Prologis Buford Distribution Center
4415 Thompson Mill Road | Buford, GA 30519

PROLOGIS®

Location. Logistics. **Legacy.**

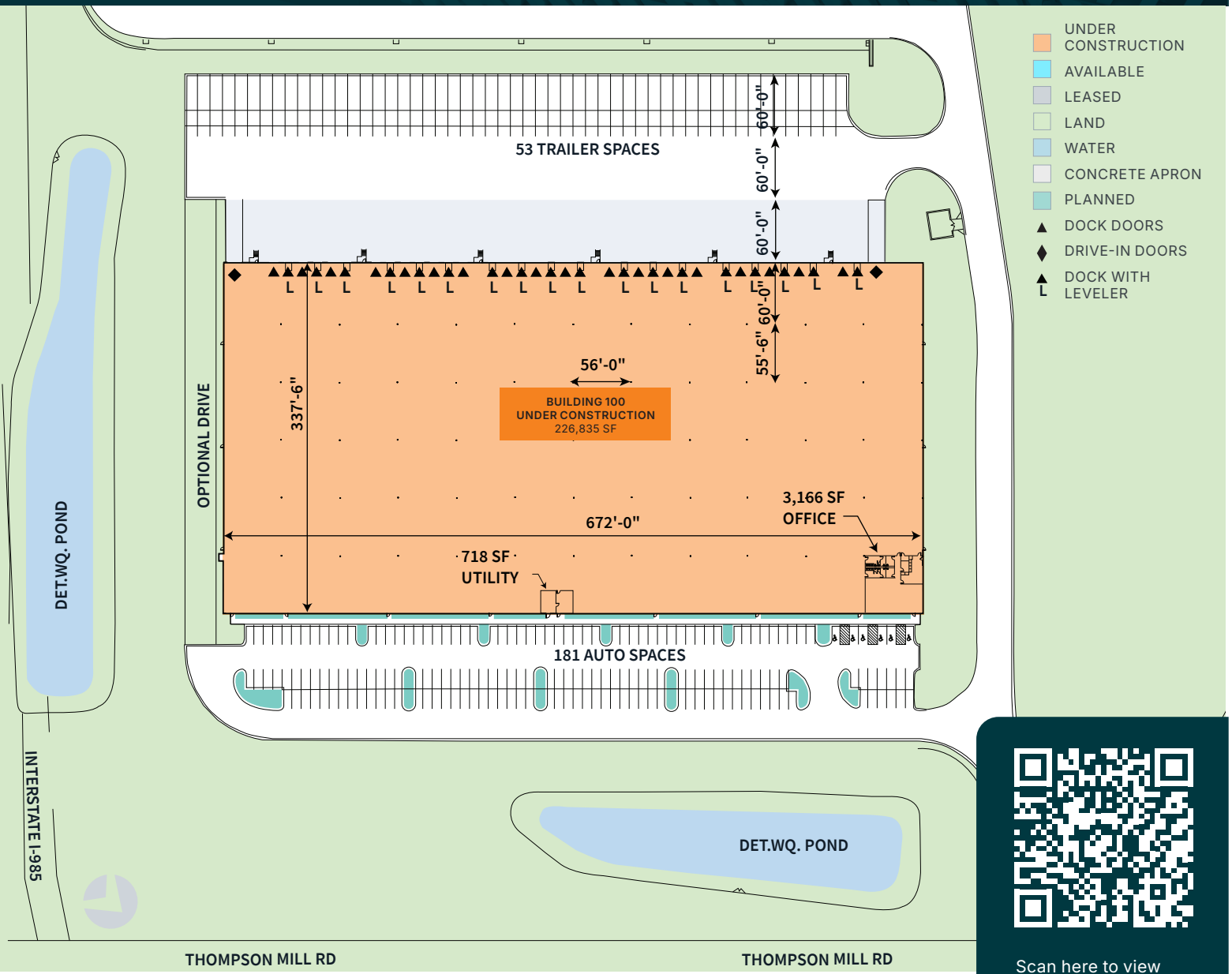


Delivering Q4 2026

226,835 SF

Industrial Space for Lease

Designed for **What's Next**



Scan here to view
racking plan options

Design

Property Features

- 226,835 SF Available Space
- 3,166 SF Office Space
- 36' Minimum Clear Height
- Thirty-Six (36) Dock Doors
- Two (2) (14'x16') Drive-In Doors
- Eighteen (18) Pit Levelers
- 4K Amps Electrical
- ESFR Sprinkler
