SUGARLOAF
LOGISTICS HUB

A State-of-the-Art Logistics Hub
7 buildings |+/-2,276,450 SF

JLL FOXFIELD

SUGARLOAF
LOGISTICS HUB

Currently under development by Foxfield LLC, **Sugarloaf Logistics Hub** is comprised of seven buildings measuring 120,000 SF to 624,280 SF. Foxfield LLC is currently developing Sugarloaf Logistics Hub, comprised of seven buildings with marketing leading attributes, measuring 120,000 SF to 624,280 SF.

7

buildings

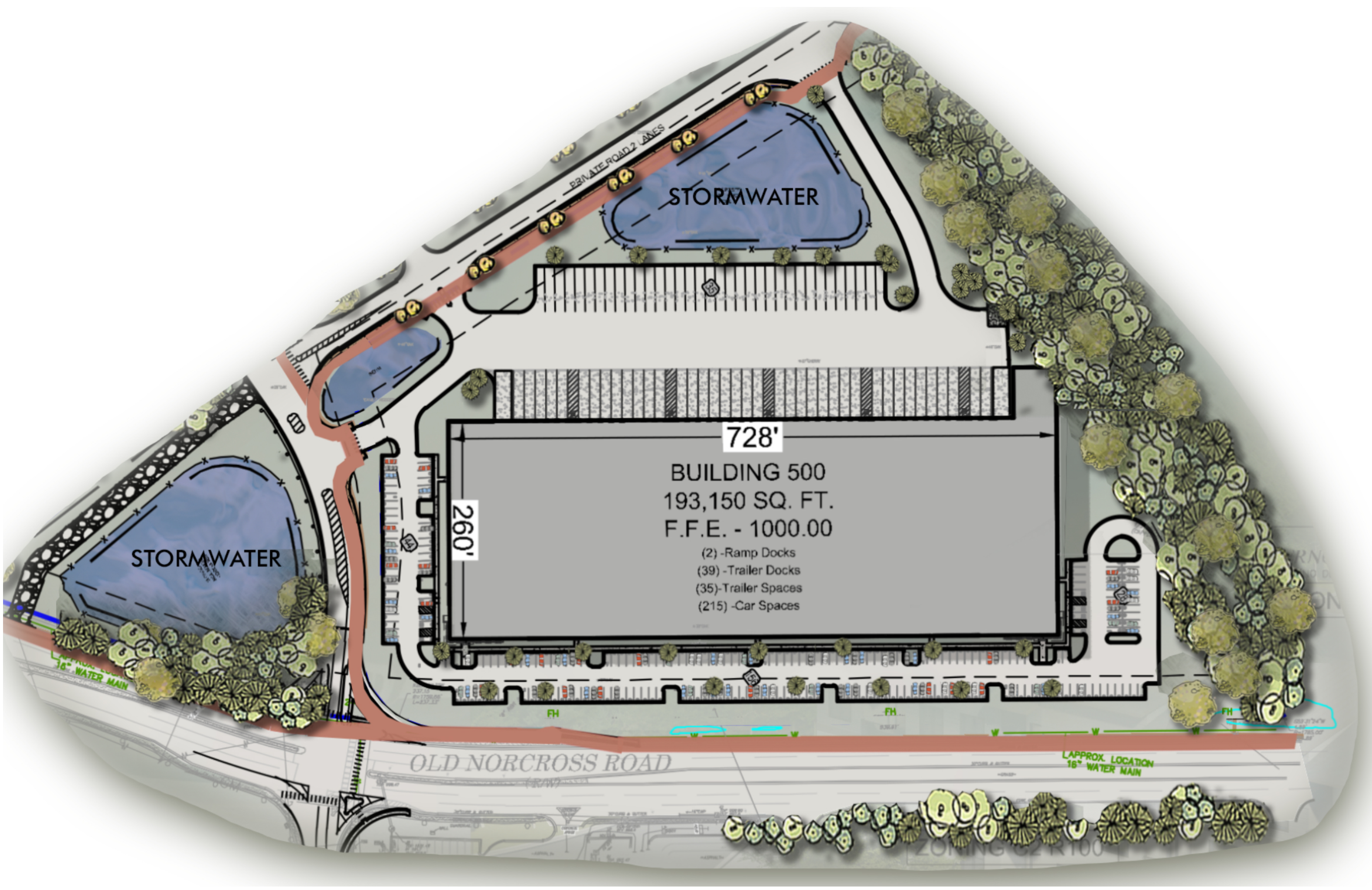
2,276,450

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 500

BUILDING SIZE	193,150 rear load	TRUCK COURT DEPTH	185' with 60' concrete apron
OFFICE SPACE	TBD	TRAILER PARKING	35
CEILING HEIGHT	36'	CAR PARKING	215
DIMENSIONS	728'W x 260'D	SPRINKLER SYSTEM	ESFR with K-17 heads
COLUMN SPACING	50' x 52' (60' speed bays)	POWER	3,000 amps, 277/480V, 3-phase
DOCK HIGH DOORS	39 (9' x 10') - 15 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 sensor



