



A detailed architectural rendering of the Gateway 75 Logistics Center. The building is a large, modern industrial structure with a multi-story section featuring large glass windows and dark grey panels. It is surrounded by a well-maintained parking lot with several cars and a few semi-trailers. The landscaping includes green lawns, trees, and flowering bushes. The sky is blue with some clouds.

Gateway 75 Logistics Center

Jackson Rd. & Hwy. 16 Jackson, GA 30233

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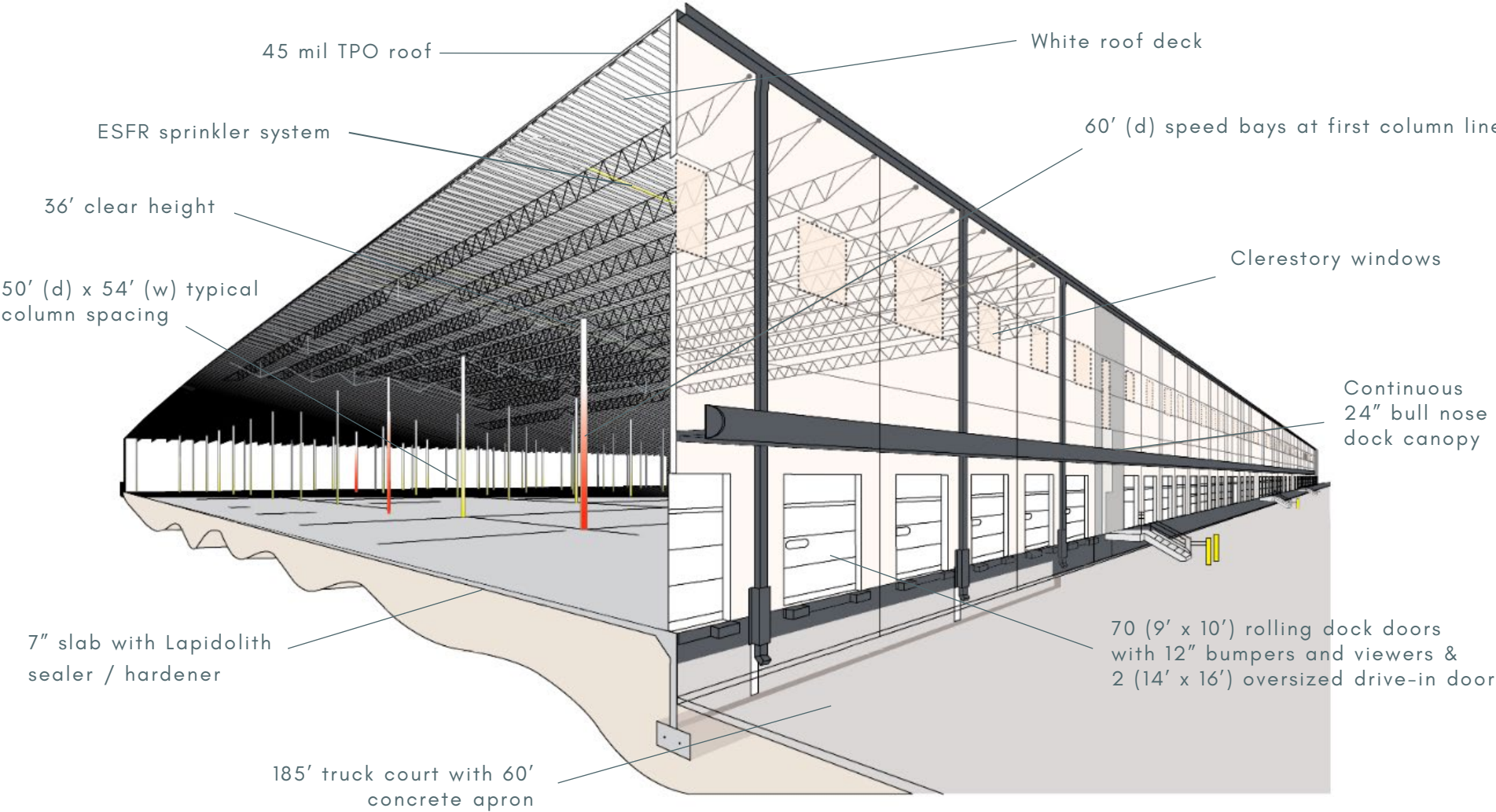


