



# GILLEM LOGISTICS CENTER

2063 ANVIL BLOCK ROAD | FOREST PARK, GA 30297

**162,009 SF AVAILABLE**



**BUILDING  
650**

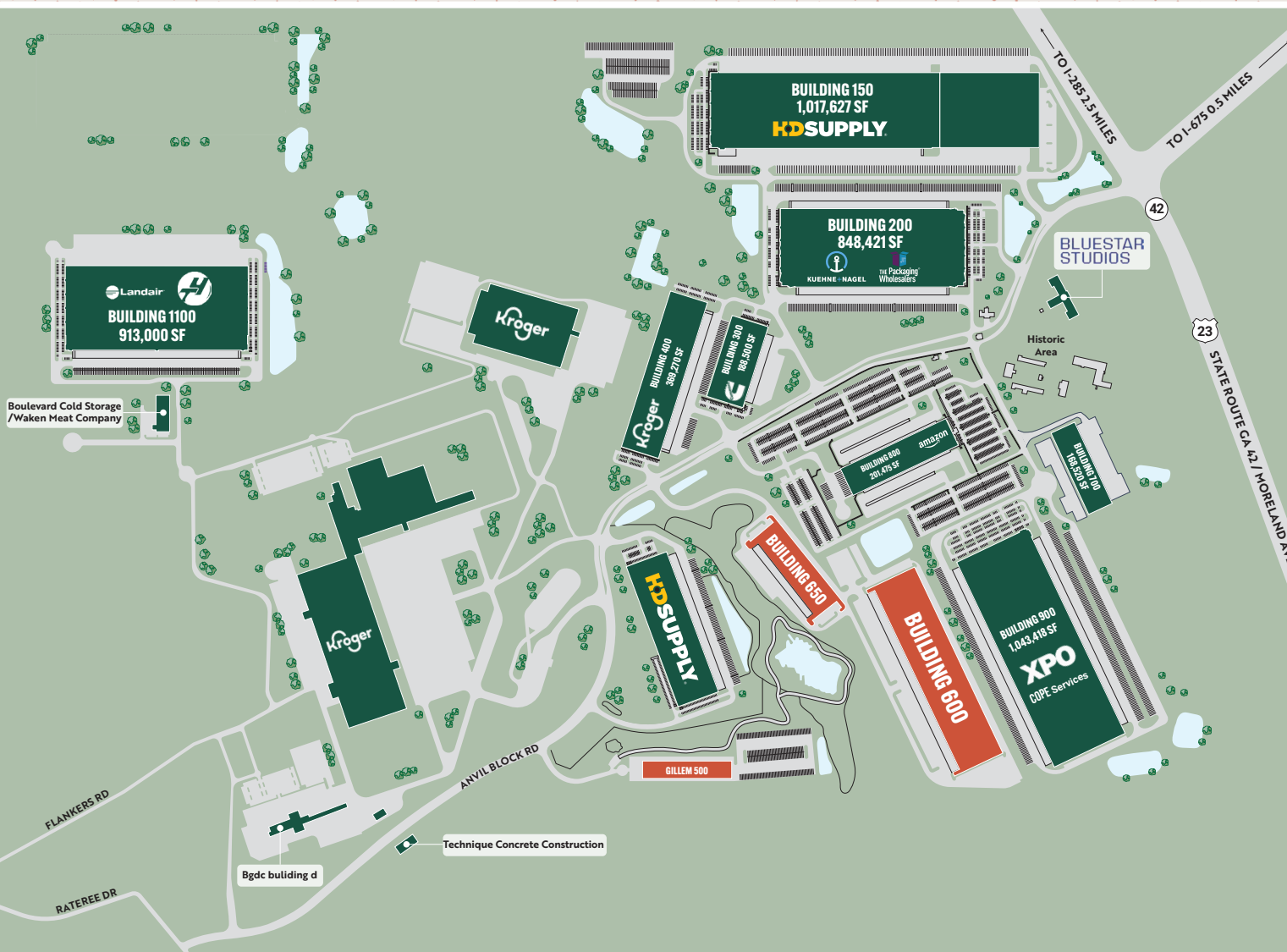
**CONNECTION. OPTIMIZATION. MOMENTUM**  
GEORGIA'S PREMIER CLASS A INDUSTRIAL PARK | 1,168 ACRES

