



# LAFAYETTE LOGISTICS PARK

500,000–1,514,734 SF | Class-A Industrial | 89 Pegasus Parkway, Lagrange, GA 30240



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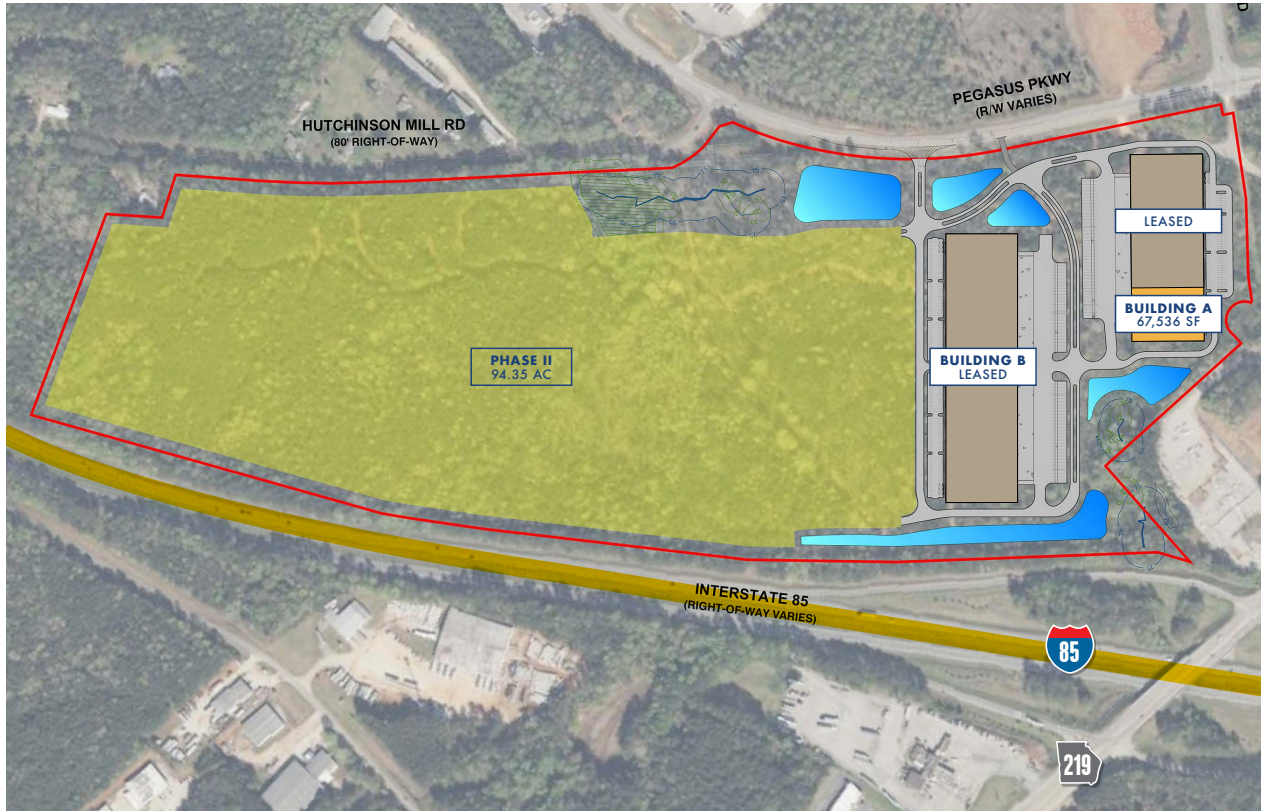
# LAFAYETTE OVERVIEW



Lafayette Logistics Park is a Class "A" industrial development located on Pegasus Parkway in LaGrange, Georgia and is strategically located between the West Georgia Inland Port site and KIA's production facility with direct access to I-85.

Phase I has been completed and includes two Class "A" rear-load industrial buildings ranging from 187,000 to 270,000 SF. Phase II is pad-ready and can accommodate 1,004,640 SF, expandable to 1,514,734 SF through a build-to-suit engagement, including a cross-dock facility option.

