



PALMETTO LOGISTICS PARK

FULTON COUNTY

ATLANTA'S PREMIER INTERMODAL LOCATION | NOW LEASING PHASES 2 & 3



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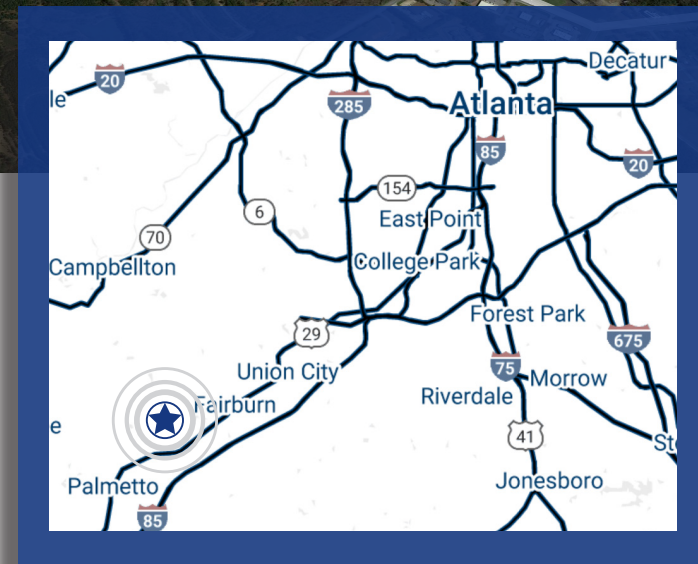
BUILDING 2: 1,041,600 SF, EXPANDABLE TO 1,310,400 SF
BUILDING 3: 705,474 SF, EXPANDABLE TO 1,008,474 SF

