

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

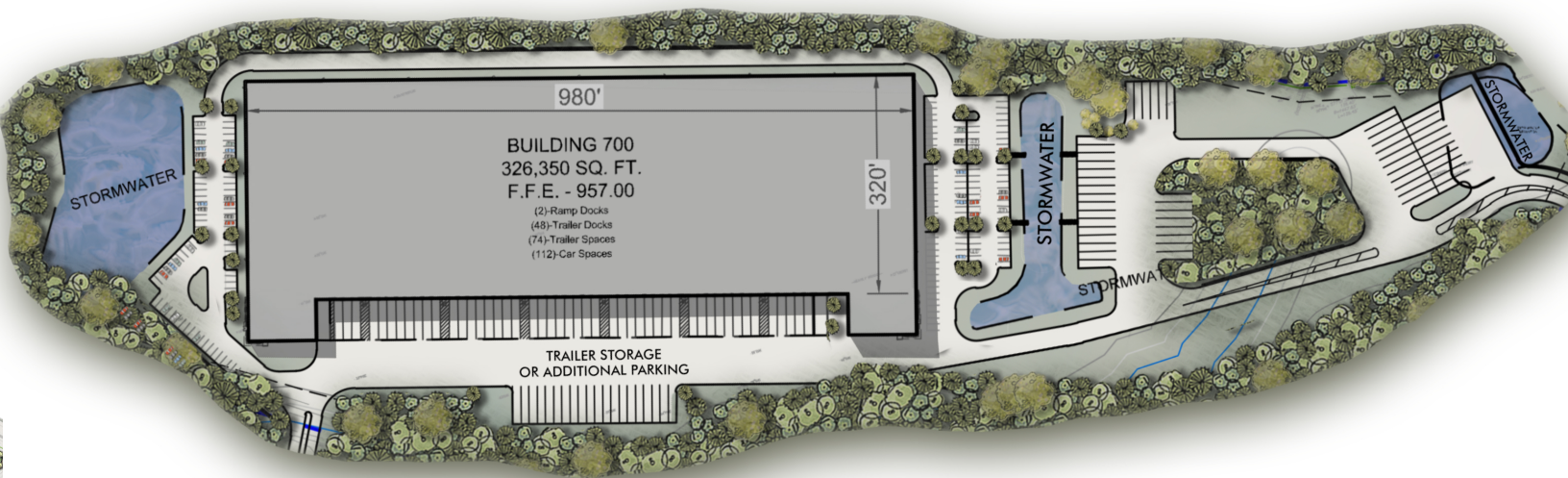
Currently under development by Foxfield LLC, **Sugarloaf Logistics Hub** is comprised of seven buildings measuring 120,000 SF to 624,280 SF. Foxfield LLC is currently developing Sugarloaf Logistics Hub, comprised of seven buildings with marketing leading attributes, measuring 120,000 SF to 624,280 SF.

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 700

BUILDING SIZE	326,350 SF front load	TRUCK COURT DEPTH	185' with 60' concrete apron
OFFICE SPACE	TBD	TRAILER PARKING	74
CEILING HEIGHT	40'	CAR PARKING	112
DIMENSIONS	980'W x 320'D	SPRINKLER SYSTEM	ESFR with K-28 heads
COLUMN SPACING	52' x 52' (60' speed bays)	POWER	3,000 amps, 277/480V, 3-phase
DOCK HIGH DOORS	48 (9' x 10') - 27 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