- **HEAVY POWER AVAILABLE**
- **±134-ACRE CLASS "A" INDUSTRIAL PARK**
- **WITHIN 6 MILES OF THE PROPOSED WEST GEORGIA INLAND PORT**
- **DIRECT ACCESS TO I-85**



## CORPORATE NEIGHBORS



# LAFAYETTE - PHASE II: BUILD-TO-SUIT OPTION A



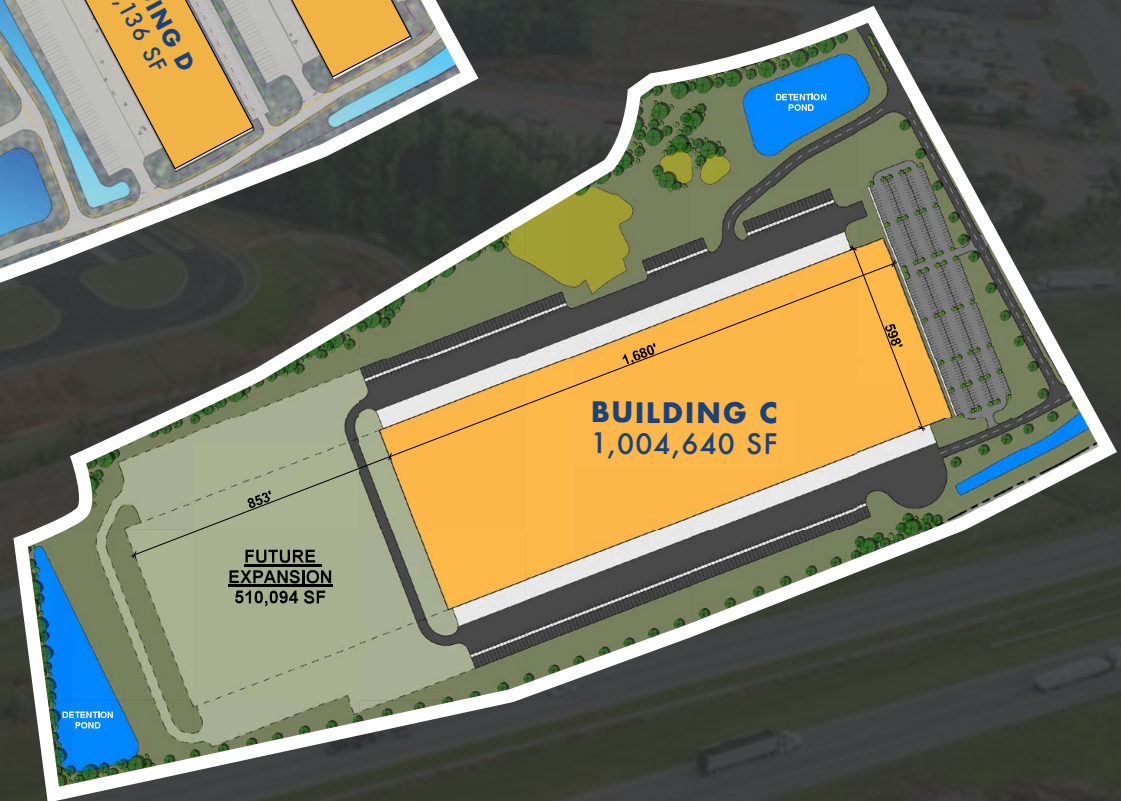
# LAFAYETTE - PHASE II: BUILD-TO-SUIT OPTIONS B & C



