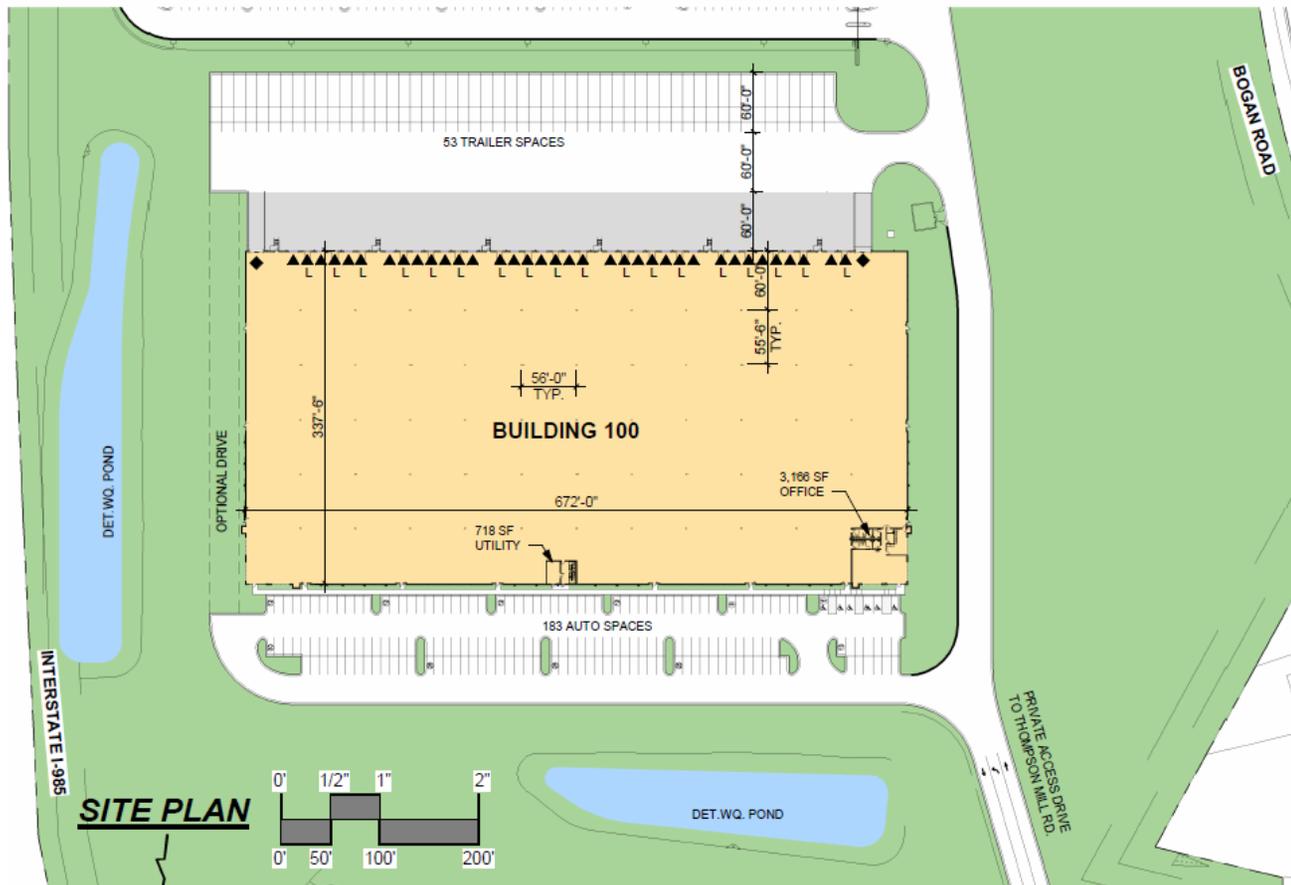




Prologis Buford Distribution Center  
4415 THOMPSON MILL ROAD, BUFORD, GA 30519



Proposed – ±226,659 SF



## Building Specifications



DOCK DOORS

36



OFFICE

3,166 SF



DRIVE-IN DOORS

2 (14'x16')



