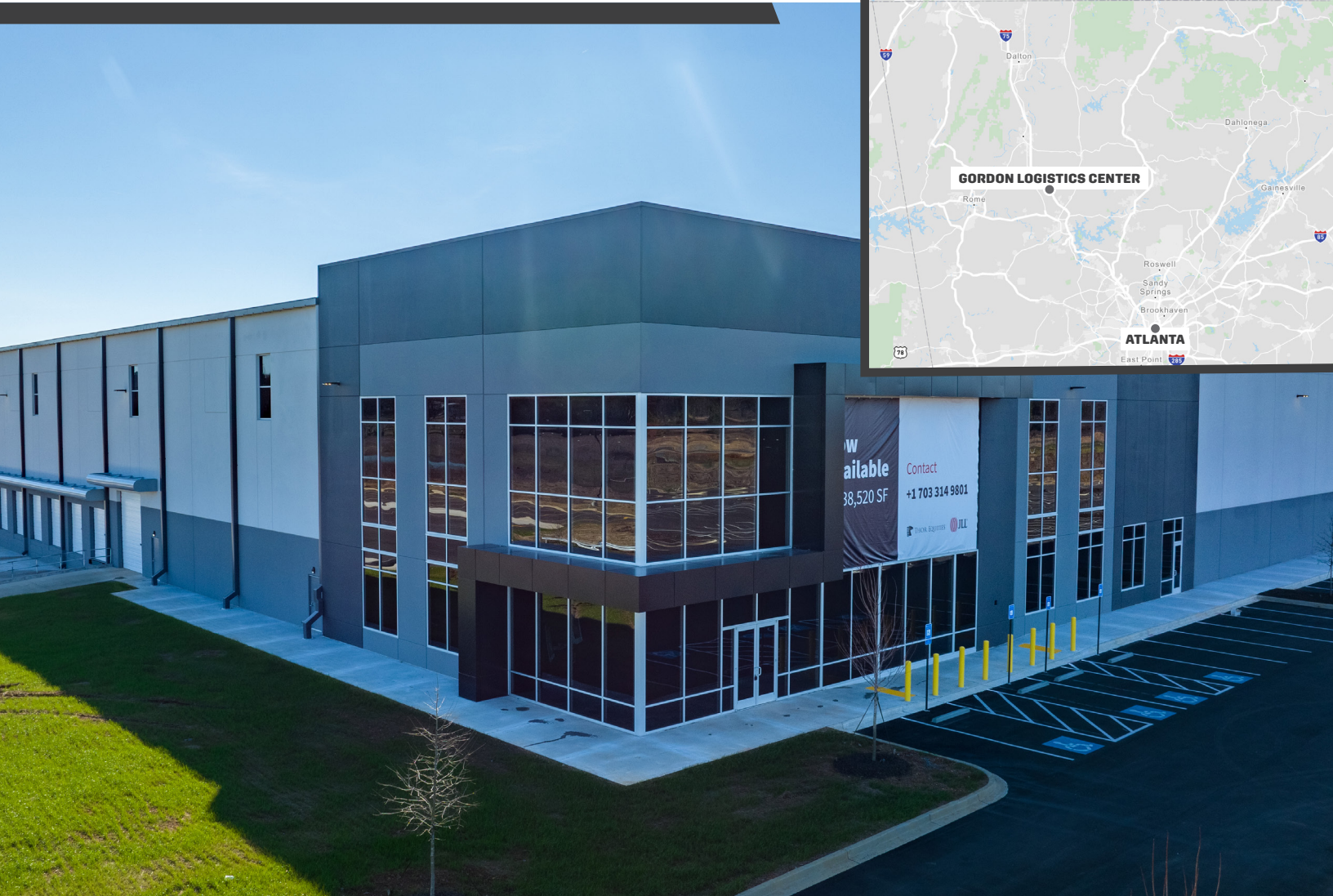


GORDON LOGISTICS CENTER

3864 HWY 41 SE, ADAIRSVILLE, GA 30103



1,038,520 SF

Advanced Manufacturing Facility

DEVELOPER



- ★ Strong labor pool
- ★ Great interstate access

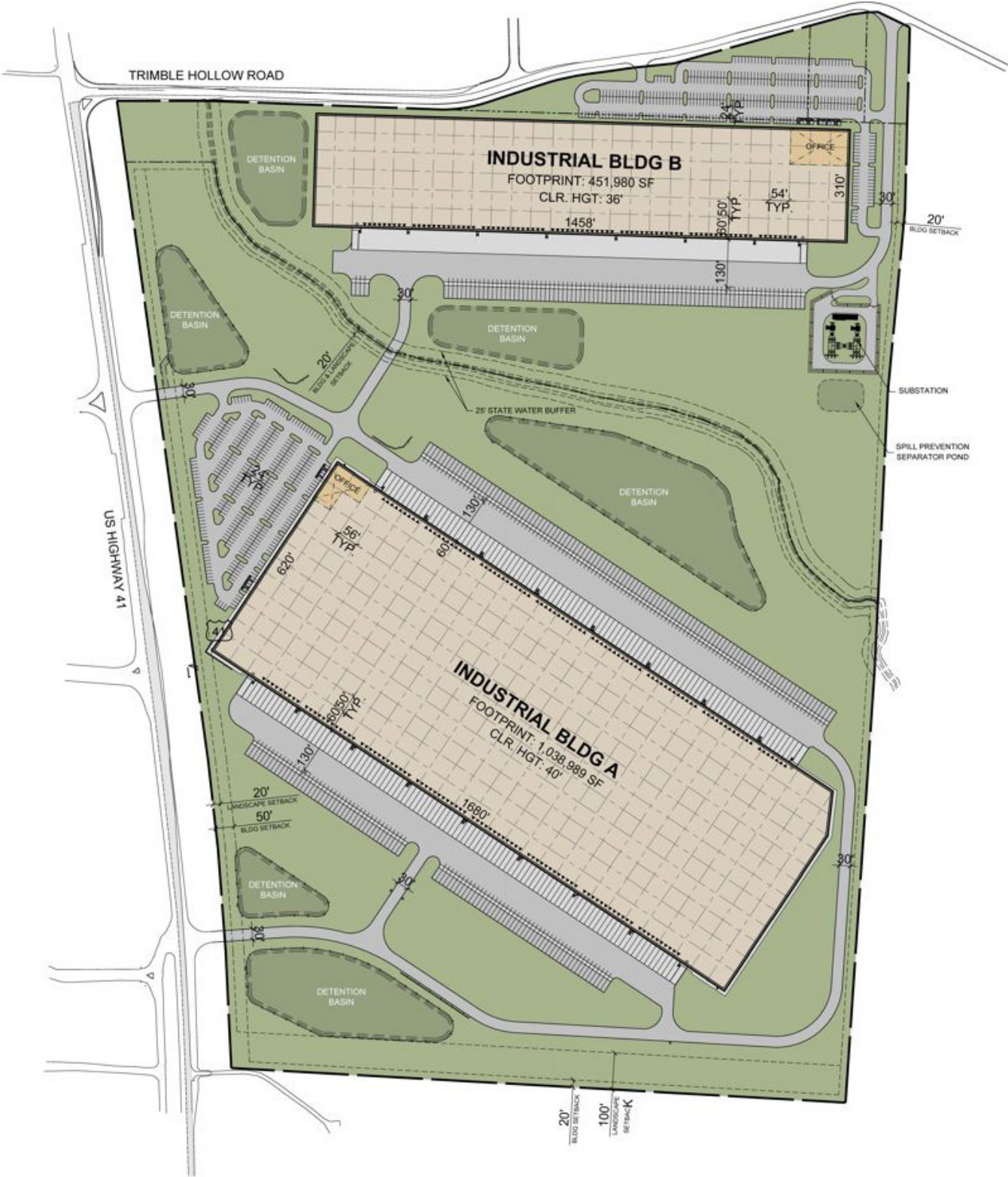
MARKETING



1,038,520 SF AVAILABLE

GORDON LOGISTICS CENTER

SITE PLAN

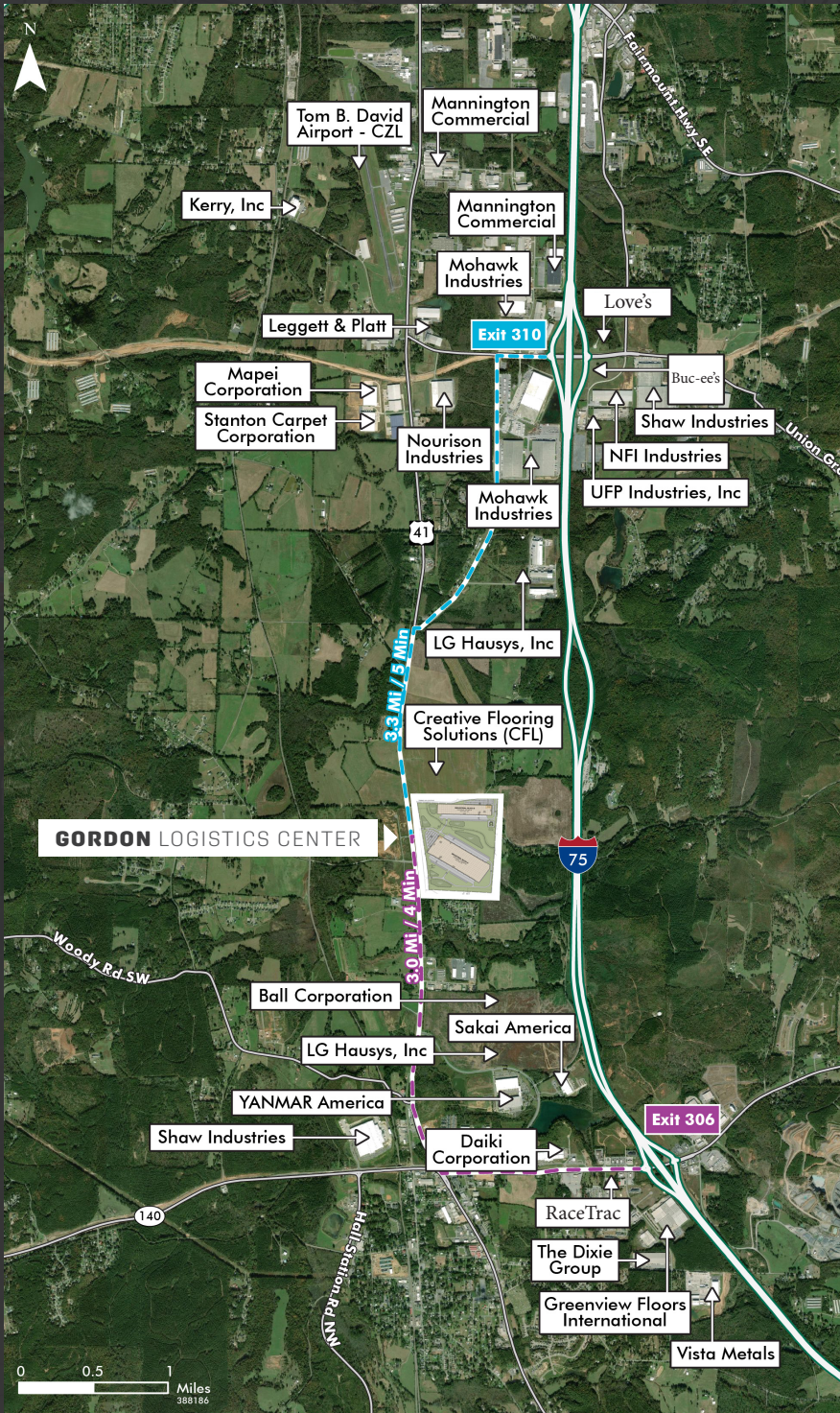


BUILDING DESIGN **SPECIFICATIONS**

Gordon Logistics Center is a Class-A, advanced manufacturing facility with **above-standard specifications** and **heavy utility infrastructure**. Conveniently located between Atlanta and Chattanooga, GLC provides immediate access to I-75, the state's largest freight corridor and a **deep skilled labor pool**.

