



BUILDING 600 A

A State-of-the-Art Logistics Hub

8 buildings | +/-2,051,318 SF





Currently under development by Foxfield LLC, **Sugarloaf Logistics Hub** is comprised of eight buildings measuring 120,000 SF to 624,280 SF.

8 buildings 2,051,318 total square footage

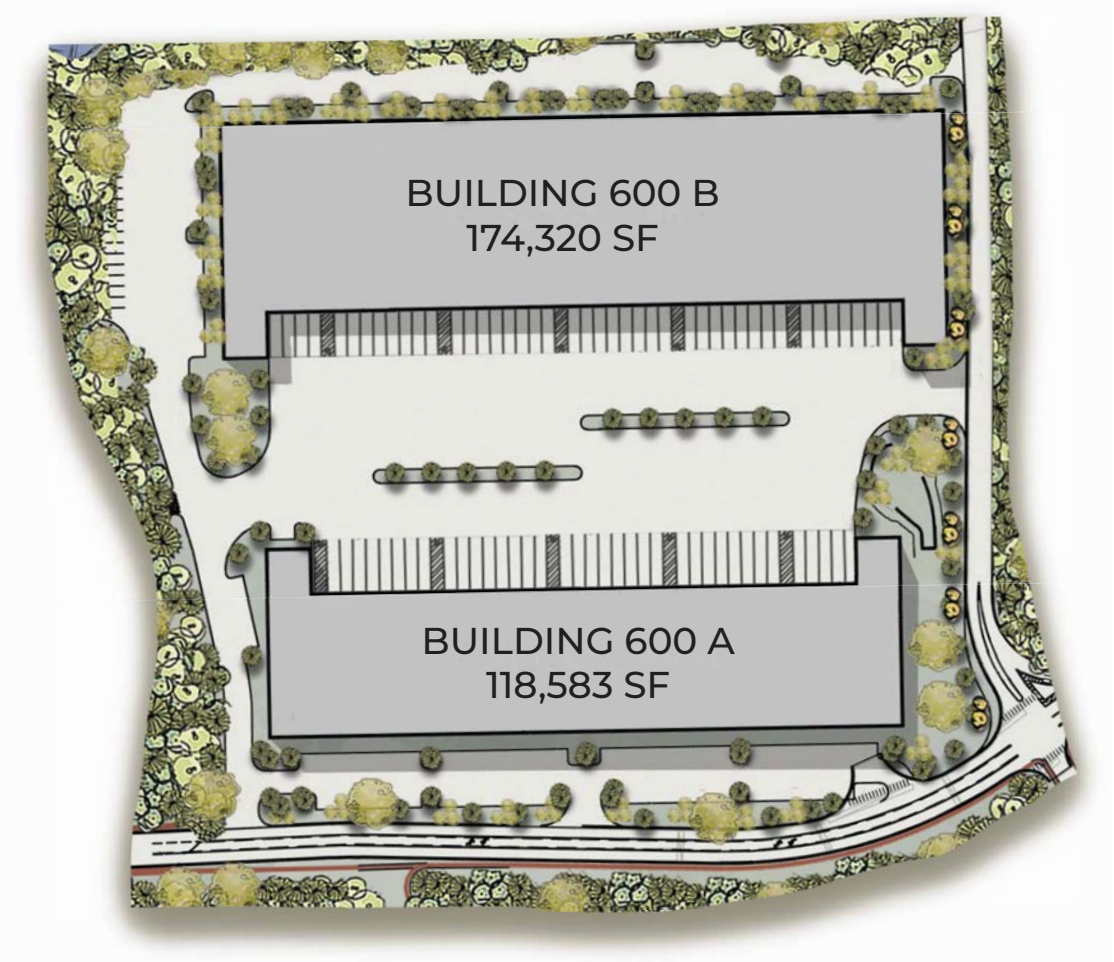
This **master-planned industrial park** offers ultimate flexibility to be able to meet the needs of industrial tenants of various sizes. The park’s other amenities include 2 apartment communities, access to walking trails and Hughes Lake, and a mix of retail and restaurant spaces.



PROJECT SPECIFICATIONS | BUILDING 600 A

BUILDING SIZE	118,583 SF rear load	TRUCK COURT DEPTH	Shared with 600 B; 150' with 60' concrete apron
OFFICE SPACE	+/- 2,700 SF	TRAILER PARKING	21
CEILING HEIGHT	36'	CAR PARKING	123
DIMENSIONS	700'W x 160'D	SPRINKLER SYSTEM	ESFR sprinkler system
COLUMN SPACING	TBD	POWER	3,000 amps, 277/480V, 3-phase
DOCK HIGH DOORS	36 (9' x 10') - 12 equipped with 40,000 lb mechanical pit levelers	ROOF	60 mil TPO, R-20 insulation
DRIVE-IN DOORS	2 (12' x 14')	LIGHTING	LED on motion sensors