ROBINSON | WEEKS  
PARTNERS

**CBRE**

# IRREPLACEABLE INFILL LOCATION IN ATLANTA'S AIRPORT SUBMARKET

**BUILDING 650 | 162,009 SF AVAILABLE**



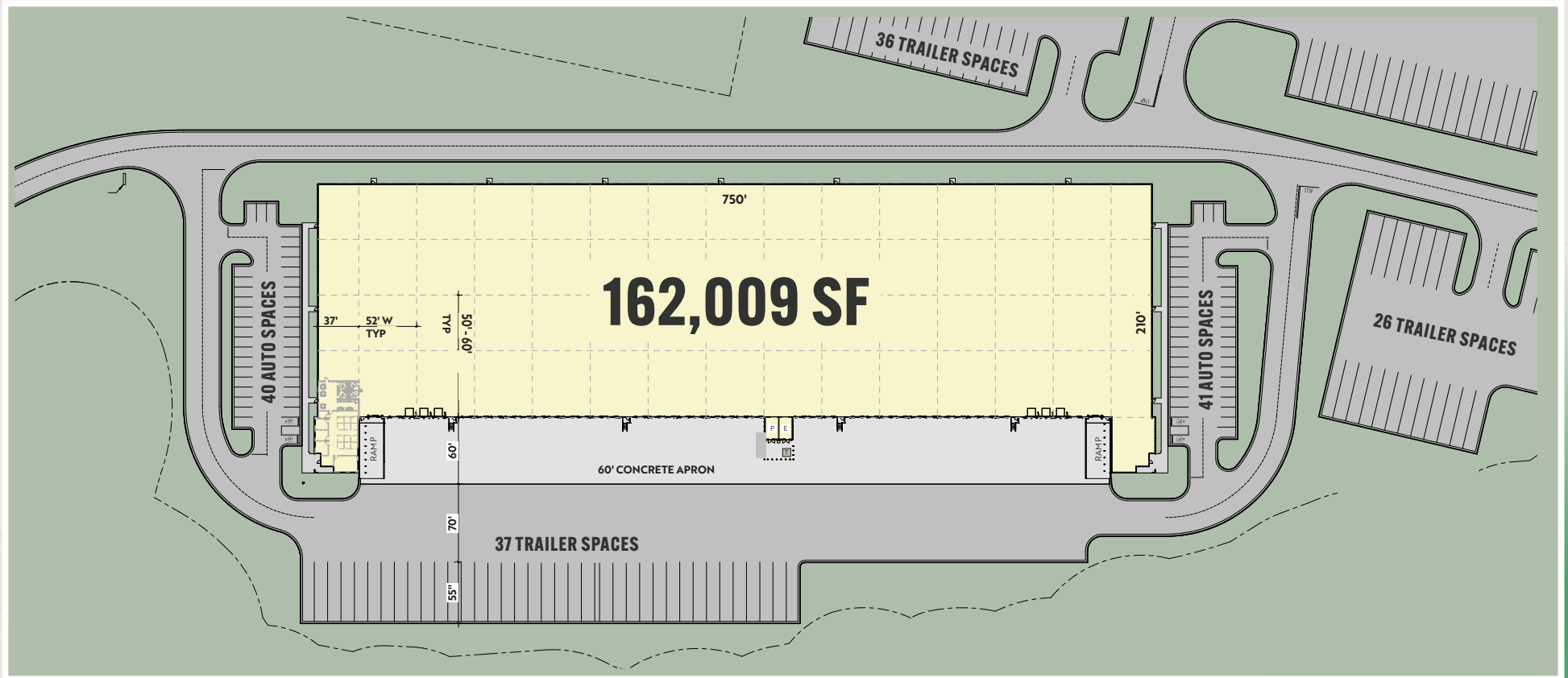
## THE PARK

Discover Gillem Logistics Center, originally known as Fort Gillem Base and named after Lt. General Alvan C Gillem, Jr. Fort Gillem opened in 1941 and was home to the First U.S. Army, the Army, and Air Force Exchange Service, the U.S. Army Criminal Investigation and a number of other federal agencies and organizations. Today, Gillem Logistics Center is an 1,168 acre master planned logistics center with over 8 million square feet of state-of-the-art e-commerce and distribution facilities.

## PROPERTY HIGHLIGHTS

- » Closest Class A Bulk Distribution Facility to Atlanta
- » Prime location near Hartsfield-Jackson International Airport
- » Tier 1 Tax Credits
