

SUGARLOAF

LOGISTICS HUB



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





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7

buildings

2,276,450

total square
footage

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.

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 400

BUILDING SIZE	624,280 SF cross-dock	TRUCK COURT DEPTH	185' with 60' concrete apron
OFFICE SPACE	TBD	TRAILER PARKING	116
CEILING HEIGHT	40'	CAR PARKING	242
DIMENSIONS	1,000'W x 600'D	SPRINKLER SYSTEM	ESFR with K-28 heads
COLUMN SPACING	48' x 54' (60' speed bays)	POWER	4,000 amps, 277/480V, 3-phase
DOCK HIGH DOORS	102 (9' x 10') - 49 equipped with 40,000 lb mechanical pit levelers	ROOF	60 mil TPO, R-20 insulation
DRIVE-IN DOORS	4 (12' x 14')	LIGHTING	LED on motion sensor



TREE SAVE PROGRAM



ENERGY EFFICIENT



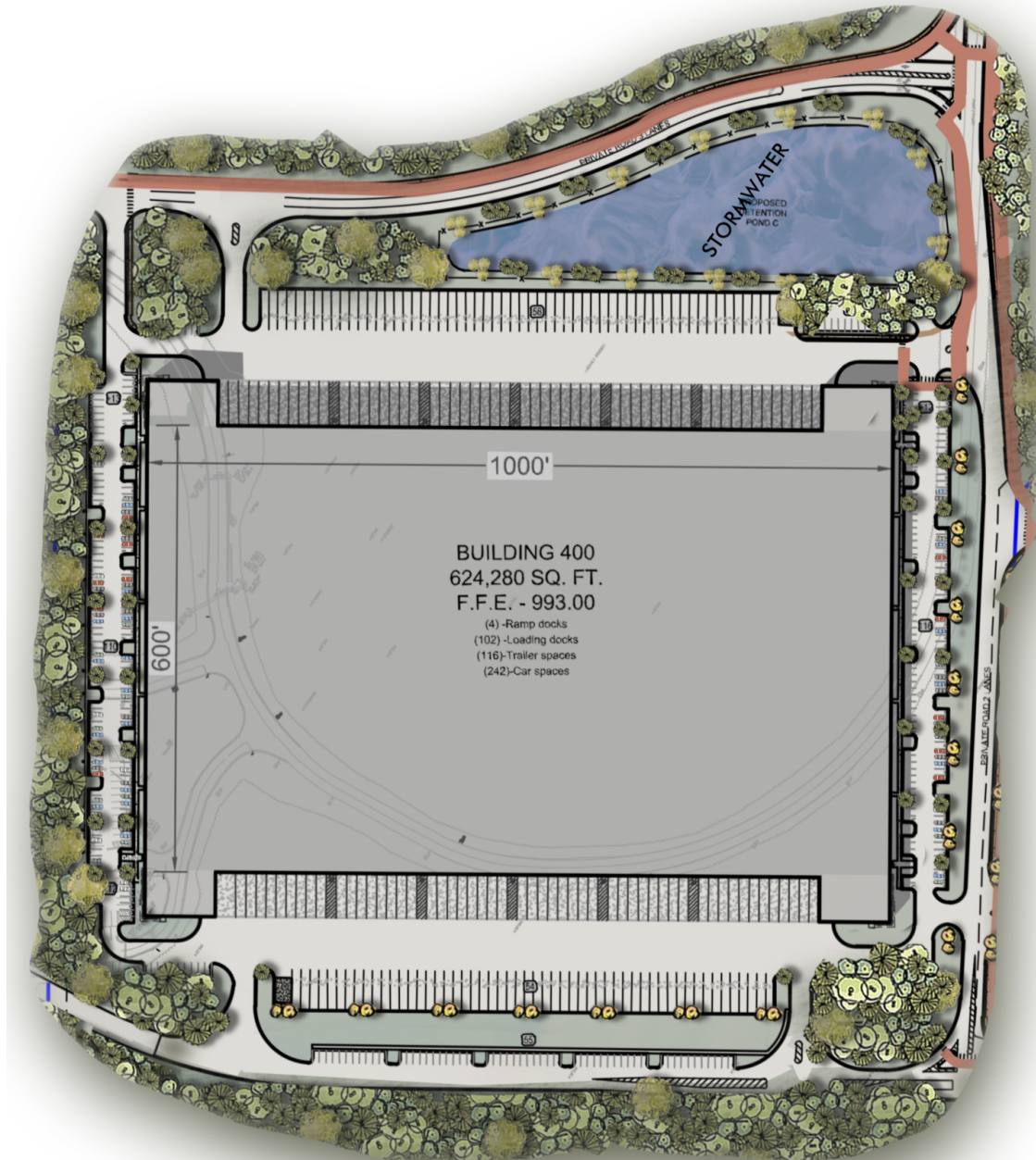
LEED CERTIFIED



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

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

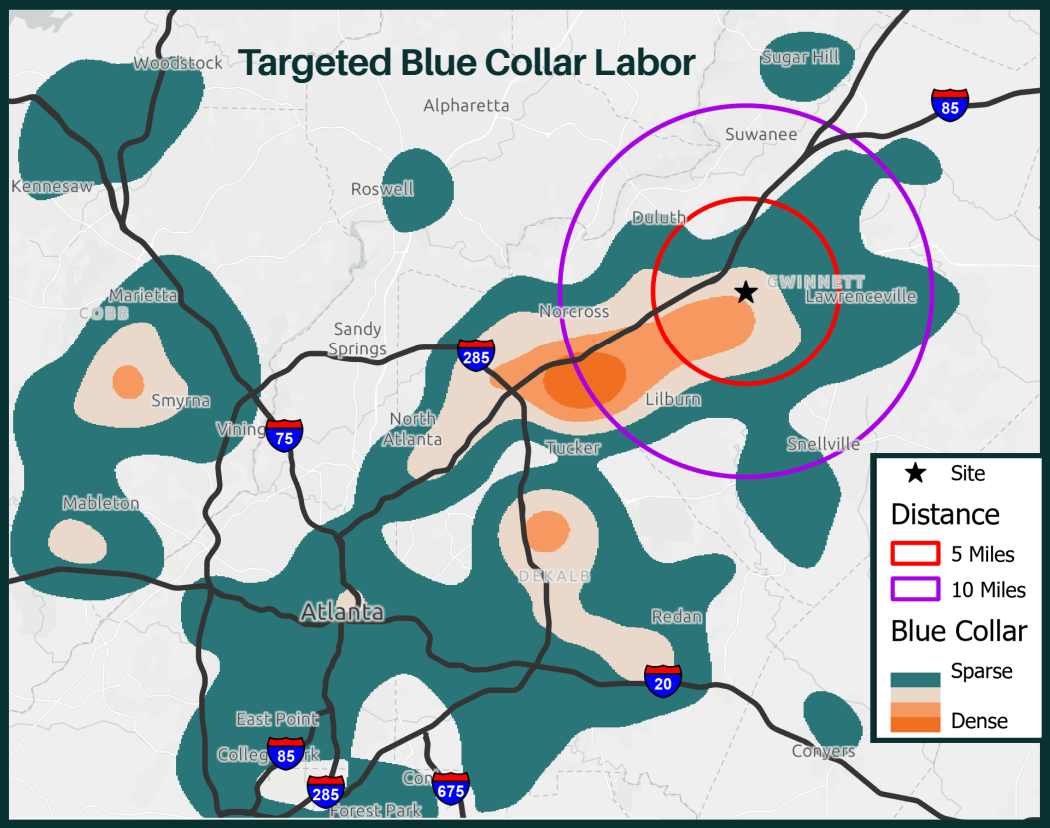
To Hartsfield-Jackson
Int'l Airport

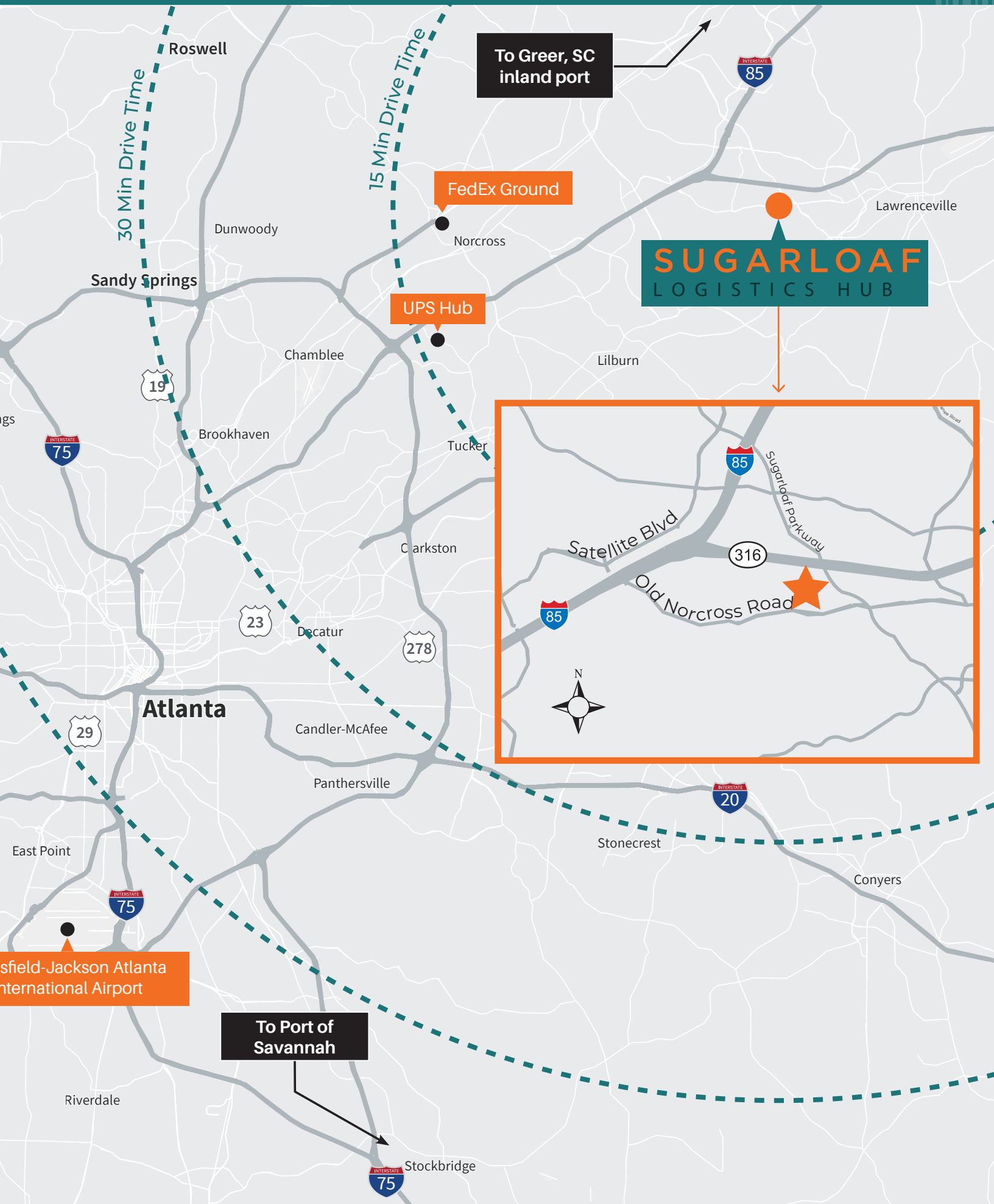
46 miles

To Norfolk Southern
Railway

49 miles

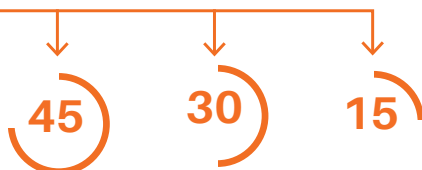
To CSX Intermodal
Fairburn





DEMOGRAPHICS

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



REGIONAL METRICS

	+6%	+5%	+7%
Historical Population Change % (2016 - 2021)			
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

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





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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).



FOXFIELD

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