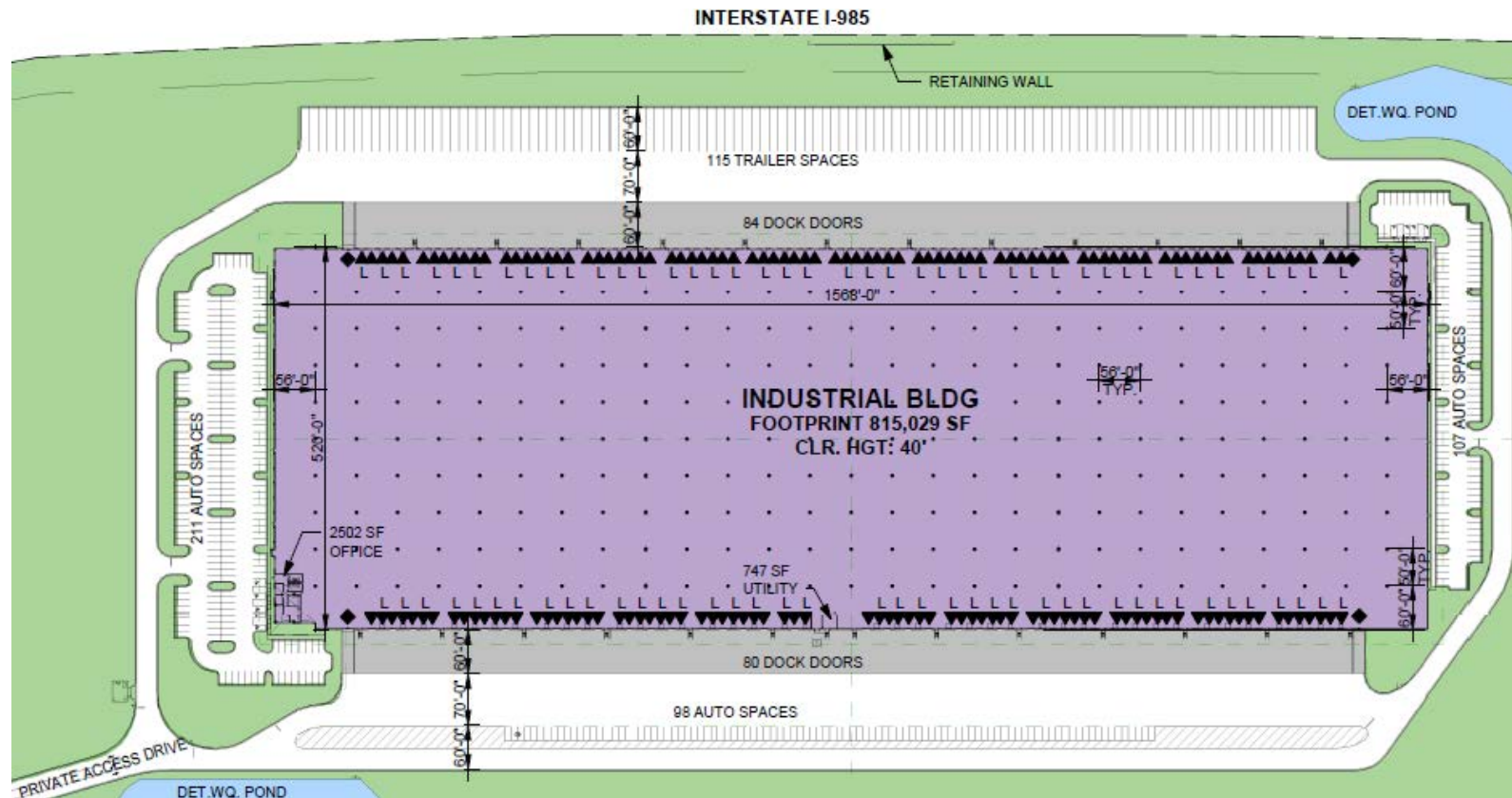




Prologis Buford Distribution Center
810 THOMPSON MILL ROAD BUFORD, GA 30519



Proposed – ±815,029 SF



Building Specifications



DOCK DOORS

164



ROOF
DESIGNED
FOR FUTURE
SOLAR
CAPACITY



DRIVE-IN DOORS

4 (14'x16')



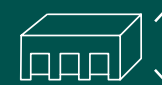
LEED SILVER



MOTION
SENSOR
LED LIGHTING



CAPACITY FOR
EV CHARGING
STATIONS



CLEAR HEIGHT

40'



TRAILER PARKING
115

AUTO PARKING
416



Location



49 miles to
Hartsfield-Jackson
Atlanta International
Airport



5 miles to I-985 via
Buford Hwy &
Friendship Rd



23 miles to
Future NE Georgia
Inland Port

Interstates

- 5 miles to I-985
- 10 miles to I-85
- 27 miles to I-285

Ports

- 247 miles to Port of Savannah
- 307 miles to Port of Brunswick

Intermodal

- 46 miles to Norfolk Southern Intermodal - Inman
- 68 miles to CSX Intermodal - Fairburn
- 46 miles to BNSF Intermodal - Atlanta