- » High-image new construction
- » Modern industrial park setting with prestigious tenants
- » Lead by professional developer with 100M+ SF of experience

# BUILDING 650 PLAN & SPECS



**TOTAL BUILDING SIZE**  
162,009 SF

**DRIVE-IN DOORS**  
2 (12' x 14')

**COLUMN SPACING**  
52'w x 50'd typical  
with 60'd speed bays

**SPRINKLER SYSTEM**  
ESFR

**POWER**  
3000 amp service  
(277/480 vol, 3 phase, 4 wire)

**LIGHTING**  
Warehouse lighting  
at 30FC

**SPEC OFFICE**  
2,934 SF

**CAR PARKING**  
81 Spaces

**CONFIGURATION**  
Front load

**ROOF**  
45mil R-20 insulation TPO membrane

**LOADING DOCKS**  
42 (9' x 10') loading  
doors, six (6) doors  
equipped with 35,000 lb,  
pit style levelers

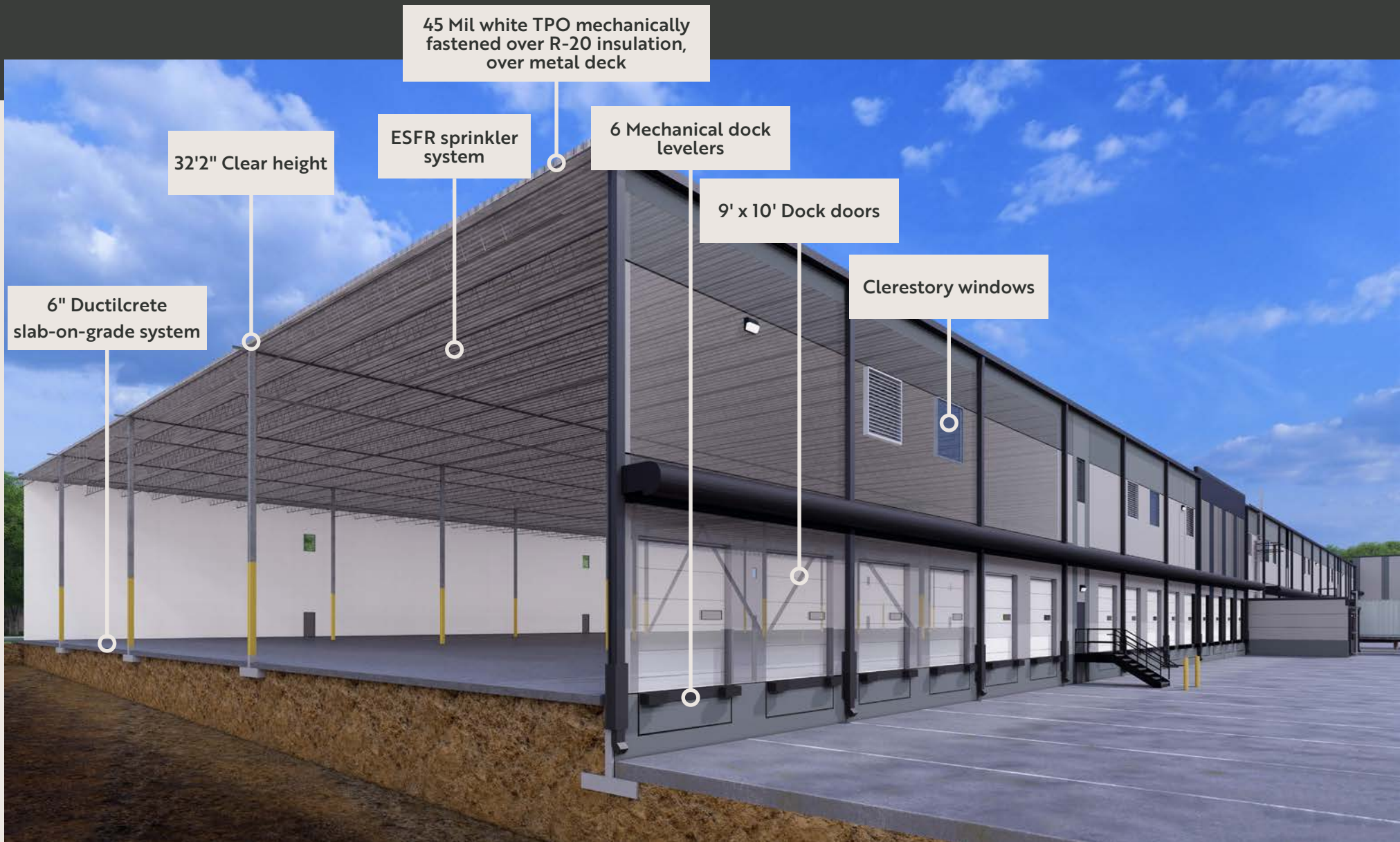
**FLOORING**  
6" Ductilcrete slab with  
reinforced control joints in  
speed bays on soil cement