700 PALMETTO LOGISTICS PARKWAY
PALMETTO, GA 30268

www.palmettologisticspark.com

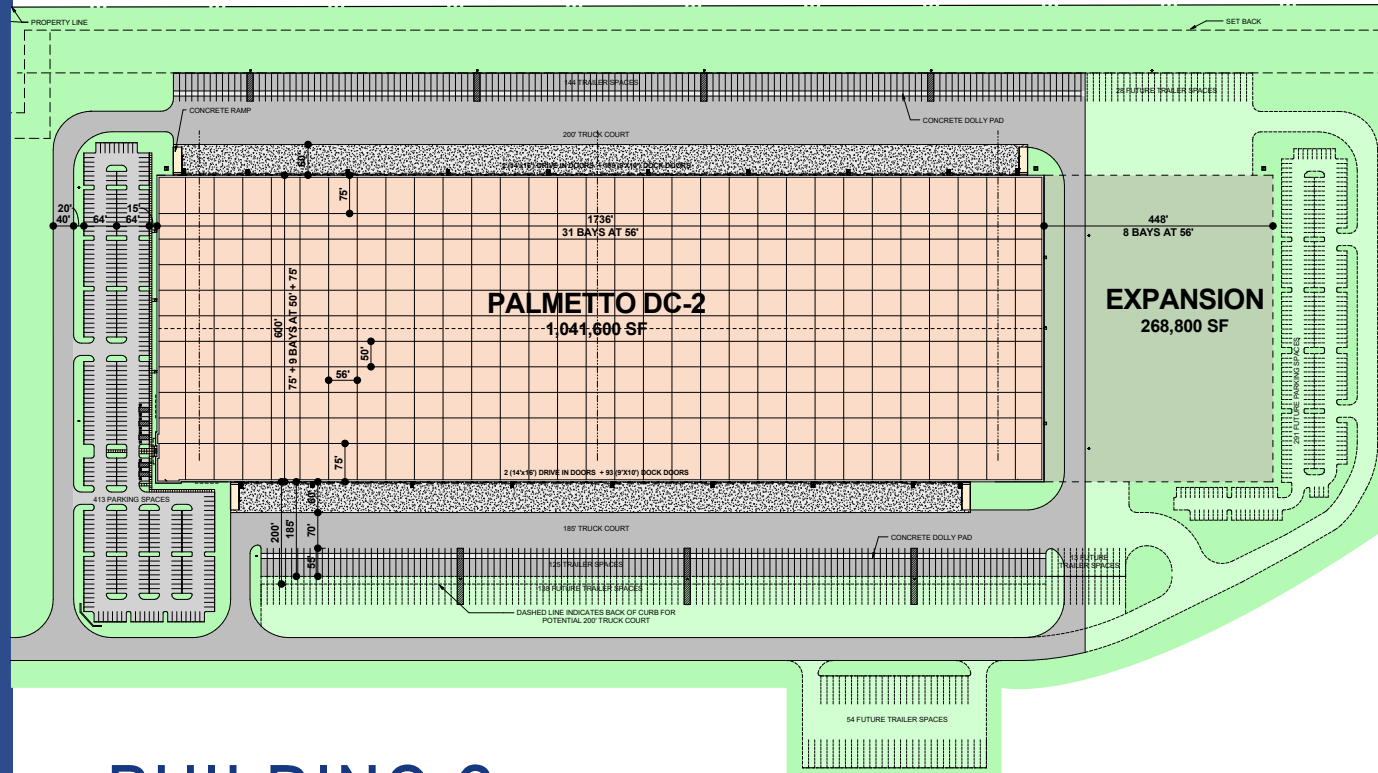
PARK HIGHLIGHTS

- > 4 million SF Master Planned Logistics Park
- > Class A design provides dedicated driveways, queue lanes, auto parking and abundant trailer storage
- > Easy access to CSX/Fairburn Intermodal Terminal
- > 16 miles to Hartsfield-Jackson International Airport
- > Fully secured corporate campus
- > 340 Total Acres
- > Marta access at park entry
- > PILOT program approved; LDCT tax credits available



PROPERTY DETAILS:

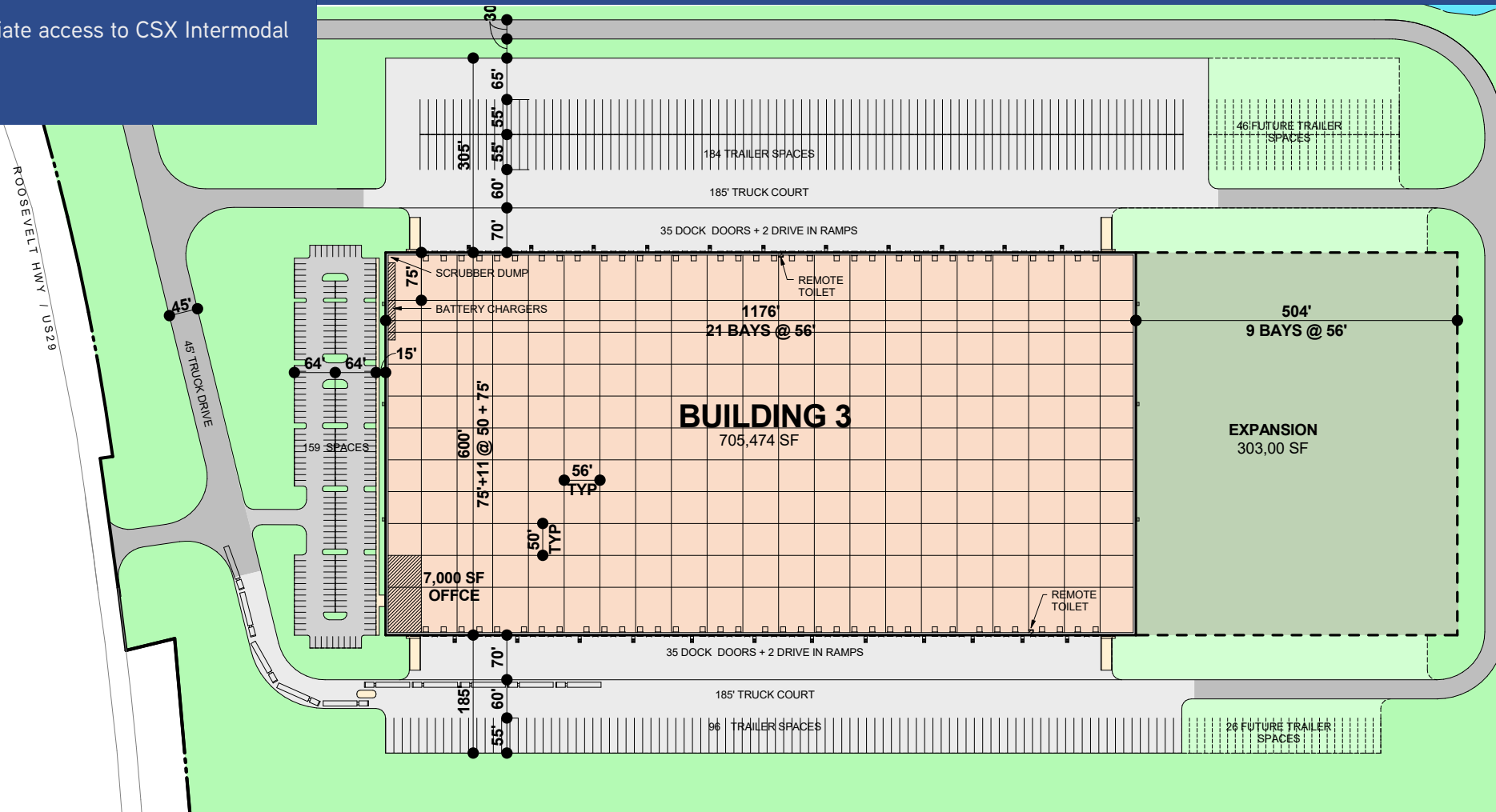
BUILDING TYPE	Concrete Tilt-Up
BUILDING SIZE	1,041,600 SF
EXPANSION	268,800 SF
OFFICE SPACE	to suit
CLEAR HEIGHT	36' minimum
COLUMN SPACING	typical 50'X56'
SPEED BAYS	75'
DOCKS	201 (9' x 10') Dock Doors 4 (14' x 16') Drive In Doors
BUILDING DEPTH	600'
FLOOR SLAB	6" Ductilcrete over 6" crushed stone base over full vapor barrier
SPRINKLER	ESFR
POWER	3 Phase, 277/480 with 4,000 AMP Service
AUTO PARKING	413 (expandable)
TRAILER PARKING	276 (expandable)
TRUCK COURT	200' / 185' (expandable)
ROOF	60 mil TPO (white upper surface) with R 20.5 insulation
SITE AREA	112 Acres
ECONOMIC INCENTIVES	PILOT, LDCT