**OPTION B** Total SF  
1,325,560



**OPTION C** Total SF  
1,514,734



# CORPORATE NEIGHBORS



# LAFAYETTE CSX INLAND PORT



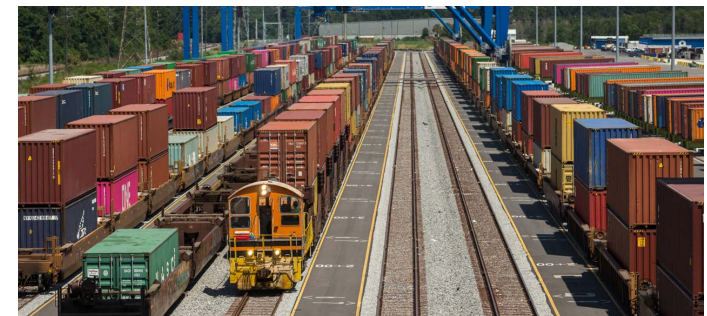
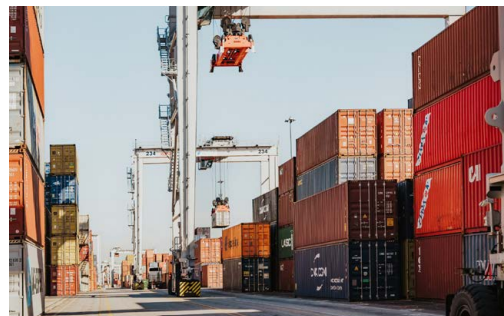
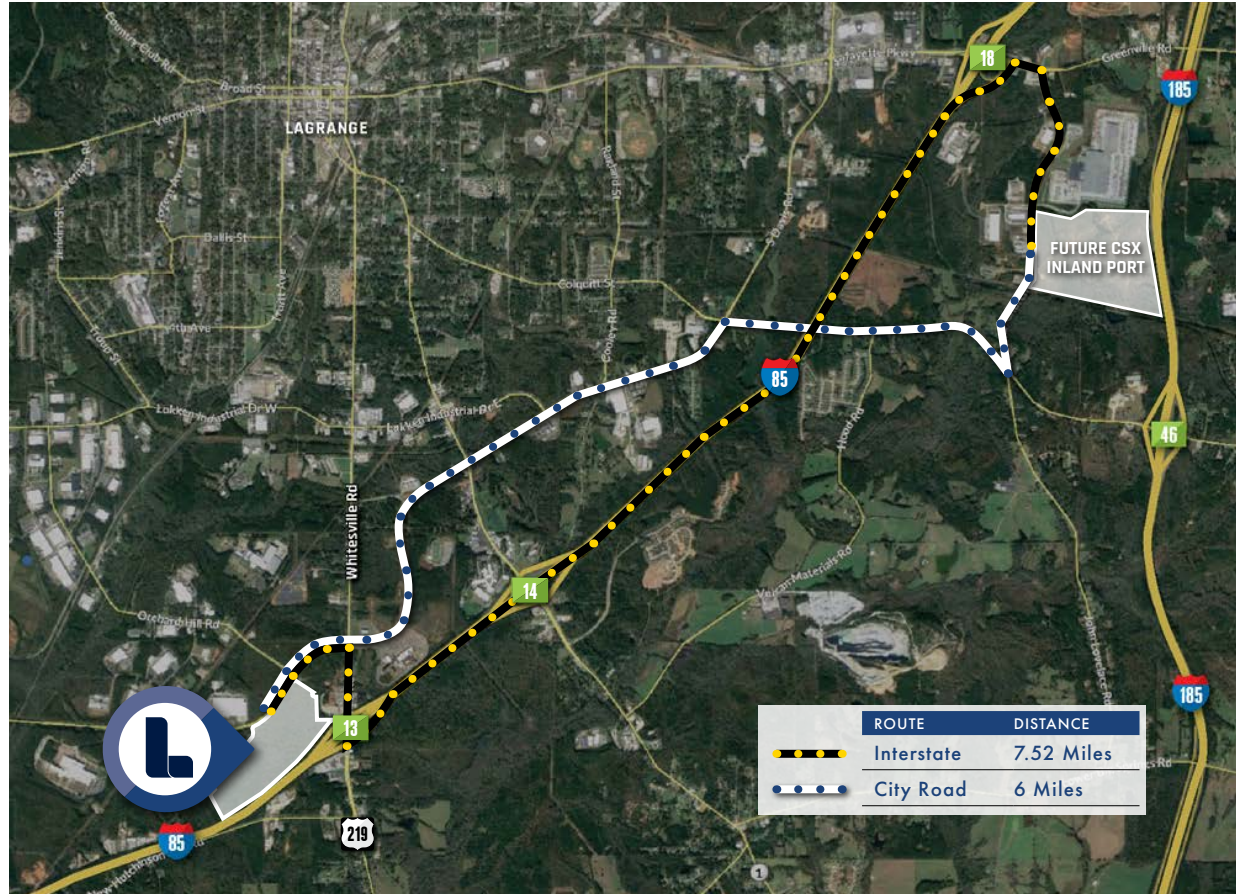
**CAPEX \$45 MM WITH 50+ JOBS**