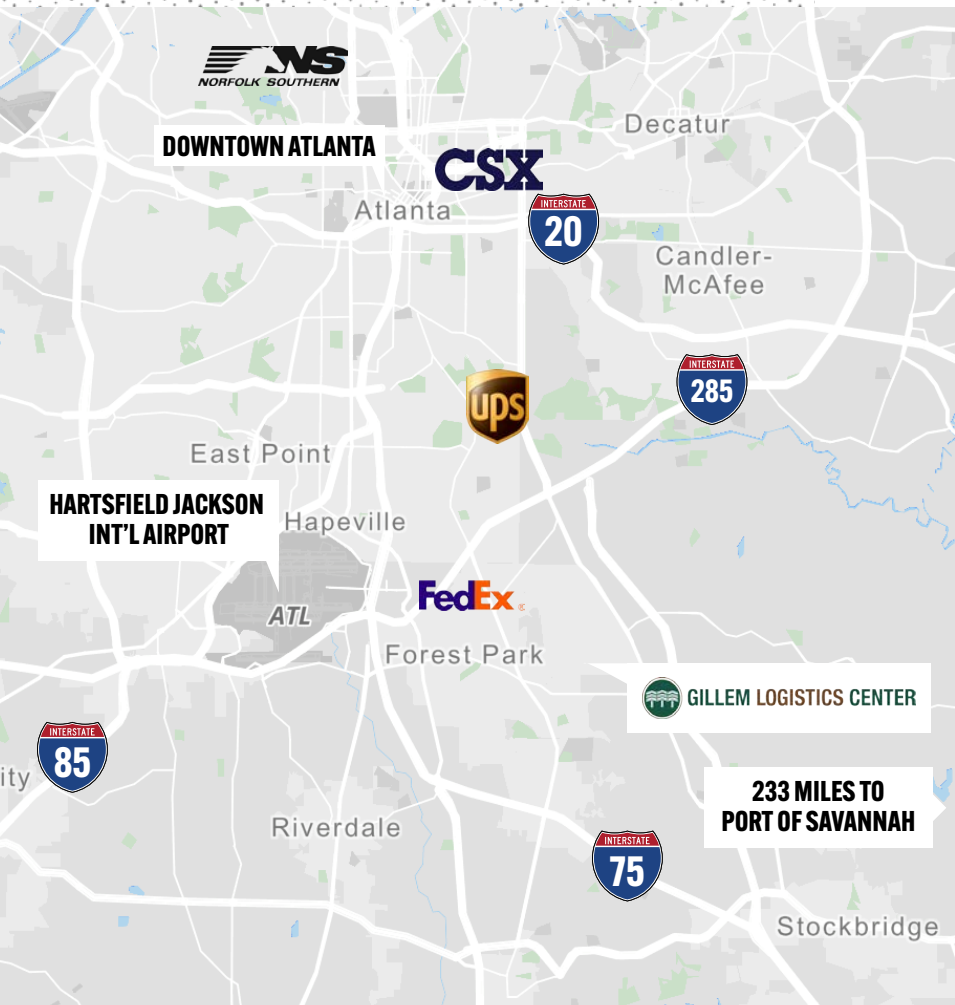
**CLEAR HEIGHT**  
32'2"