-  TREE SAVE PROGRAM
-  ENERGY EFFICIENT
-  LEED CERTIFIABLE
-  100% RECYCLED CONCRETE
-  TRAIL PRESERVATION

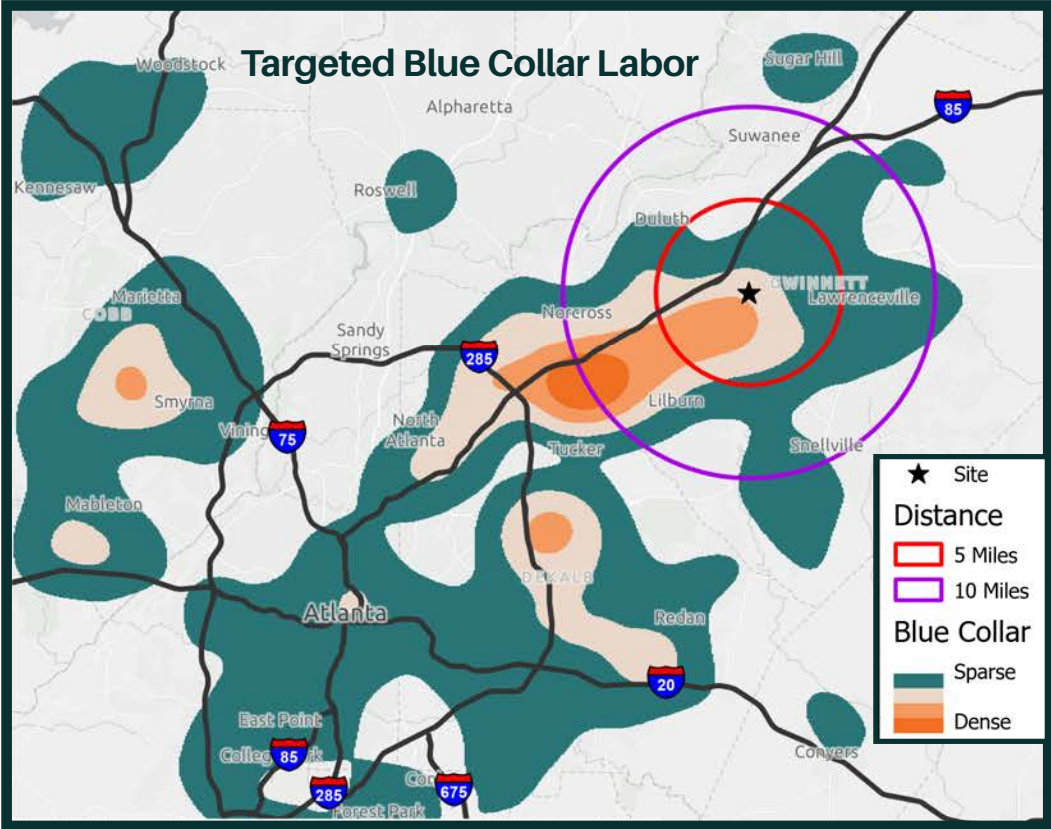
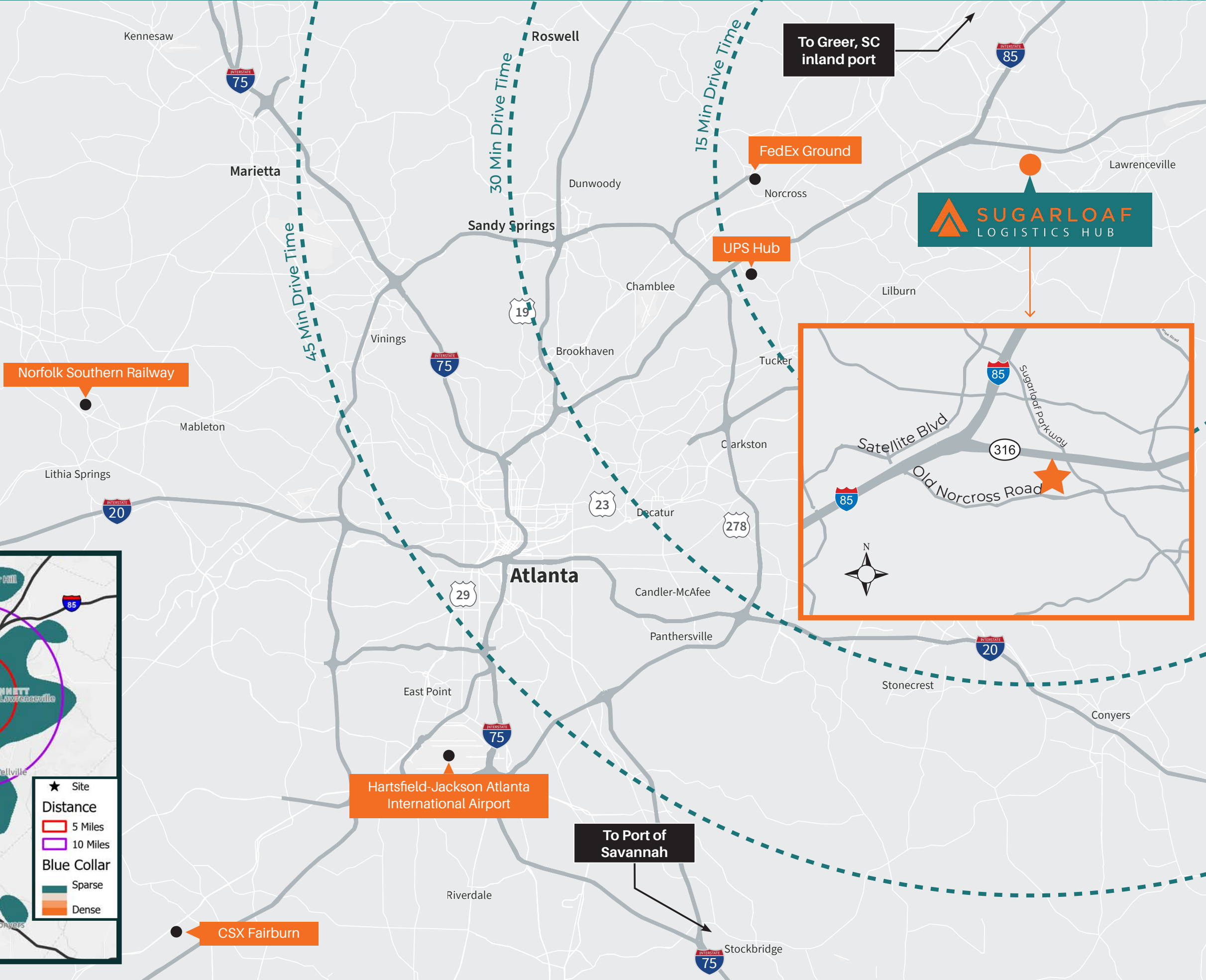