LABOR MARKET

EMPLOYEES / JOBS

45 Minute Drive Time Total » 1,338,323

- Manufacturing » 119,580
- Warehousing/Logistics » 115,594

City of Buford » 9,060

- Manufacturing » 1,021
- Warehousing/Logistics » 629

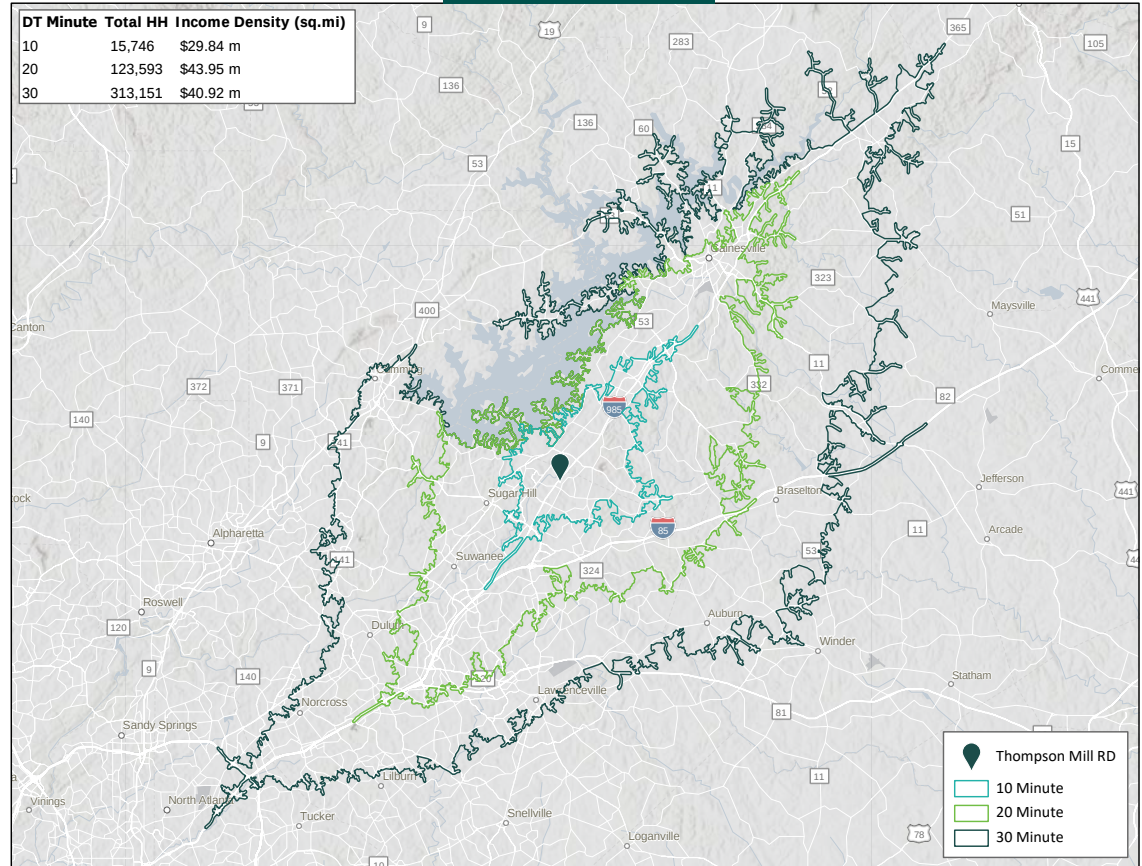
Gwinnett County » 500,169

- Manufacturing » 40,772
- Warehousing/Logistics » 47,641

Hall County » 102,736

- Manufacturing » 20,603
- Warehousing/Logistics » 9,647

Drive Time Map



Demographics



Population



Household Income



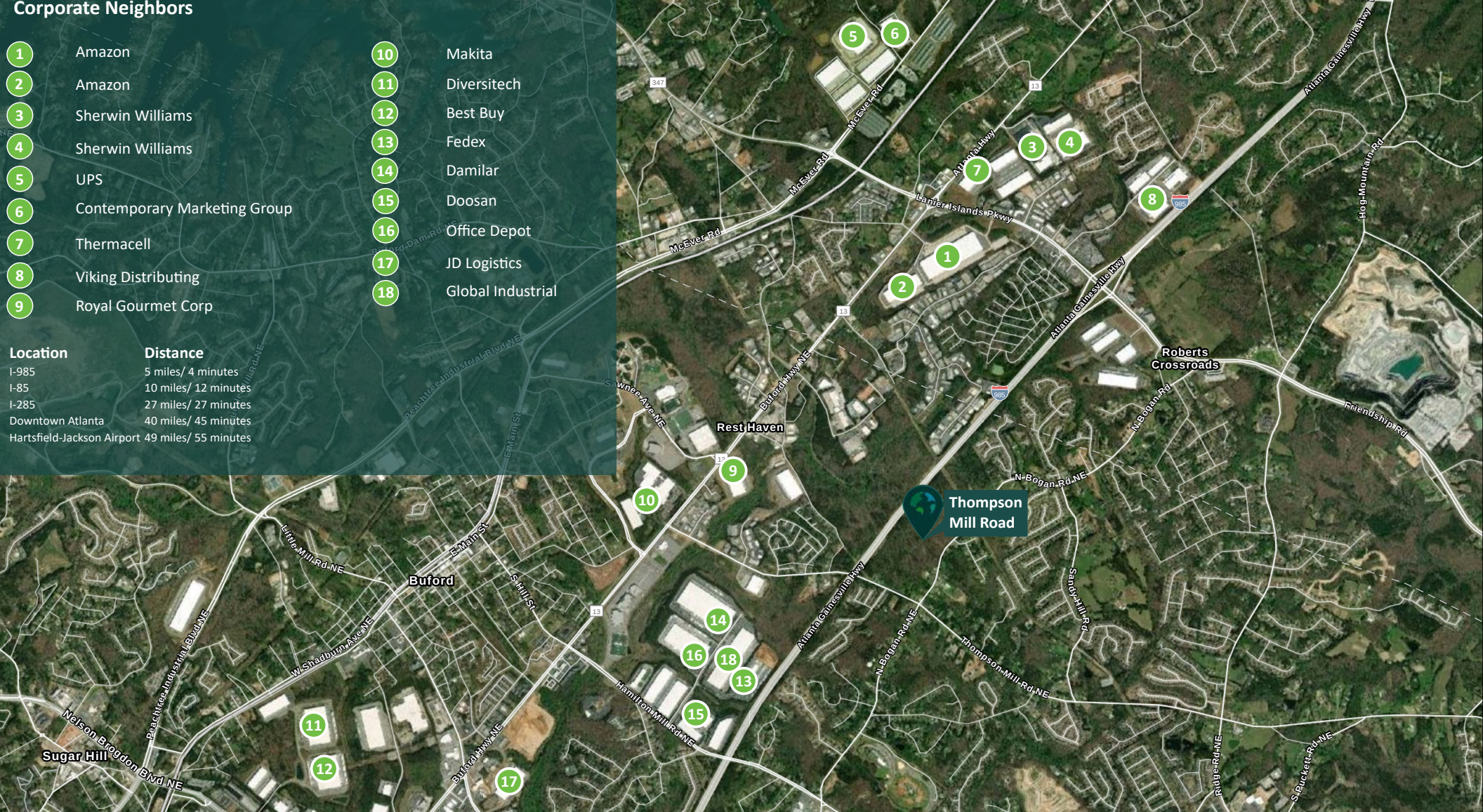
Total Consumer Expenditure

5 MILES »	103,941	\$91,684	\$5,236,814,092
10 MILES »	404,519	\$103,011	\$22,832,291,530

Corporate Neighbors

- | | |
|--------------------------------|----------------------|
| 1 Amazon | 10 Makita |
| 2 Amazon | 11 Diversitech |
| 3 Sherwin Williams | 12 Best Buy |
| 4 Sherwin Williams | 13 Fedex |
| 5 UPS | 14 Damilar |
| 6 Contemporary Marketing Group | 15 Doosan |
| 7 Thermacell | 16 Office Depot |
| 8 Viking Distributing | 17 JD Logistics |
| 9 Royal Gourmet Corp | 18 Global Industrial |