	GORDON LOGISTICS CENTER	
	Building A	Building B
Building Size(s)	1,038,520 SF [divisible] on 84 AC	451,980 SF [divisible] on 26 AC - BTS or trailer parking
Office Space	5,000 SF of spec office	BTS
Building Dimensions	620' x 1624'	310' x 1458'
Bay Spacing	50' x 56' with 60' speed bays	50' x 54' with 60' speed bays
Clear Height	40'	36'
Dock Doors	179 dock-high/ 4 drive-in (40,000lb mechanical levelers on every 4 th door)	82 dock-high/ 2 drive-in
Trailer Parking	200 trailer parking spaces [expandable to 306]	86 trailer parking spaces (630 trailer parking spaces)
Auto Parking	393 auto parking spaces [expandable to 567]	350 auto parking spaces
Truck Court	185' truck court	185' truck court
Slab	8" 4,000psi	8" 4,000psi
Sprinkler	ESFR	ESFR
Power	Heavy <ul style="list-style-type: none">• Utility provider has transformers in stock	Heavy <ul style="list-style-type: none">• Utility provider has transformers in stock
Water/ Waste Water Infrastructure	Heavy <ul style="list-style-type: none">• 2.5 MGD of water/sewer capacity available	Heavy <ul style="list-style-type: none">• 2.5 MGD of water/sewer capacity available
Occupancy	Immediate	Proposed

SURROUNDING TENANTS



ECONOMIC INCENTIVES

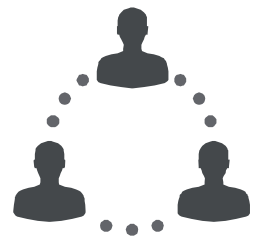
Less Developed Census Tract – Tenant's eligible for \$3,500 per new job

100% Freeport Tax Exemption

COMPETITIVE ADVANTAGES



Centrally located in the heart of the southeastern United States with immediate access to the I-75 freight corridor.