LOCATION ADVANTAGE

Lawrenceville is the oldest city in Greater Atlanta and started as a bustling center for both trade and community. It has seen remarkable growth to a population of more than 30,000 citizens. Lawrenceville has a substantial and viable industrial base near Highway 316.

0.3 miles	2.4 miles
To Hwy 316	To I-85
13 miles	13 miles
To I-285	To FedEx Ground
13 miles	38 miles
To UPS Hub	To Hartsfield-Jackson Atlanta Int'l Airport
46 miles	49 miles
To Norfolk Southern Railway	To CSX Intermodal Fairburn





DEMOGRAPHICS



REGIONAL METRICS

Historical Population Change % (2019 - 2024)	+5%	+6%	+7%
Population (2020)	3,215,538	1,598,162	371,205
Population (2025)	3,360,927	1,680,676	389,636
Projected Population (2029)	3,508,101	1,759,428	418,492
Projected Population Change % (2024 - 2029)	+5%	+6%	+9%
Jobs (2020)	1,927,207	1,031,429	168,304
Jobs (2025)	2,192,536	1,155,570	189,695
Jobs Change %	+14%	+12%	+13%
Current Average Earnings	\$96,106	\$98,436	\$77,379
COL Index	99.4	100.8	98.5
COL Adjusted Current Average Earnings	\$96,687	\$97,655	\$78,557
Exports	\$388.64B	\$211.86B	\$28.36B

OCCUPATION METRICS

Historical Jobs (2019)	250,350	117,672	25,555
Historical Job Change % (2019 -2024)	+11%	+4%	+12%
Jobs (2025)	282,944	123,635	29,222
2024 Resident Workers	213,053	97,403	21,520
2020 Resident Workers	190,066	86,946	18,865
2024 Net Commuters	63,643	24,606	7,080
Average Annual Earnings	\$51,965	\$52,620	\$50,283
Median Annual Earnings	\$45,218	\$45,470	\$43,771





SUGARLOAF

LOGISTICS HUB



Foxfield is a real estate investment and development company with a focus on industrial and residential markets. Headquartered in Boston, with offices in Atlanta and Philadelphia, Foxfield searches for unique investment opportunities primarily on the East Coast. Foxfield currently has \$900,000,000+ in assets under management and a portfolio of 8,000,000 SF.

Distilling Opportunity Into Value

Foxfield's sole focus is on finding value. We find value in everything we do. Our expertise lies in uncovering opportunities where others see none, thriving in inefficient markets, and finding value where it is least expected. This proactive and often contrarian approach is driven by a persistent focus on a margin of safety that consistently delivers asymmetric returns for our investors, and value for our tenants.

No Investment Mandate

Foxfield has no equity mandate, thus our investment strategy is driven by our macro market thesis versus strict adherence to product categories, allowing the firm to remain agile and rotate into (and out of) areas of opportunity. We evaluate opportunities on a deal-by-deal basis with a macro viewpoint and make investment decisions based on a robust data-driven, and analytical approach.

Deep Market Expertise

Our strategy is built on the Foxfield partners 30+ years of experience in, and understanding of, the markets in which we invest. Foxfield goes deep on local relationships and micro-market knowledge, leveraging information into unique insights and differentiated execution.



FOXFIELD



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