TREE SAVE PROGRAM

100% RECYCLED CONCRETE

TRAIL PRESERVATION

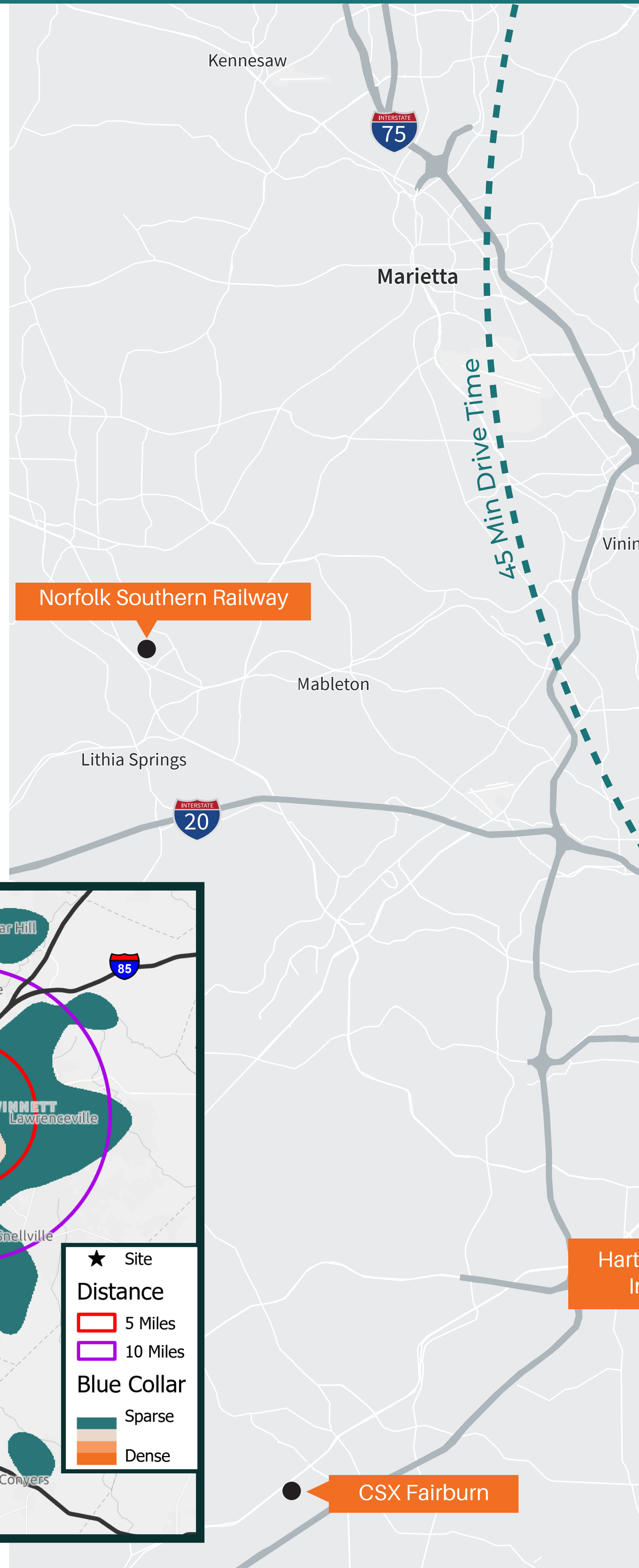
LEED CERTIFIED

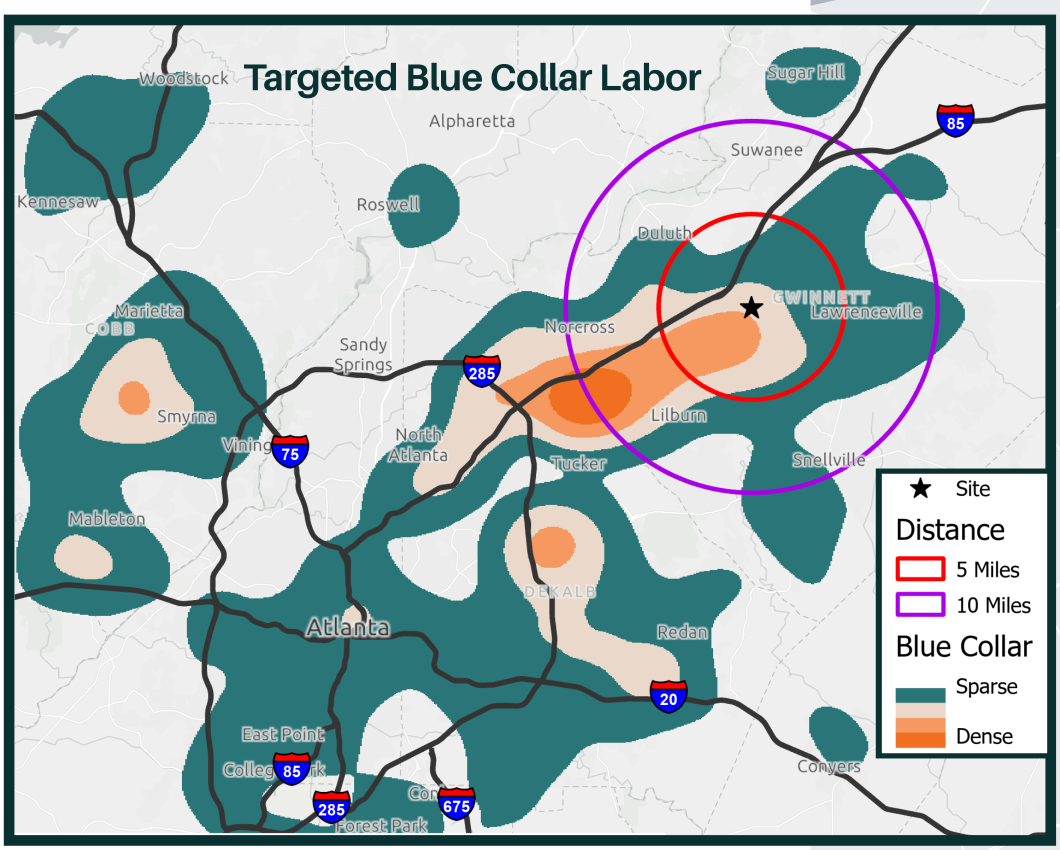
ENERGY EFFICIENT

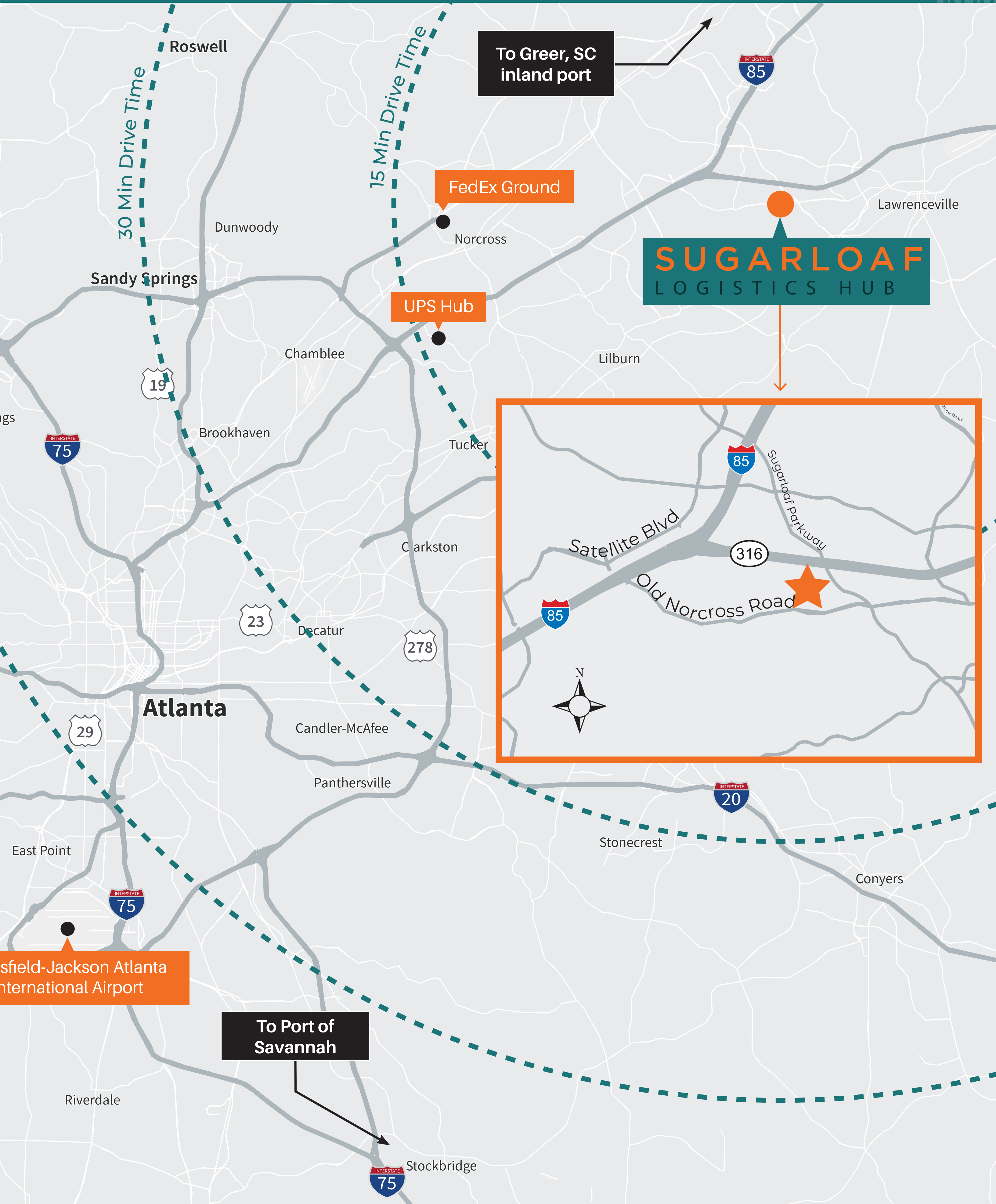
LOCATION ADVANTAGE

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







To Greer, SC inland port
Roswell
30 Min Drive Time
15 Min Drive Time
FedEx Ground
Norcross
Dunwoody
Sandy Springs
UPS Hub
Lawrenceville
SUGARLOAF
LOGISTICS HUB
Chamblee
Lilburn
19
75
Brookhaven
Tucker
85
Sugarloaf Parkway
Satellite Blvd
316
Old Norcross Road
Clarkston
23
Decatur
278
N
Atlanta
29
Candler-McAfee
Panthersville
20
Stonecrest
East Point
Conyers
sfield-Jackson Atlanta
nternational Airport
To Port of Savannah
Riverdale
Stockbridge

DEMOGRAPHICS

Minute ZIP drive time from 5030, Sugarloaf Parkway, Lawrenceville, Gwinnett County, Georgia, 30044, USA*

REGIONAL METRICS

	45	30	15
Historical Population Change % (2016 - 2021)	+6%	+5%	+7%
Population (2016)	2,751,130	1,129,958	147,885
Population (2022)	2,960,196	1,201,750	160,719
Projected Population (2026)	3,100,539	1,256,113	170,040
