



THE CUBES

RIVER PARK

**798,200 SF
Available**

Building 5
501 Logistics Parkway
Jackson, Georgia
30233

A development by:

CRG | INTEGRATED
REAL ESTATE
SOLUTIONS





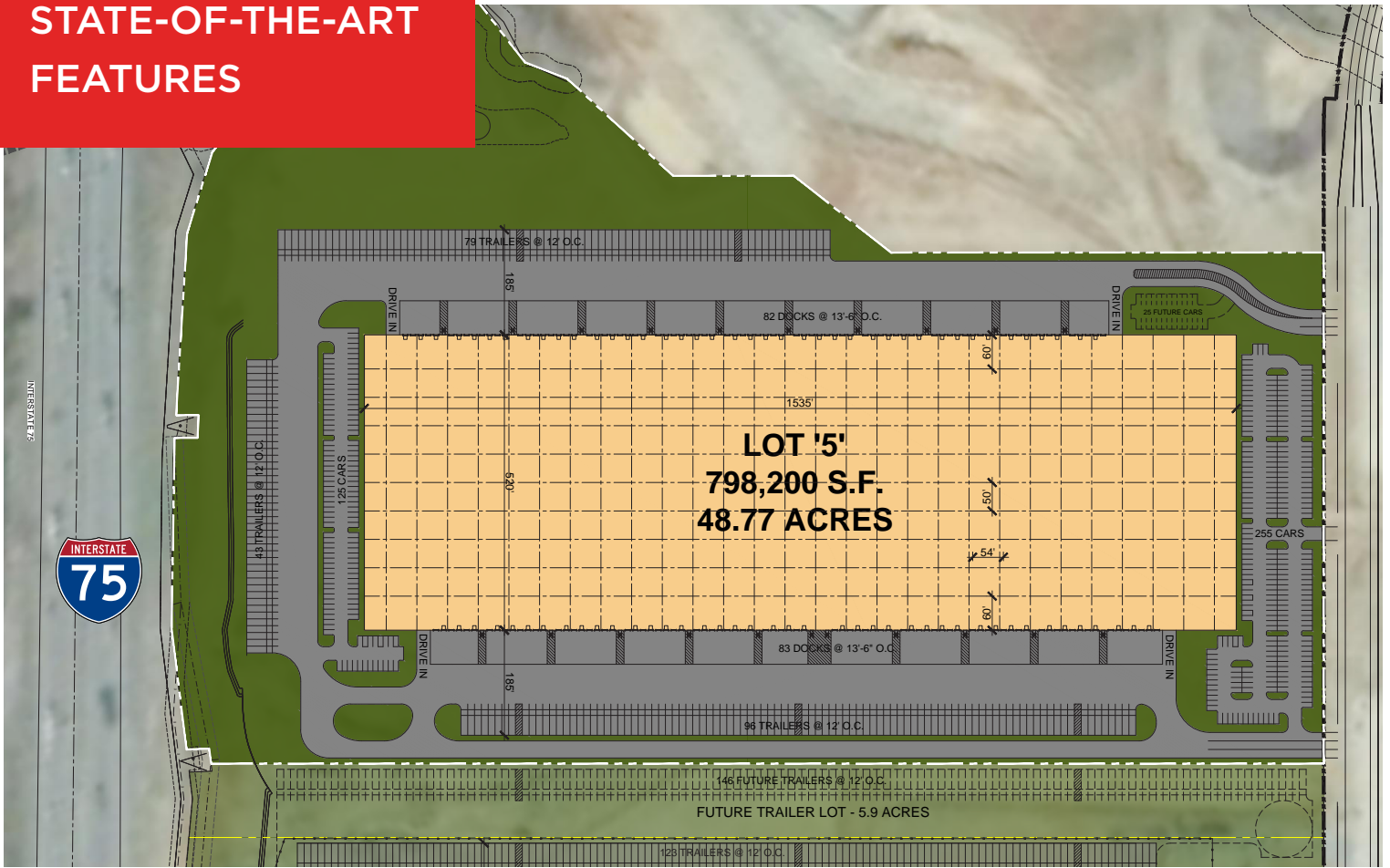
PROPERTY HIGHLIGHTS

- Immediate access to Interstate 75 (two turns)
- Three points of ingress and egress
- Excellent truck queuing
- Concrete 185' truck courts
- Additional development opportunities with CRG within the park
- Ample amenities in the area
- Advantageous labor draw through Atlanta and Macon MSA's
- Tax credits available in Butts County
- Fire station located directly across from park
- Traffic patterns include 94,700 vehicles per day, 34 million vehicles per year
- Heavy power available