ROOF  
DESIGNED  
FOR FUTURE  
SOLAR  
CAPACITY



MOTION  
SENSOR  
LED LIGHTING



CAPACITY FOR  
EV CHARGING  
STATIONS



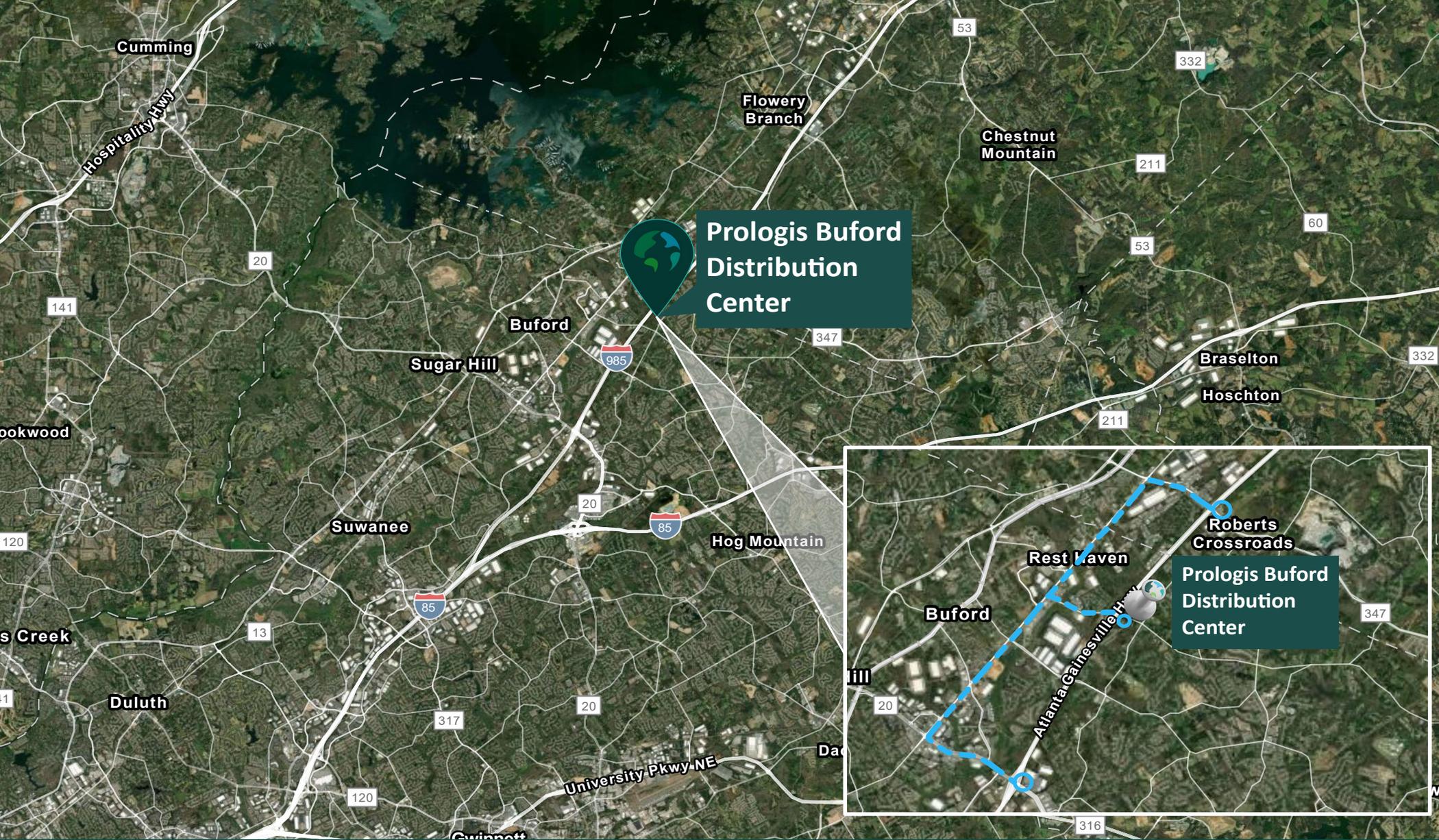
CLEAR HEIGHT

36'