Location	Distance
I-985	5 miles/ 4 minutes
I-85	10 miles/ 12 minutes
I-285	27 miles/ 27 minutes
Downtown Atlanta	40 miles/ 45 minutes
Hartsfield-Jackson Airport	49 miles/ 55 minutes



3344 Peachtree Road NE
Suite 1200
Atlanta, GA 30326

Reed Davis, SIOR
Executive Managing Director
+1 404 995 2227
reed.davis@jll.com

Brad Pope, SIOR, CCIM
Senior Managing Director
+1 404 995 2261
brad.pope@jll.com

Bob Currie
Executive Managing Director
+1 404 995 2280
bob.currie@jll.com

Hannah Dillard
Associate
+1 404 995 2250
hannah.dillard@jll.com



Rachel Karle
Leasing Manager
+1 404 760 7260
rkarle@prologis.com

Prologis - Atlanta
3475 Piedmont Road NE
Suite 650
Atlanta, GA 30305

Prologis Headquarters
Pier 1, Bay 1
San Francisco, CA 94111
Main: +1 415 394 4000
info@prologis.com
www.prologis.com
Twitter: @Prologis

Prologis is the global leader in logistics real estate with approximately 1.2 billion square feet owned and under management in 19 countries on four continents.

Data as of December 2022, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.