**GA PORT AUTHORITY CLOSED ON THE 200 ACRE SITE NEXT TO WALMART DISTRIBUTION IN JANUARY, 2022.**

**PROJECTED COMPLETION 2028**

**STRATEGIC ADVANTAGES:**

- Capacity expected to be over 100,000 TEU's annually
- Avoid heavy congestion at seaports
- Increased capacity
- Reduction of unit transport costs/ Drayage costs
- Added-value activities (sorting, packing, labeling)
- Expedited freight processing and distribution
- Consolidation of import and distribution functions in one location
- Increased logistics capacity



# KIA CORPORATION WEST POINT, GEORGIA



**THE WEST POINT, GEORGIA FACILITY IS THE ONLY KIA MANUFACTURING PLANT IN THE UNITED STATES, AND THE ONLY AUTOMAKER IN GEORGIA.**

KIA Georgia produces high quality, affordable vehicles, while recognizing environmental protection and regulatory compliance as core values. Striving to enhance both economic value and sustainability.

**KIA IS PRODUCING 350,000 UNITS/VEHICLES ANNUALLY**

KIA currently produces five automobiles on a single line – Telluride, Sorento, Sportage, EV-6 and EV-9.

## **THE TRAINING CENTER**

The KIA Georgia Training Center is jointly operated by KIA Georgia and Georgia Quick Start and houses robotics, welding and electronics labs, classrooms and equipment for training on state-of-the-art programmable logic controllers. The KIA Georgia Training is a key part of KIA Georgia's growth to more than 2,700 team members and continues to provide world class training to the KIA Georgia team.

# INCENTIVES - STATE & LOCAL



## STATE INCENTIVES

Our portfolio of incentives begins with a tax credit to spur job creation, and includes an array of other credits for investing in R&D, shipping through ports, and making key expansion investments. Georgia tax exemptions are just as robust: creating savings in startup and operating costs. All of this is anchored by a 5.75% corporate tax rate based on single-factor apportionment.

## LOCAL INCENTIVES

The City of LaGrange is the first recipient of the Community Development Block Grant (CDBG) Innovative Grant Program from the Georgia Department of Community Affairs (DCA). CDBG is a federally funded program for states which focuses on benefiting low- to moderate-income people by providing resources for livable neighborhoods, economic empowerment, and decent housing.

The CDBG Innovative Grant program focuses on projects that will result in transformational changes: individual or a series of activities which will support long-term, systemic, and sustainable change. This grant is only eligible for non-entitlement communities (cities with populations of less than 50,000 and counties with less than 200,000).



## UTILITIES:

- Site is currently serviced with a 10 MVA substation
- Future upgrades up to 500 MW available to the property
- City of LaGrange Electrical Utility can provide rates of ~55% lower than surrounding providers
- City of LaGrange electricity is comprised of 50% carbon free energy
- Water utilities – 26,000-acre lake gives LaGrange a surplus of 14MM gallons of excess water capacity