TRAILER PARKING  
53

AUTO PARKING  
183



**Prologis Buford  
Distribution  
Center**

**Prologis Buford  
Distribution  
Center**



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



23 miles to  
Future NE Georgia  
Inland Port



49 miles to  
Hartsfield-Jackson  
Atlanta International  
Airport

## Location

### 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
- 46 miles to BNSF Intermodal - Atlanta
- 68 miles to CSX Intermodal - Fairburn

## LABOR MARKET

### EMPLOYEES / JOBS (BASED ON CATEGORIES BELOW)

#### 45 Minute Drive Time » (1,338,323 - Total Employees)

- Manufacturing » (119,580 - Total Jobs)
- Warehousing/Logistics » (115,594 - Total Jobs)

#### City of Buford » (9,060 - Total Employees)

- Manufacturing » (1,021 - Total Jobs)
- Warehousing/Logistics » (629 - Total Jobs)

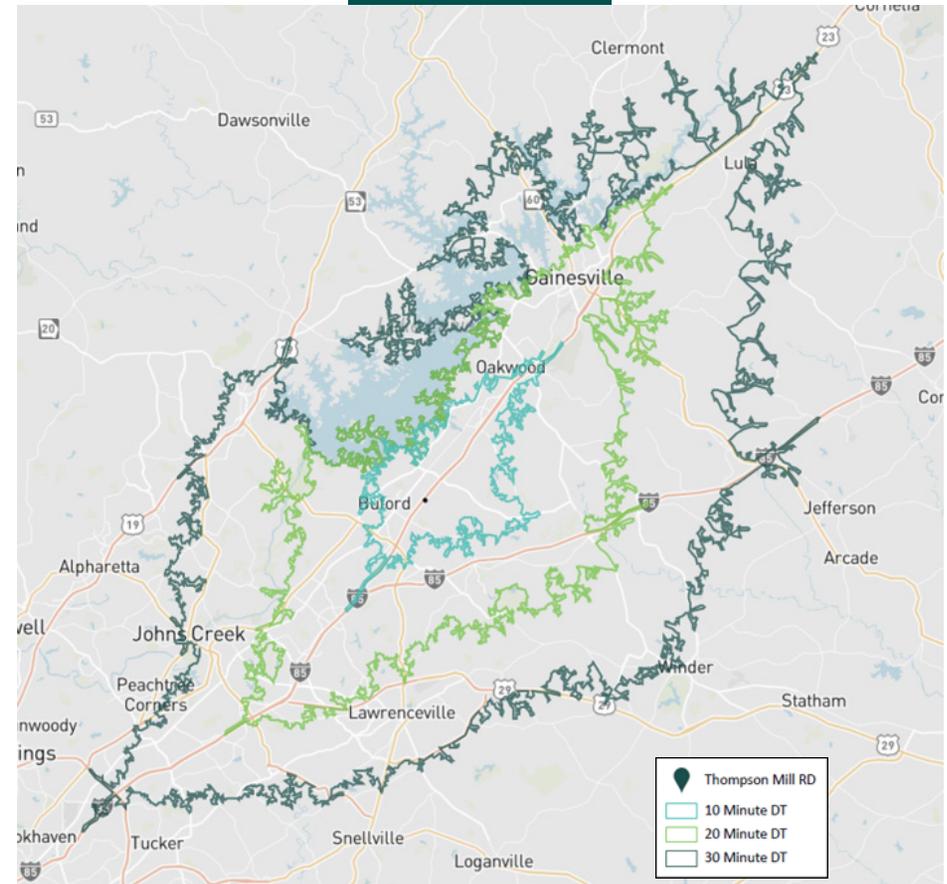
#### Gwinnett County » (500,169 - Total Employees)

- Manufacturing » (40,772 - Total Jobs)
- Warehousing/Logistics » (47,641 - Total Jobs)

#### Hall County » (102,736 - Total Employees)

- Manufacturing » (20,603 - Total Jobs)
- Warehousing/Logistics » (9,647 - Total Jobs)

