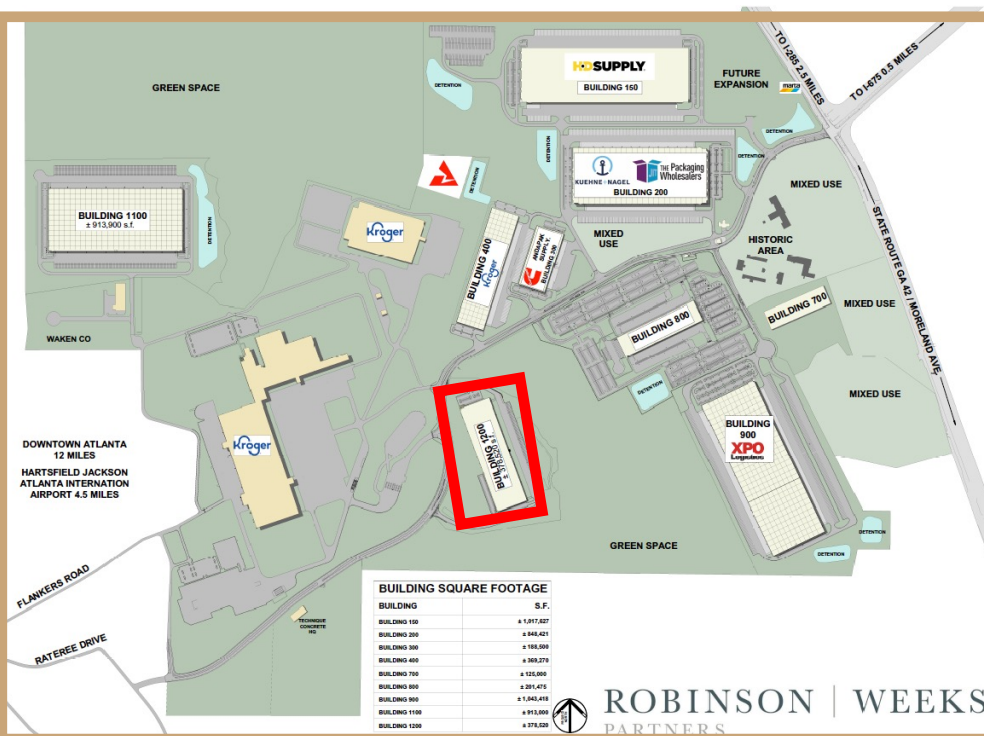
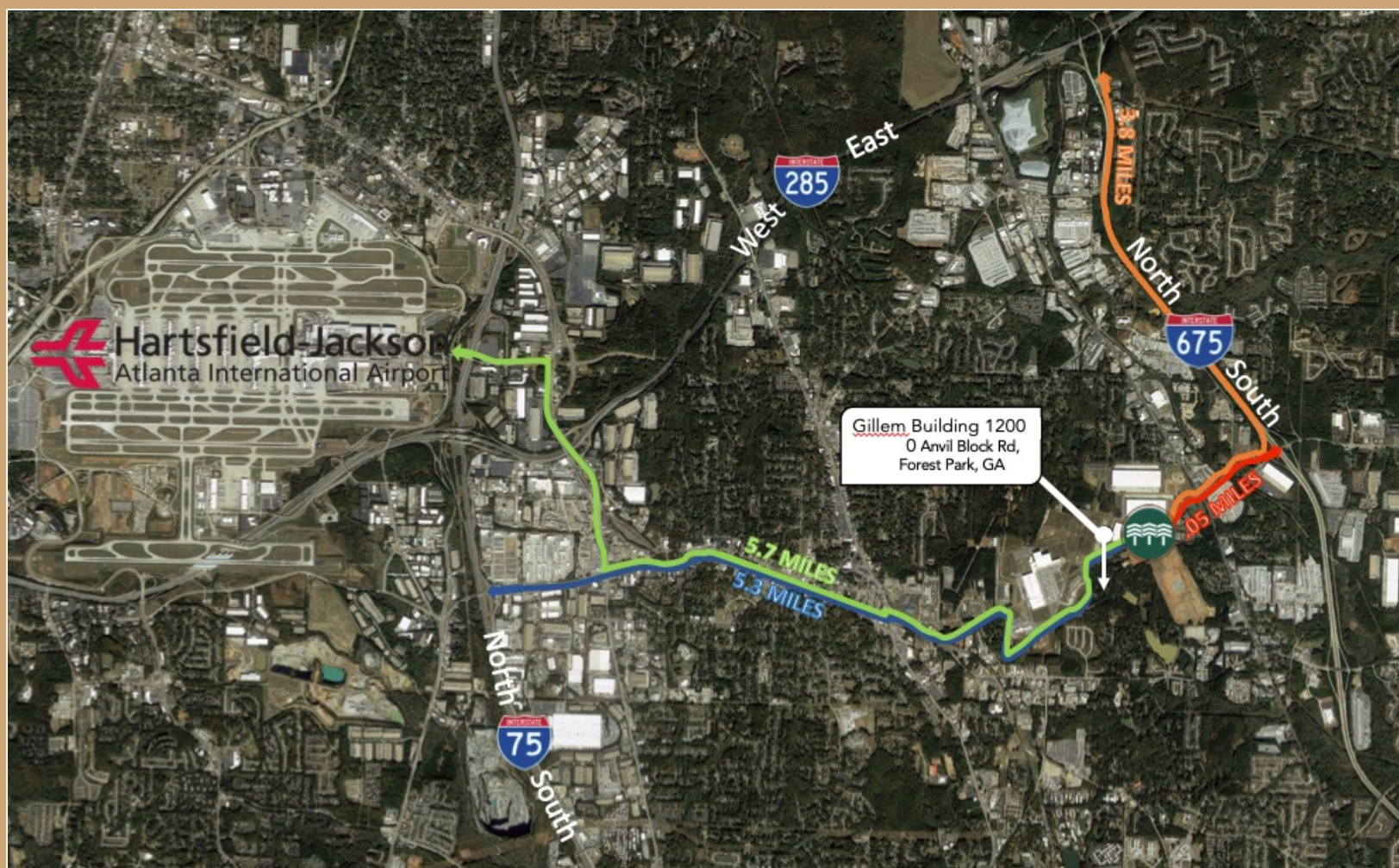
### MAJOR WAREHOUSING AND MANUFACTURING MARKETS IN METRO ATLANTA



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
<b>Gillem Logistics</b>	<b>1,611,937</b>	<b>1.23%</b>	<b>864,111</b>	<b>\$15.24</b>	<b>\$16.72</b>	<b>16,702</b>	<b>71,235</b>
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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