BUILDING 2 SITE PLAN

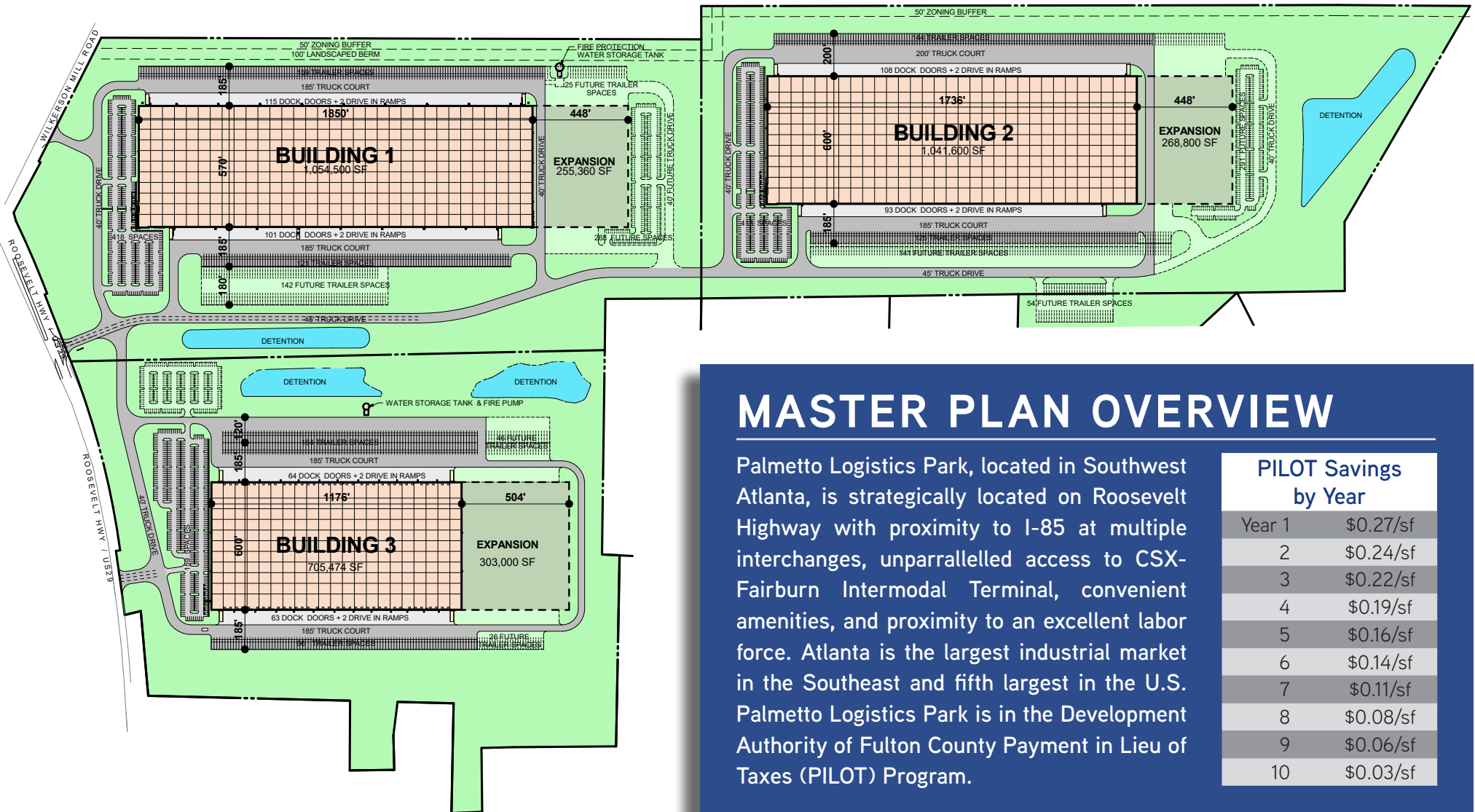
- › BTS
- › Can accommodate up to 1,009,000 SF
- › Site: 93 acres
- › Dedicated access to US 29/
Roosevelt Highway
(can be signalized)
- › Site offers great flexibility
- › Immediate access to CSX Intermodal
& I-85