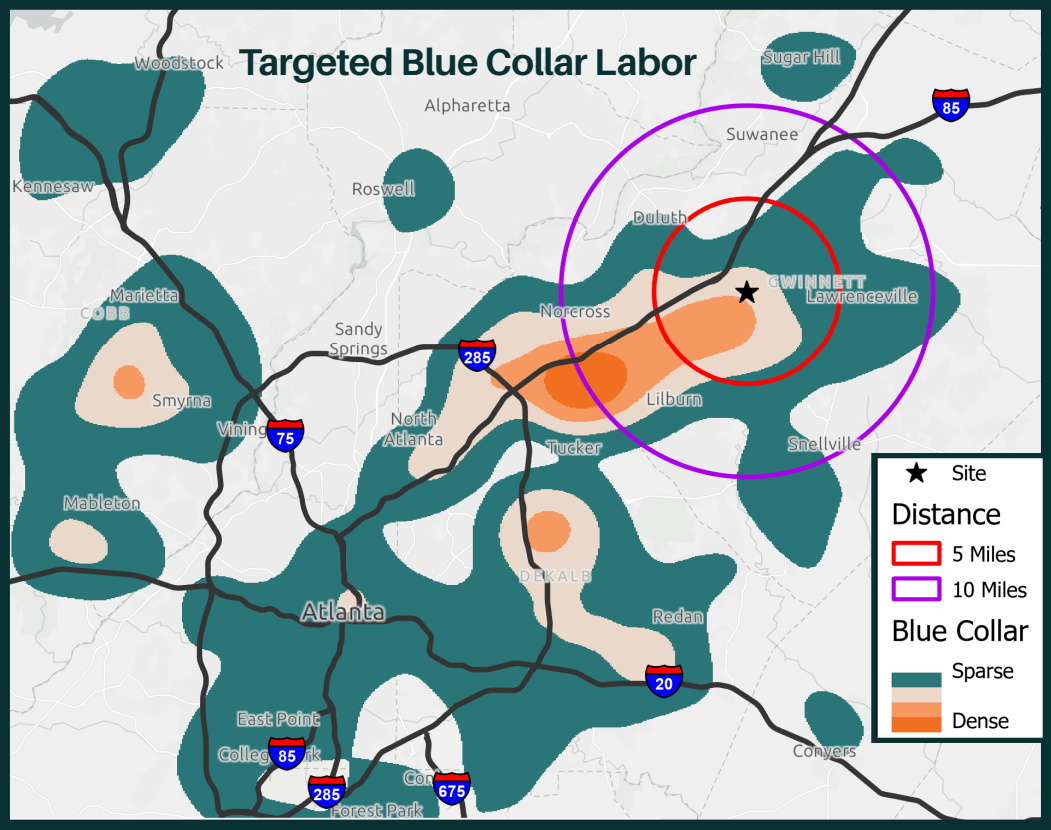
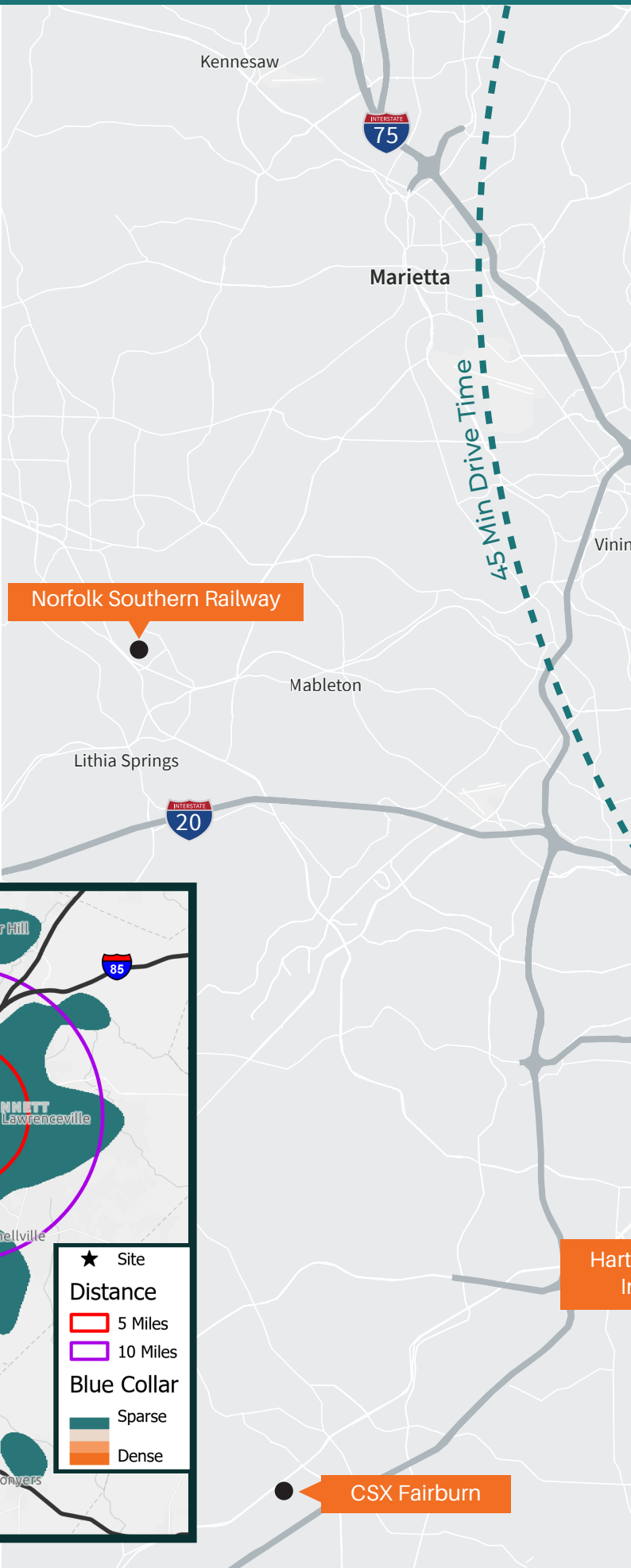
To Hartsfield-Jackson
Int'l Airport