## LAGRANGE STATS:

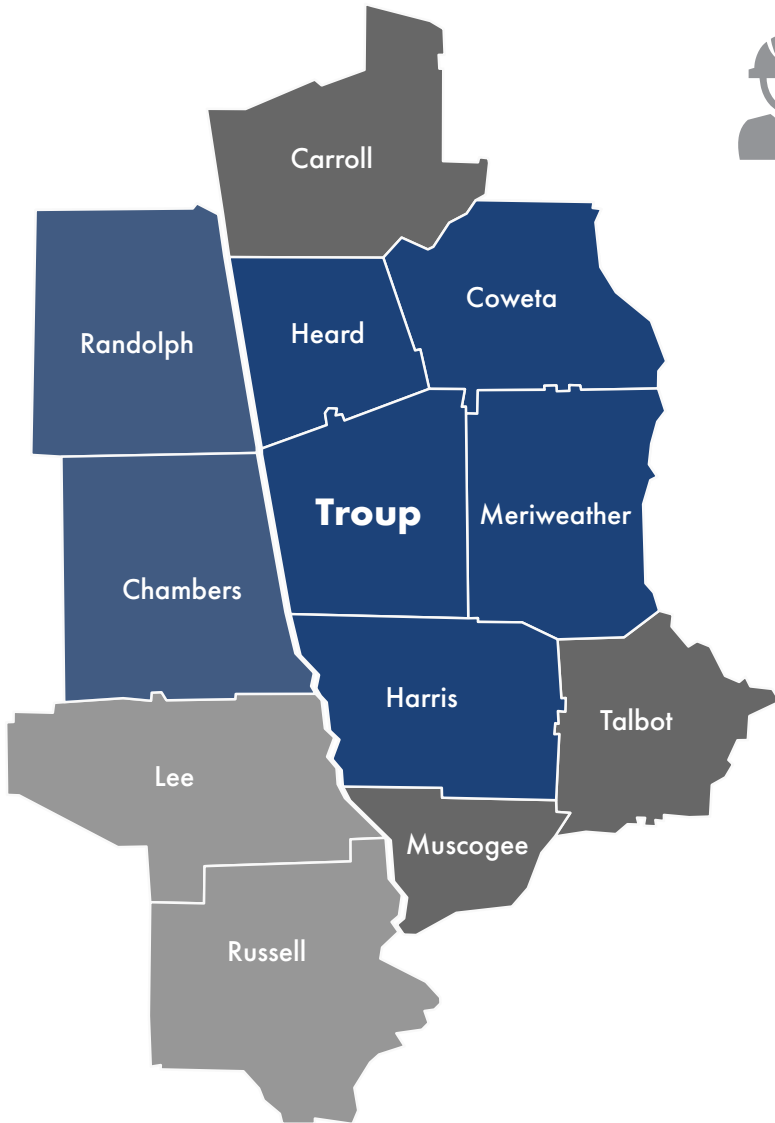
- 100 Manufacturing operations in LaGrange
- More Fortune 500's per capita than anywhere in the US
- \$2.2B capital investment over the last 7 years
- 1,200 NAFTA employees – skilled labor highly concentrated in the automotive industry
- 24,000 workers drive to LaGrange daily

## ECONOMIC INFRASTRUCTURE:

- Inland port is expected to move 120,000 containers/year (Appalachian port – Chatsworth, has capacity for 75,000 containers/year and Northeast Port – Gainesville, capacity up to 150,000 containers/year)
- 2,000 housing units under construction with another 4,500 planned.



# LAGRANGE LABOR SHED



157,526

Person workforce in seven county region



410,000

Person workforce in 12 county labor shed

## WHY LAGRANGE & TROUP COUNTY?

We are equipped with a highly trained workforce in advanced manufacturing, robotics and automation, healthcare, distribution and education.

45-minute labor shed, which spans 8 counties in Georgia and 4 in Alabama.

1<sup>ST</sup>

## LAGRANGE & TROUP COUNTY RANK

1<sup>ST</sup> in Georgia for the strongest available labor shed and 6<sup>th</sup> for number of people employed by international companies. Businesses from Canada, Denmark, Germany, India, Japan, The Netherlands and the United Kingdom are happy to call LaGrange home.