TAX INCENTIVES

- Georgia Job Tax Credits (Butts County)
- Located in a Tier II County providing \$3,000 job tax credits for each net new job to Georgia for up to five years
- Also eligible for an additional \$1,250 per job tax credit for qualified increases in imports or exports through the Georgia port

BUILDING 5: STATE-OF-THE-ART FEATURES



- 798,200 SF cross-docks on ±48.77 acres
- 40' Clear height at first column
- Office: BTS
- Building dimensions: 520' x 1,535'
- Column spacing: 54' x 50' with 60' speed bays
- ESFR sprinkler system
- Spec improvements:
 - Dock equipment: 40,000 lb mechanical levelers, Z-Guards and dock seals on 89 dock doors
 - Lighting: minimum 25 FC LED fixtures on 12' whips
- 165 – 9' x 10' dock doors
- 4 – 14' x 16' drive-in doors
- 185' deep truck courts
- 218 trailer spaces
- 380 auto spaces (25 future spaces)
- 7" unreinforced slab, 4,000 psi



**1.5 MILES
TO I-75**



**36 MILES
TO HARTSFIELD-
JACKSON ATLANTA
INT'L AIRPORT**

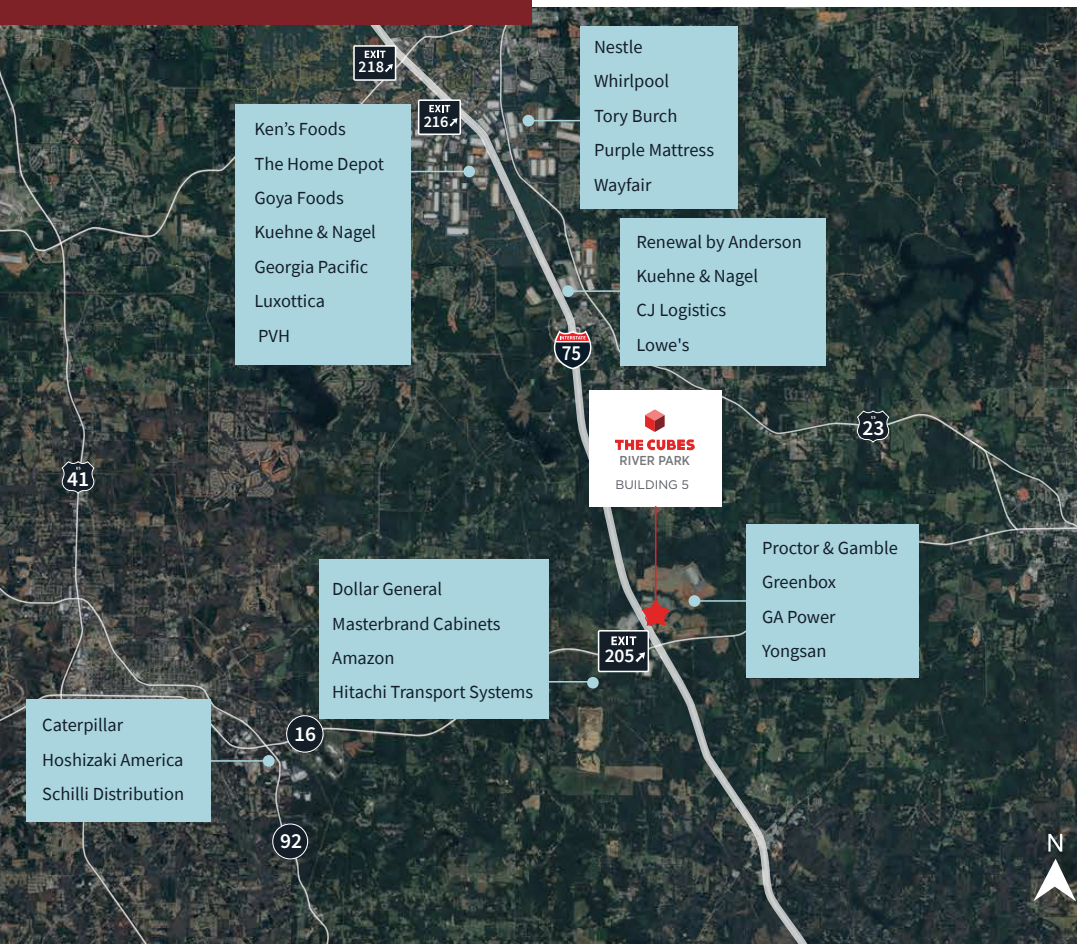


**35 MILES
TO I-285**



**225 MILES
TO THE PORT OF
SAVANNAH**

CORPORATE NEIGHBORS & LOCATION



THE CUBES RIVER PARK

**FOR MORE INFORMATION,
PLEASE CONTACT:**

Chris Tomasulo, SIOR

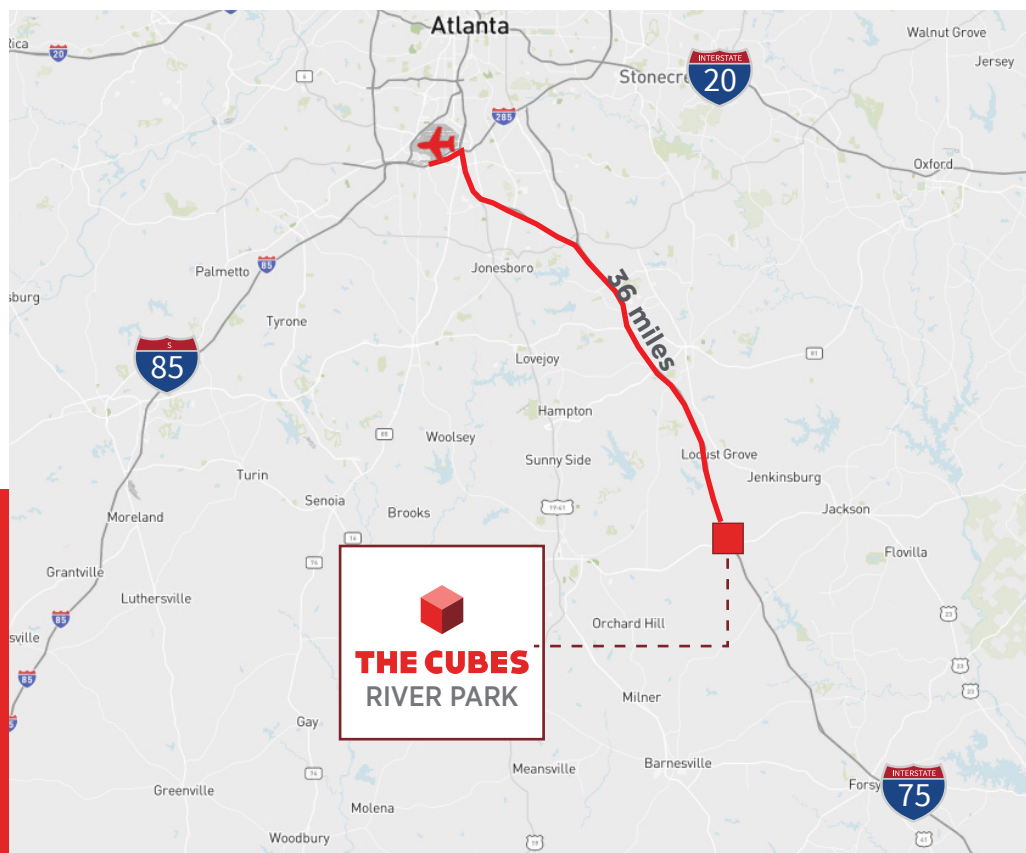
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