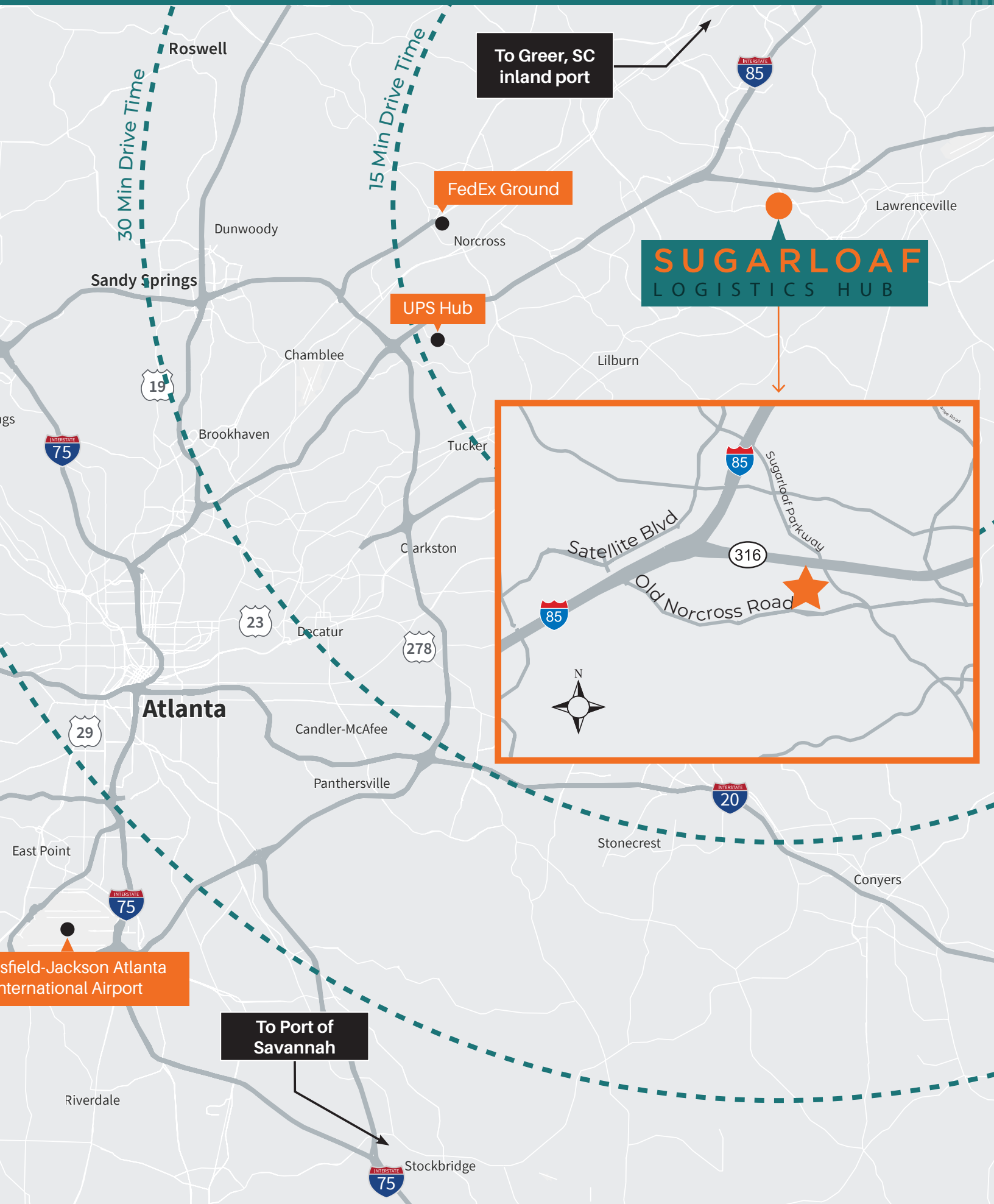
46 miles

To Norfolk Southern
Railway

49 miles

To CSX Intermodal
Fairburn







DEMOGRAPHICS

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



REGIONAL METRICS

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

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).



Reed Davis, SIOR
reed.davis@jll.com
404.995.2227

Stephen Bridges, SIOR
Stephen@OnPacePartners.com
404.909.1560

Hannah Dillard
hannah.dillard@jll.com
404.995.2250

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