- Fifty-Three (53) Trailer Parking Spaces
- One Hundred Eighty-One (181) Car Parking Spaces
- Roof Designed for Future Solar Capacity
- Motion Sensor LED Lighting @ 25 FC
- LEED Silver-Certified High-Efficiency Construction



Location

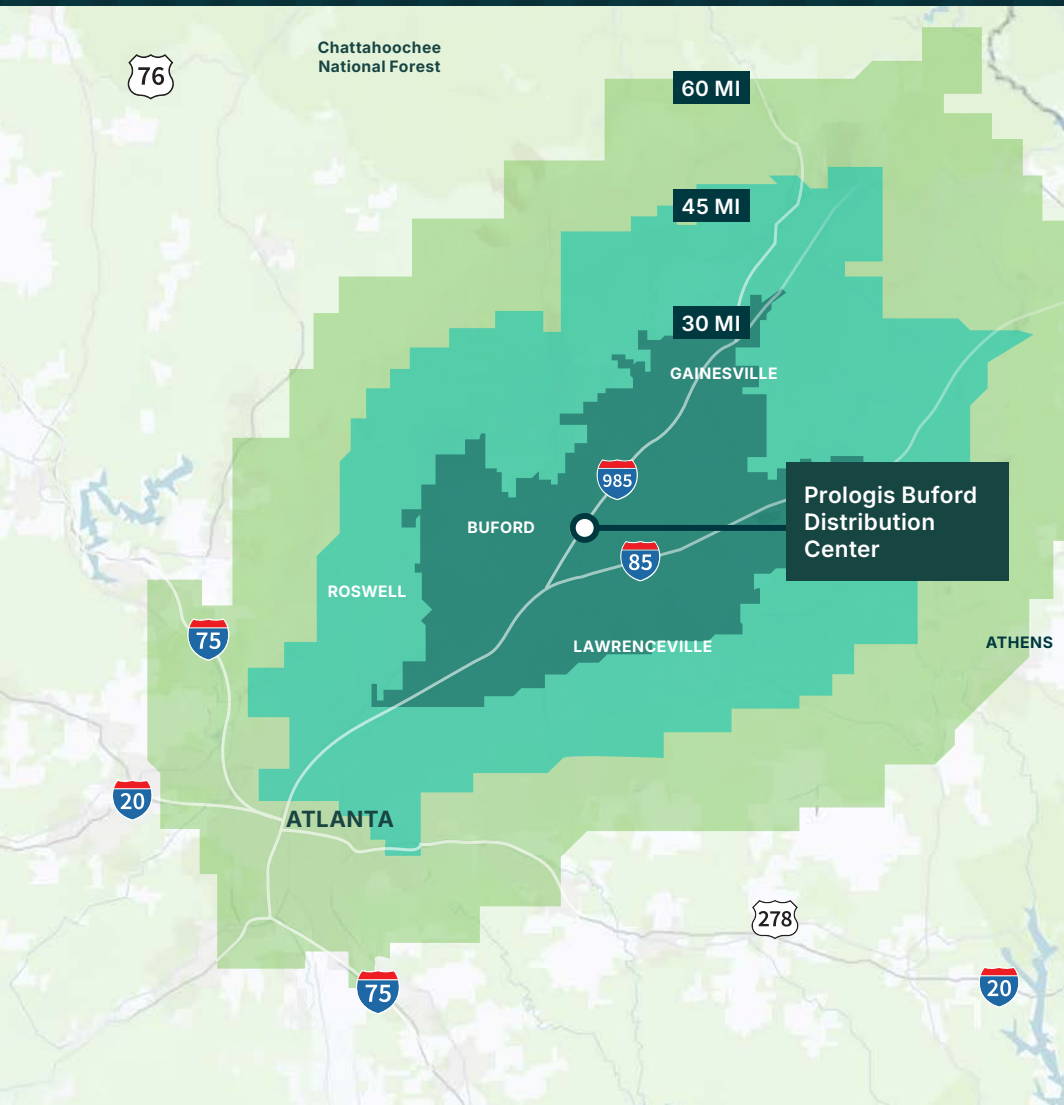
- **5 miles** to I-985 via Buford Hwy & Friendship Rd
- **23 miles** to Inland Port Gainesville
- **49 miles** to Hartsfield-Jackson Atlanta International Airport
- **New interchange** off I-985 with construction starting in 2028, providing direct access off I-985