**TRAILER PARKING**  
37 Spaces (Expandable to ±99)

**BUILDING DIMENSIONS**  
± 750' x ± 210'

# BUILDING 650 3D SPECS





# SUPERIOR INFILL LOCATION

I-675	<1 MI	HARTSFIELD JACKSON INT'L AIRPORT	5 MI
I-285	4 MI	DOWNTOWN ATLANTA	12 MI
I-75	5 MI	CSX INTERMODAL	12 MI
I-20	10 MI	NORFOLK SOUTHERN INTERMODAL	20 MI
I-85	12 MI	PORT OF SAVANNAH	233 MI
FEDEX FREIGHT	4 MI		
UPS FREIGHT	5 MI		

## COMPELLING INCENTIVES

Bonds for title program available

Reduce property taxes by an average of 25% over a 10-year span with 50% property tax reduction year one

Job creation minimum requirements apply

- At least 30 full time employees
- Average wage of \$17.50 per hour at the location

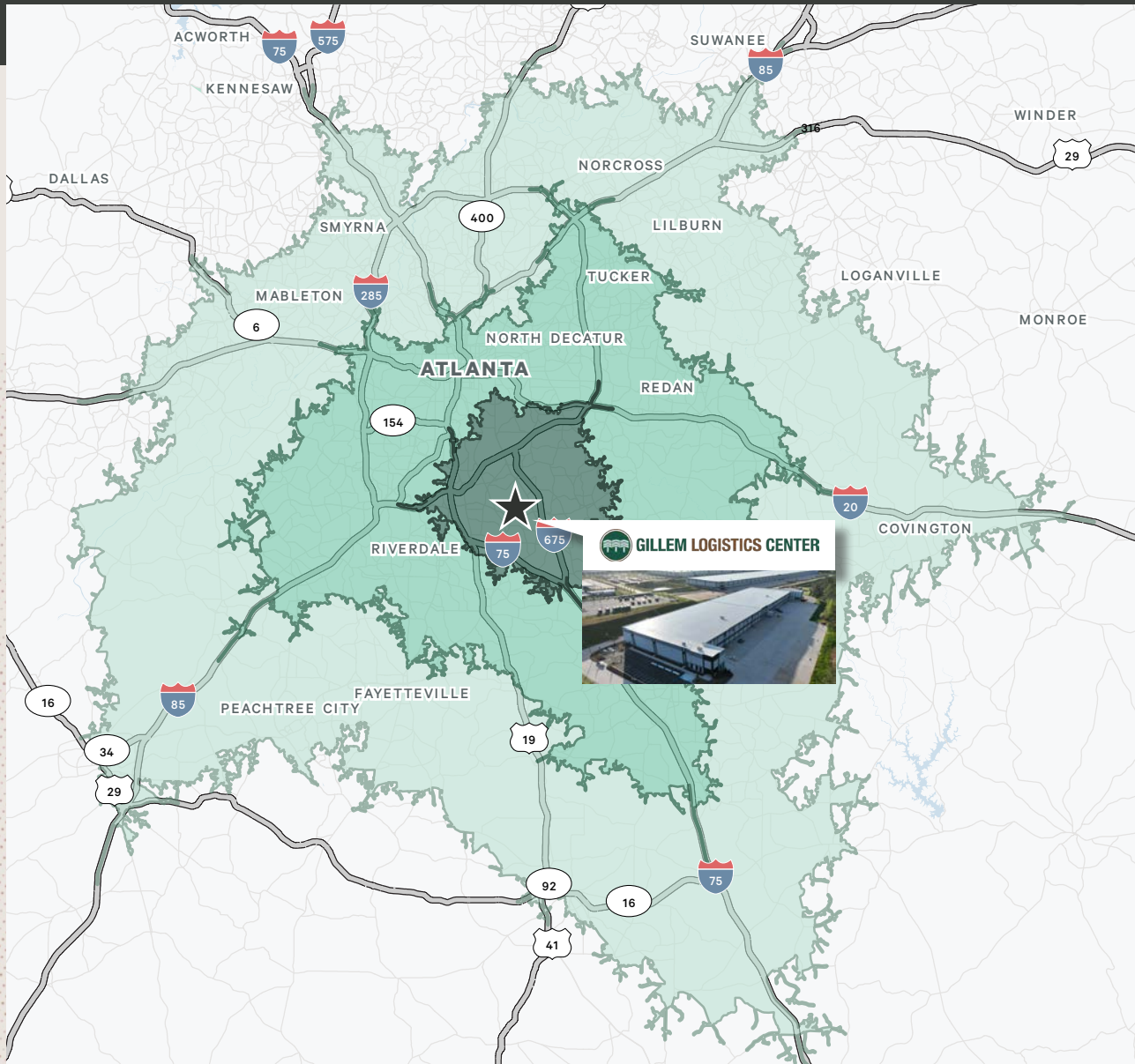
**200 EMPLOYEES  
= \$4M SAVINGS**

**YEAR 1: \$4,000 X 200 JOBS  
= \$800,000**

**TOTAL: \$800,000 X 5 YEARS  
= \$4,000,000**

- Tier 1 Job Tax Credits
  - » Situated within a Tier 1 district, Gillem Logistics Center users will be eligible for annual job tax credits of \$4,000 per new employee for up to five years (for a total of \$20,000 per job created). Businesses receiving the job tax credit can apply it to 100% of their tax liability each year and credits may be carried forward for up to 10 years.
- Highly robust tax abatement program
- Foreign Trade Zone (FTZ)
- 100% Freeport Exemption
- State Incentives