Drive Time Map



## Demographics



Population



Household Income



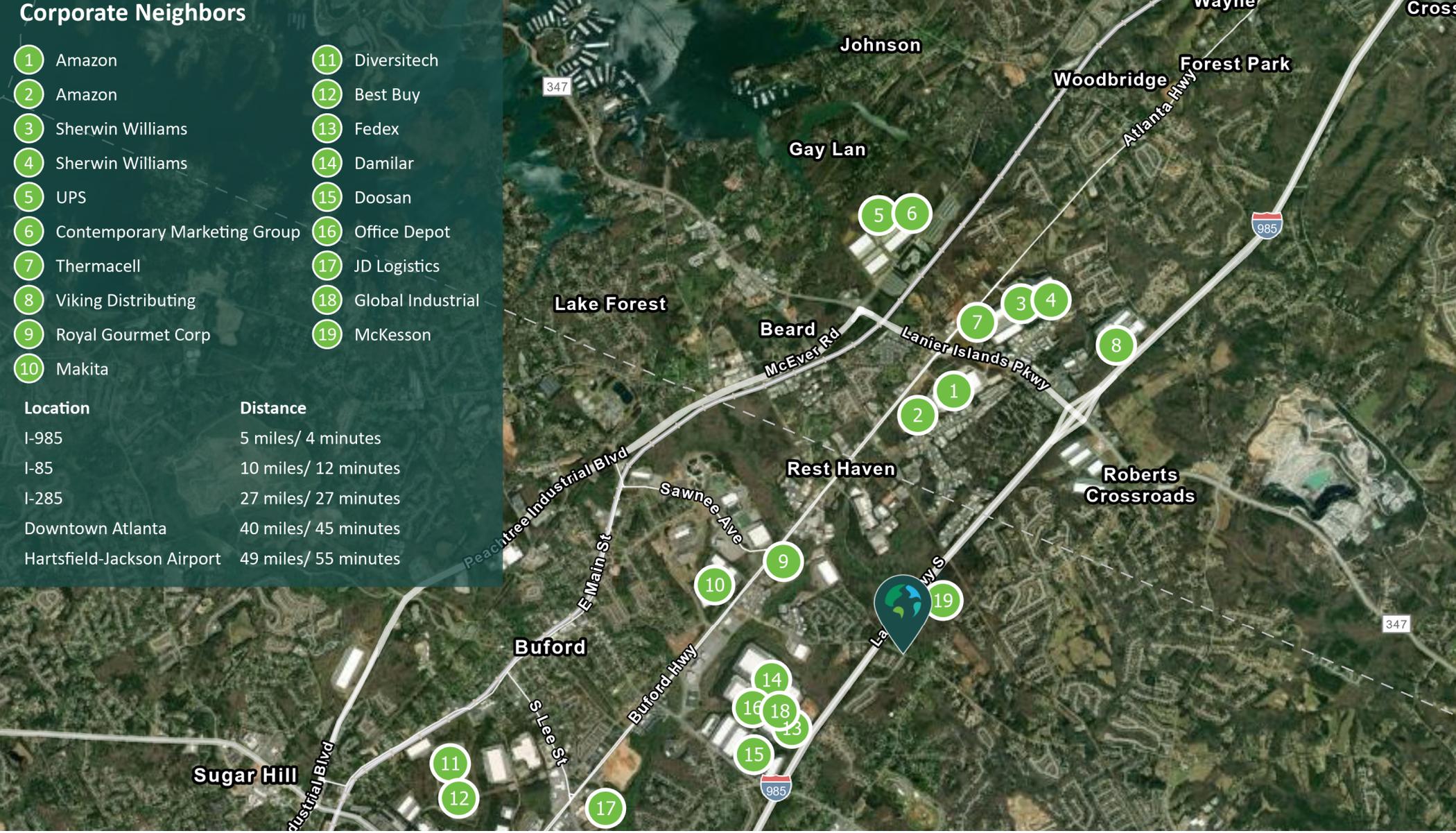
Total Consumer Expenditure

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

# Corporate Neighbors

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

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



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## ABOUT PROLOGIS

Prologis, Inc. is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. At March 31, 2024, the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 1.2 billion square feet (115 million square meters) in 19 countries. Prologis leases modern logistics facilities to a diverse base of approximately 6,700 customers principally across two major categories: business-to-business and retail/online fulfillment.