# LOGISTICS LOCATIONAL DISTANCES



## INTERMODAL

Future West Georgia Inland Port	7.5 Miles
UPS Hub (Pegasus Pkwy)	0.5 Miles
FedEx Hub (LaGrange)	1.5 Miles
CSX Transportation (LaGrange)	1.3 Miles
CSX Transportation (Fairburn)	52 Miles
Norfolk Southern (Atlanta)	74 Miles
Norfolk Southern (Austell)	79 Miles

## INTERSTATE

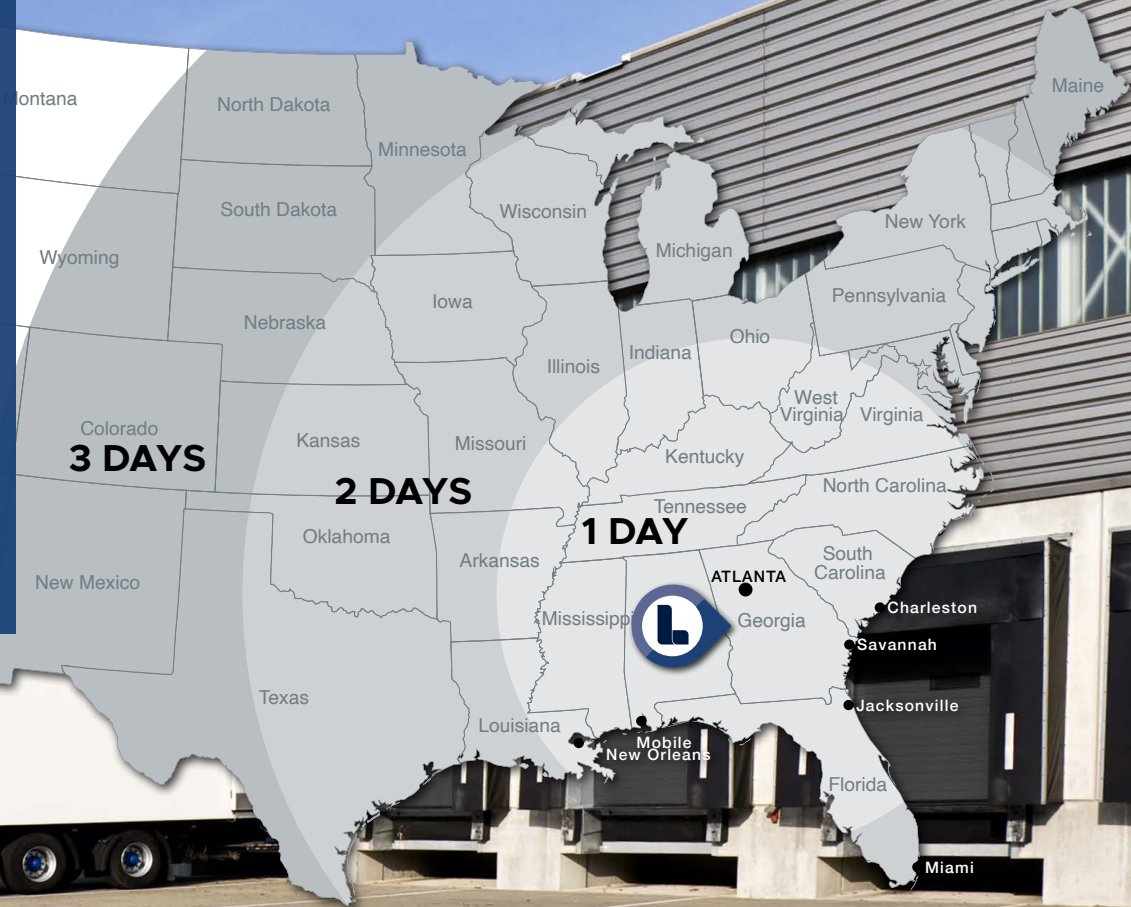
I-85 (Exit 13)	0.8 Miles
I-285	56 Miles

## AIR

LaGrange-Callaway Airport	3.9 miles
Hartsfield-Jackson Atlanta Int'l Airport	59 miles

## PORT CITIES

Mobile, AL	263 Miles
Savannah, GA	267 Miles
Jacksonville, FL	332 Miles
Charleston, SC	372 Miles





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