# ACCESS TO TOP LABOR



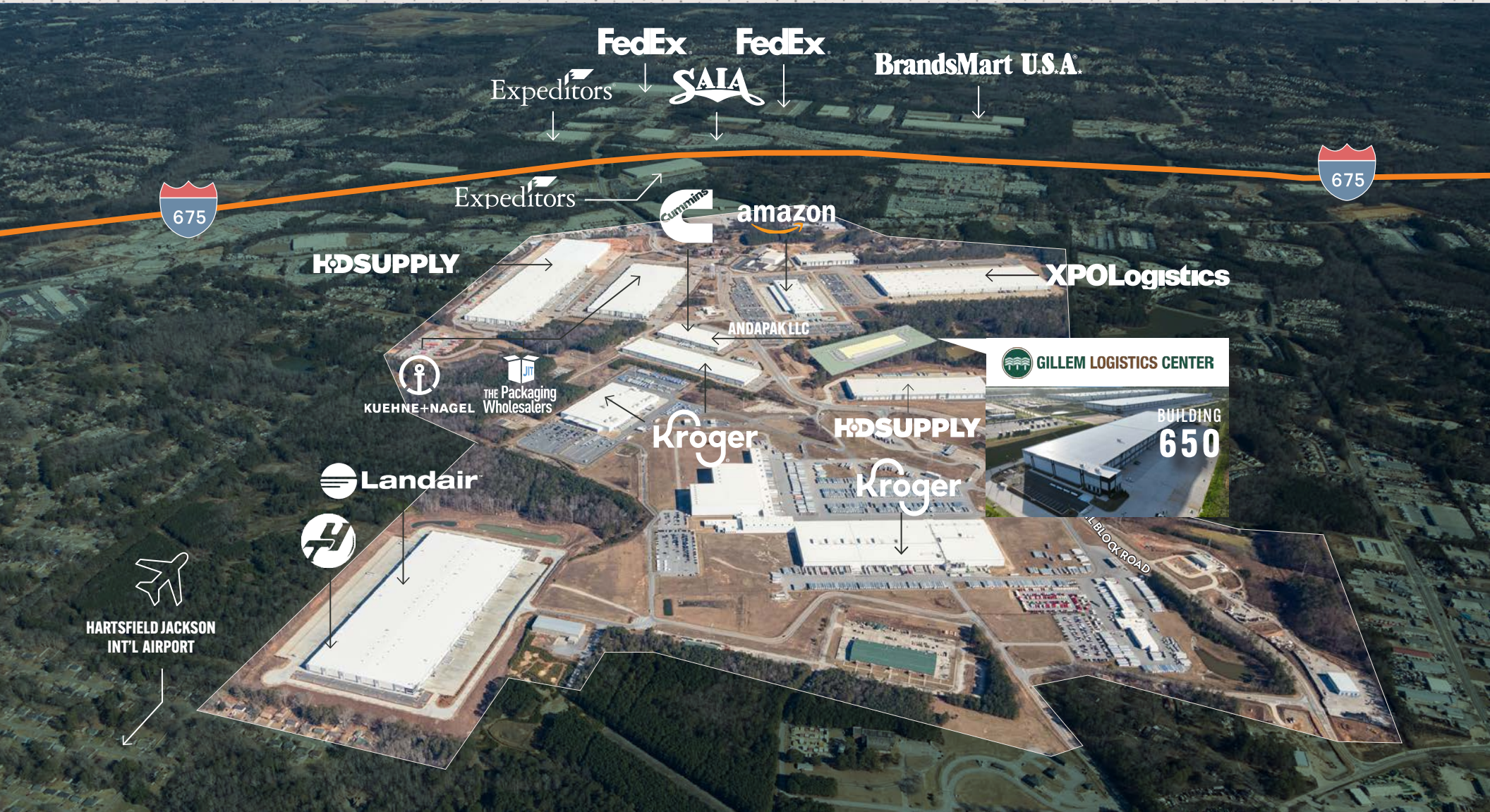
Unparalleled Access to Atlanta's Growing Consumer Base and Key Transportation Drivers including I-675, I-75, I-285 and Hartsfield Jackson International Airport

	LABORERS	TOTAL POP.
15 MIN	99,817	202,195
30 MIN	697,362	1,326,955
45 MIN	1,038,526	1,916,892

### Labor Map Key

- 15 Min Drive
- 30 Min Drive
- 45 Min Drive

# COME JOIN TOP-TIER COMPANIES



FedEx

FedEx

BrandsMart U.S.A.

Expeditors

SAIA

Expeditors



amazon

HDSUPPLY

XPO Logistics

ANDAPAK LLC



KUEHNE+NAGEL



THE Packaging Wholesalers

Kroger

HDSUPPLY

GILLEM LOGISTICS CENTER

BUILDING 650

Landair



Kroger

HARTSFIELD JACKSON INT'L AIRPORT

J-BLOCK ROAD



# GILLEM LOGISTICS CENTER

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