BUILDING 3 PROPOSED SITE PLAN



PALMETTO LOGISTICS PARK

FULTON COUNTY



MASTER PLAN OVERVIEW

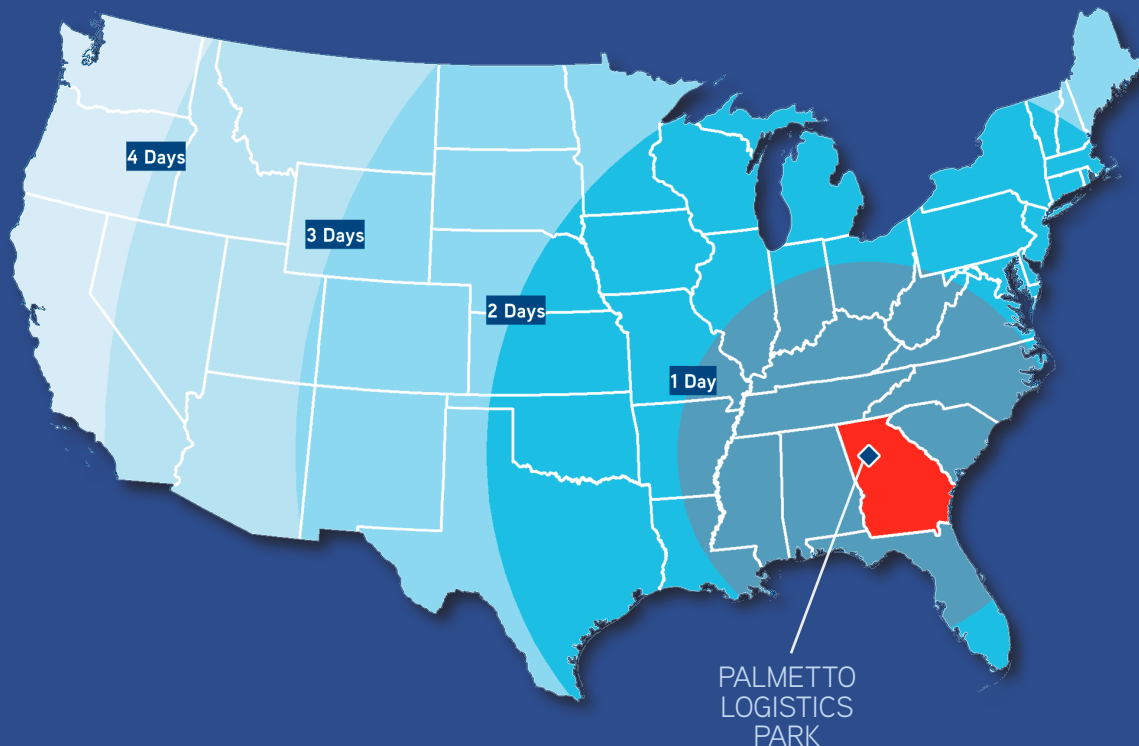
Palmetto Logistics Park, located in Southwest Atlanta, is strategically located on Roosevelt Highway with proximity to I-85 at multiple interchanges, unparalleled access to CSX-Fairburn Intermodal Terminal, convenient amenities, and proximity to an excellent labor force. Atlanta is the largest industrial market in the Southeast and fifth largest in the U.S. Palmetto Logistics Park is in the Development Authority of Fulton County Payment in Lieu of Taxes (PILOT) Program.

PILOT Savings by Year

Year	Savings
Year 1	\$0.27/sf
2	\$0.24/sf
3	\$0.22/sf
4	\$0.19/sf
5	\$0.16/sf
6	\$0.14/sf
7	\$0.11/sf
8	\$0.08/sf
9	\$0.06/sf
10	\$0.03/sf

PALMETTO LOGISTICS PARK

FULTON COUNTY



INTERMODAL

CSXT/Fairburn	2.6 miles
CSX T/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

LEASING INFORMATION:

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Palmetto Logistics Park is a joint venture between Hardie Real Estate Group and CT Realty.



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