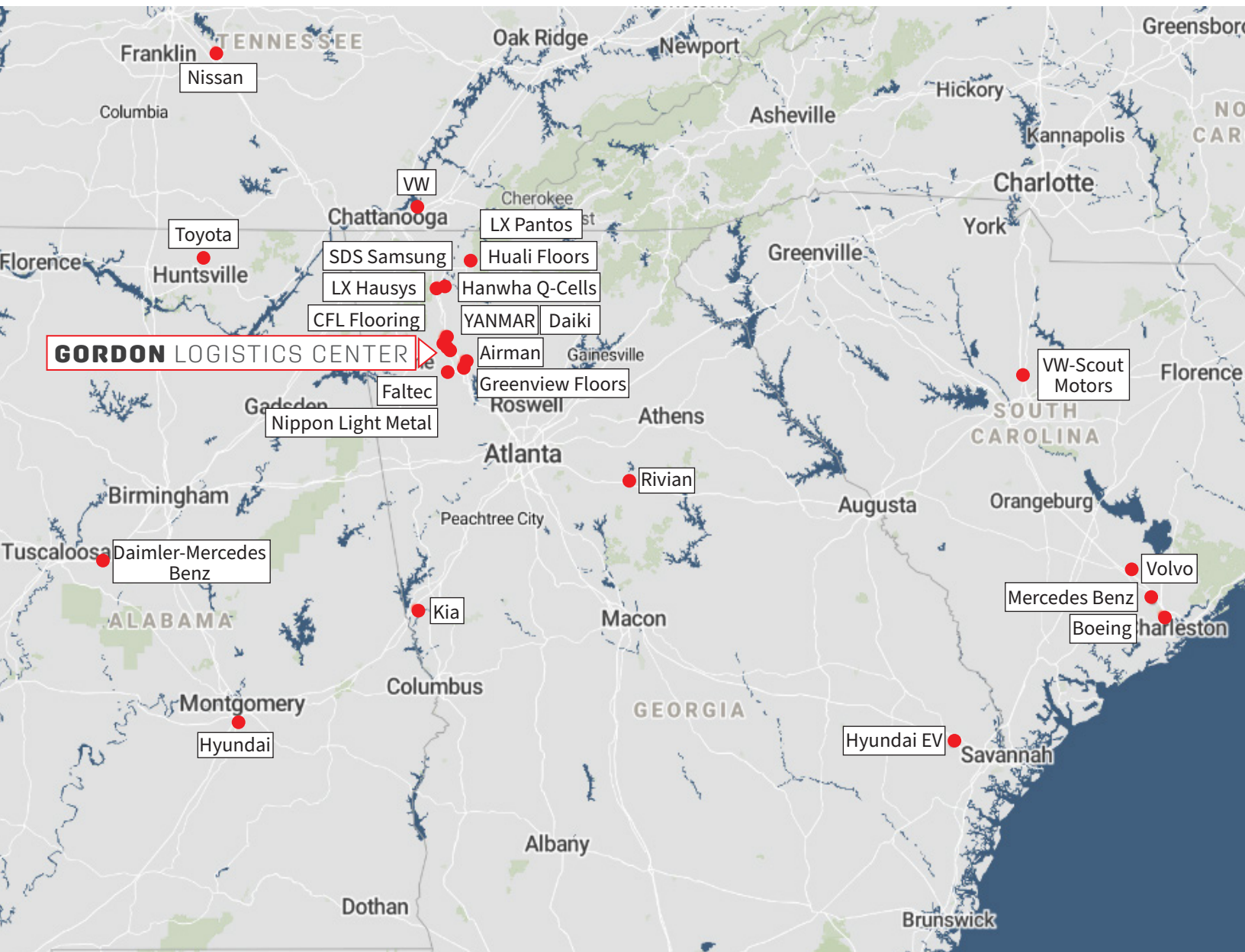


Georgia's Quick Start is an internationally acclaimed workforce development program that provides customized workforce training to qualified new, expanding and existing businesses.



The I-75 corridor in NW Georgia is home to over 250 manufacturers.

SOUTHEAST ADVANACED MANUFACTURING **TENANTS**



FOR MORE INFORMATION, PLEASE CONTACT:

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