

# PALMETTO LOGISTICS PARK

FULTON COUNTY

PHASE 1 | 1,054,500 SF AVAILABLE | EXPANDABLE TO 1,311,000 SF



## ATLANTA'S PREMIER INTERMODAL LOCATION

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INTERNATIONAL

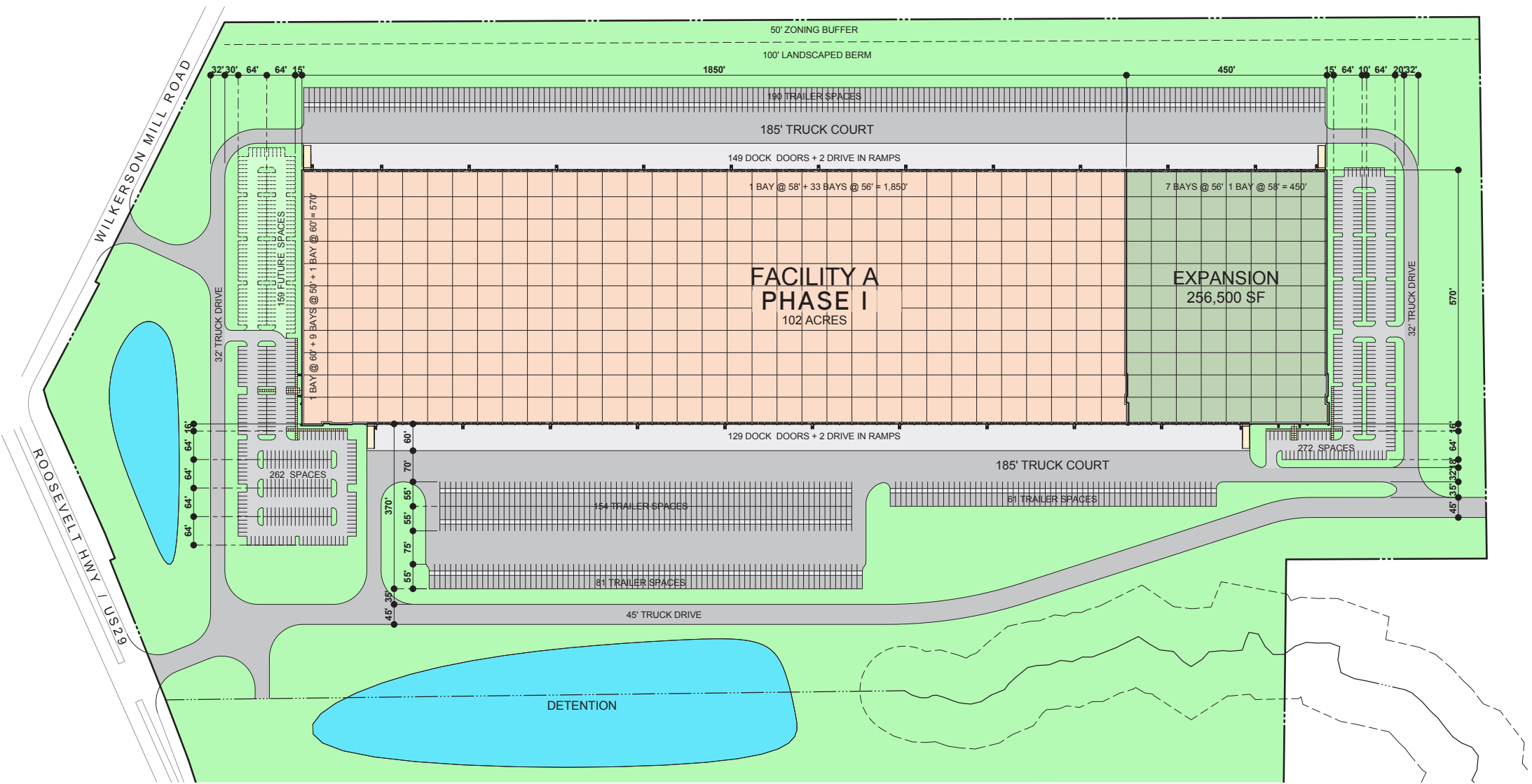
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## PARK HIGHLIGHTS

- › 4 million SF Master Planned Logistics Park
- › 340 Total Acres
- › Phase II can accommodate up to 2 million SF building
- › 2 miles to railhead at CSX/Fairburn Intermodal Terminal
- › 3 sites over 1,000,000 SF capable
- › 16 miles to Hartfield Jackson International Airport
- › Class A design to account for dedicated driveways, queue lanes, auto parking and abundant trailer storage
- › Fully secured corporate campus potential
- › PILOT Program Approved (DAFC, see adjacent chart)

PILOT Savings by Year	
2017	\$0.27/sf
2018	\$0.24/sf
2019	\$0.22/sf
2020	\$0.19/sf
2021	\$0.16/sf
2022	\$0.14/sf
2023	\$0.11/sf
2024	\$0.08/sf
2025	\$0.06/sf
2026	\$0.03/sf

## PROPERTY FEATURES - Phase 1

Building Type:	Concrete Tilt-Up Construction	
Building Size:	1,054,500 SF	
Building Expansion:	256,500 SF to 1,311,000 SF	
Available Space:	1,054,500 SF	
Office:	To Suit	
Clear Height:	36'	
Column Spacing:	Typical: 50'W X 56' Deep Speed Bays: 50' W X 60' Deep	
Docks:	278 9' x 10' Dock High Doors; 4 14' x 16' Drive-Ins	
Building Depth:	570'	
Building Length:	1,850'	
Floor Slab:	6" Ductilcrete over 6" of crushed stone base over full vapor barrier	
Fire Sprinkler:	ESFR	
Power:	3 Phase, 277/480 with 4,000 AMP Service	
Auto Parking:	534 spaces, expandable	
Trailer Parking:	486 spaces, expandable	
Truck Court:	185' deep	
Roof:	60 mil TPO (white upper surface) with R 20.5 insulation	
Paving:	Auto:	Asphalt
	Truck Court:	Full concrete
	Trailer Parking:	Heavy duty asphalt with heavy duty concrete dolly pads
Architect:	MacGregor & Associates	
Civil Engineer:	Eberly & Associates	
General Contractor:	The Conlan Company	

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INTERMODAL	CSXT/Fairburn .....	2 miles
	CSXT/Atlanta (Hulsey) .....	28 miles
	Norfolk Southern/Austell .....	25 miles
	Norfolk Southern/Inman .....	30 miles
AIR	Charlie Brown Airport .....	26 miles
	Hartsfield Jackson Int'l Airport ...	16 miles
PORTS	Savannah .....	259 miles
	Charleston .....	332 miles
	Jacksonville .....	358 miles
	Norfolk .....	614 miles
	Miami .....	671 miles
	Newark .....	880 miles

## LOCATION / TRANSPORTATION

Palmetto Logistics Park, located in Palmetto, Georgia, is a 340-acre logistics park, strategically located on Roosevelt Highway with proximity to I-85 at multiple interchanges. Palmetto Logistics Park provides unparalleled access to CSX-Fairburn Intermodal Terminal, convenient amenities, and proximity to an excellent labor force. Atlanta is the largest industrial market in the Southeast and fourth largest in the U.S. The city's mature and nimble transportation network includes the busiest passenger airport in the world (Hartsfield-Jackson International), three major interstate highways and the Port of Savannah within a four-hour drive.