I-985's Prominent Opportunity

Talent

Proven Workforce.
Visible Success.





Demographic variable	30 min	45 min	60 min
2025 Total Population	904,142	2,480,517	4,298,408
2025 Civilian Population Age 16+ in Labor Force	474,861	1,344,126	2,321,387
Total Daytime Population	920,240	2,688,574	4,678,569
2025 Daytime Population: Workers	470,247	1,493,319	2,592,012
2025 Unemployment Rate	3.40%	3.30%	3.90%
2025 Total Households	305,822	908,222	1,633,558
2025 Median Household Income	$92,605	$99,588	$93,021
Industrial Workforce Total	56,524	172,316	281,450
Industrial Workforce as % of Labor Force	18.90%	15.10%	13.20%

In the Company of Leaders

Located in the proven Northeast Atlanta industrial hub, Prologis Buford Distribution Center is surrounded by leading national brands and Fortune 500 operators, reinforcing the area's reputation for performance and reliability.

Corporate neighbors:

amazon

ups

Office DEPOT
Taking Care of Business

SHERWIN WILLIAMS

FedEx Express

McKESSON

VIKING DISTRIBUTING EAST

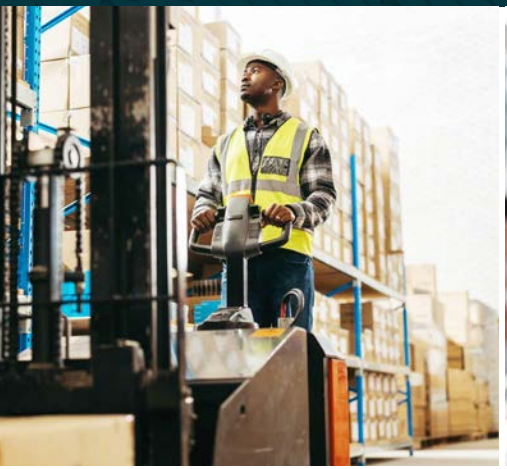
GLOBAL INDUSTRIAL

Prologis Essentials

Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth. Beyond the building, we bring together the planning, systems and solutions to get you up and running faster while increasing efficiency and long-term performance.

Unlock the full potential of your warehouse **with one strategic partner.**






Operations

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential.
From planning through delivery and beyond, we increase throughput and optimize every square foot.

Offerings:

- Warehouse strategy and consulting
- End-to-end project management
- Integrated solutions
  - Move-in and move-out
  - Material handling and storage
  - Automation and robotics
  - Security
  - Software and technology
  - Labor

Energy

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions. From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.

Offerings:

- Energy consulting and comprehensive sustainability solutions
- Integrated solutions
  - Onsite solar and storage
  - OnPrem power
  - Fleet and workplace charging

Partner with Prologis

Clear, Simple, Service.



You can count on us as your trusted partner.

Pairing up with Prologis gives you access to a full-service team of
experts before and during your tenancy. Work with an in-house team
of development managers with local experience to entitle, plan, and execute your facility. Then, let a professional group of property
managers handle the day-to-day of your real estate.

Our team in Atlanta is comprised of a Market Officer, Leasing Team,
RECX Managers and Coordinators (property management), Construction Managers, a Development Manager, and Maintenance Techs.

Providing responsive local support 24/7, we work hard every day
to help you stay ahead of what's next.

At Prologis, we deliver on our promises so you can deliver on yours.

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The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our eco systems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.



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