Projected Population Change % (2021 - 2026)	+6%	+6%	+7%
Jobs (2016)	1,493,917	497,179	36,383
Jobs (2022)	1,565,937	519,255	39,363
Jobs Change %	+5%	+4%	+8%
Current Average Earnings	$87,875	$76,591	$68,520
COL Index	99.1	100.2	97.5
COL Adjusted Current Average Earnings	$88,673	$76,438	$70,276
Exports	$279.93B	$92.18B	$6.02B

OCCUPATION METRICS

	45	30	15
Historical Jobs (2016)	92,535	34,003	1,847
Historical Job Change %(2016 -2021)	+13%	+12%	+22%
Jobs (2021)	104,770	38,112	2,247
2021 Resident Workers	80,516	30,419	3,740
2016 Resident Workers	71,007	27,023	3,238
2021 Net Commuters	24,254	7,693	-1,493
Average Annual Earnings	$41,193	$40,974	$40,624
Median Annual Earnings	$37,183	$36,906	$36,455


Amenities
Companies
Education
85
85
316
316
Bass Pro Shops
SUGARLOAF MILLS
A SIMON CENTER
MOBIS
AMWARE
SCALABLE FULFILLMENT
MARRIOTT
DSV
Global Transport and Logistics
Georgia Technical College
amazon
XPOLogistics
EST. 1980
PEACHTREE
PACKAGING & DISPLAY
CHIPOTLE
MEXICAN GRILL
UNITED STATES
POSTAL SERVICE
Chick-fil-A
SUGARLOAF
LOGISTICS HUB
QT QuikTrip
Gwinnett School of Mathematics, Science & Technology

SUGARLOAF
LOGISTICS HUB

FOXFIELD LLC is a real estate investment and development company focusing primarily on industrial and residential markets. Headquartered in Boston, with offices in Atlanta and Philadelphia, Foxfield searches for unique investment opportunities throughout the East Coast.

Foxfield discovers opportunities where others see none. Our investment mandate focuses on a margin of safety that controls downside risk and produces asymmetric returns for our investors.

Foxfield's opportunistic nature and analytical processes unearth value across the risk spectrum. We see properties not for what they are but for their potential within the fabric of the community.

To date, Foxfield has transacted on $1.4 billion in acquisitions, totaling 10 Million square feet purchased and developed. There is $1.0 billion in the development pipeline, with more than 7 million SF in assets under management or development.

Learn more at foxfieldrealestate.com or follow Foxfield on Instagram or LinkedIn (@ foxfieldllc).

JLL

FOXFIELD

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.