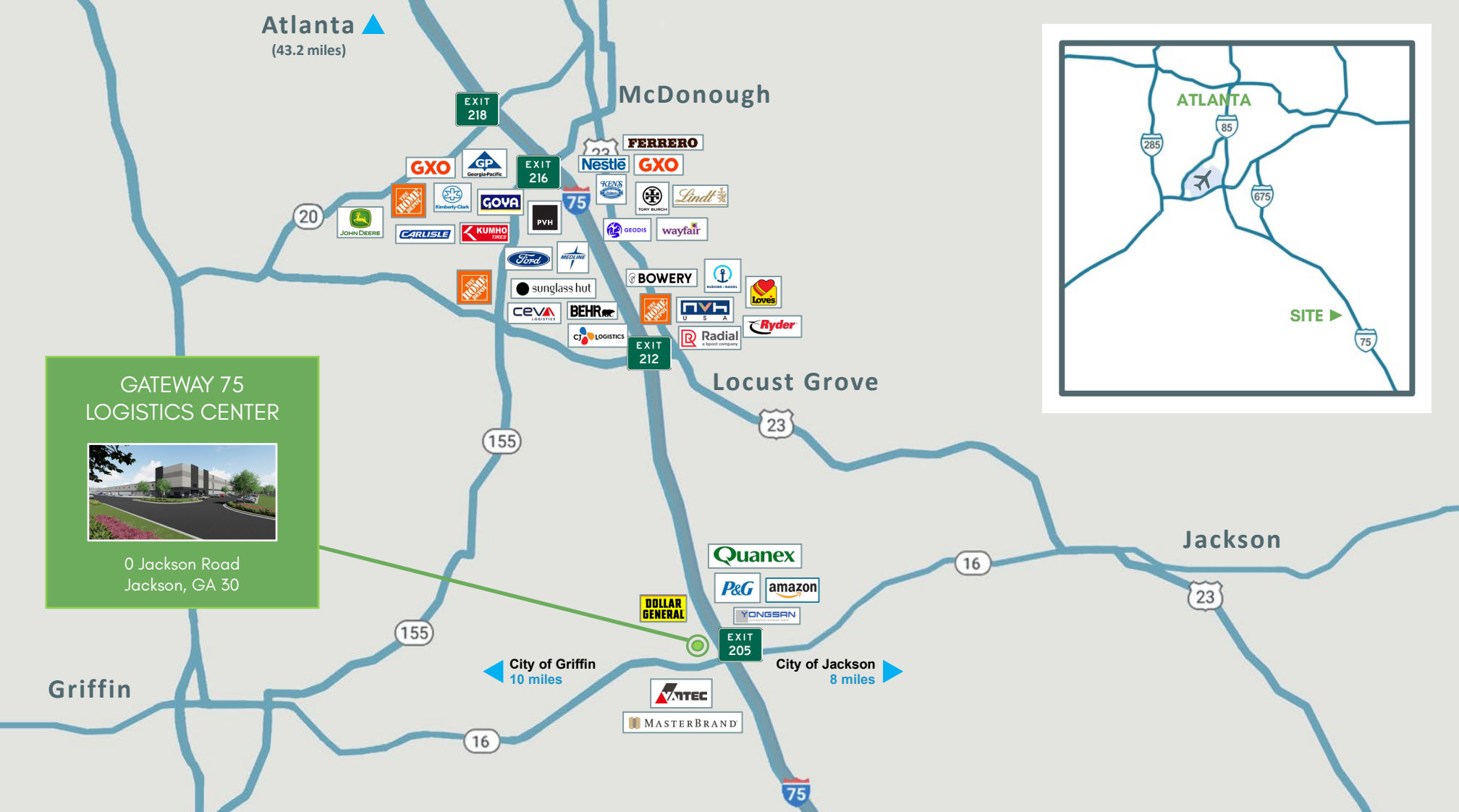
Spec or Build-To-Suit Opportunity

Strategically positioned just off I-75 at Exit 205 (GA-16), Gateway 75 Logistics Center is a 35.24-acre prime industrial development opportunity featuring one Class A front-load building up to a total of 385,620 square feet.

This proposed project offers exceptional flexibility with both **SPEC** and **BUILD-TO-SUIT** options.

Designed to meet the highest standards, the building will incorporate modern amenities and cutting-edge design including concrete tilt-wall construction, 36' clear heights and flexible outdoor or trailer storage.





Interstate 75: 0.4 miles
Interstate 675: 23.2 miles
Interstate 285: 33.1 miles
Interstate 75/85: 37.6 miles



CSX / Hulsey: 40.0 miles
CSX / Fairburn: 44.5 miles
NFS / Inman: 49.4 miles
NFS / Austell: 60.6 miles



Hartsfield-Jackson
International Airport: 36.0 miles



Port of Savannah: 210 miles
(1-day round-trip truck route)



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