

PENDERGRASS COMMERCE CENTER SITE 2

Logistics Lane, Pendergrass, GA (Northeast Atlanta)



PROPERTY HIGHLIGHTS



Conveniently located off Interstate I-85, with access to I-985



Equidistant between Hartsfield-Jackson International Airport (ATL) and Greenville-Spartanburg International Airport (GSP)



Hwy 129 Connectivity to Gainesville, Georgia and the Northeast Georgia Inland Port



Fully Graded & Ready to Develop Site, Pad can Accommodate 123,200 SF Building



Zoned Industrial, All Utilities, 185' Truck Court



For Sale or Build-to-Suit



SITE PLAN



Sewer:
Jackson County Water & Sewage Authority



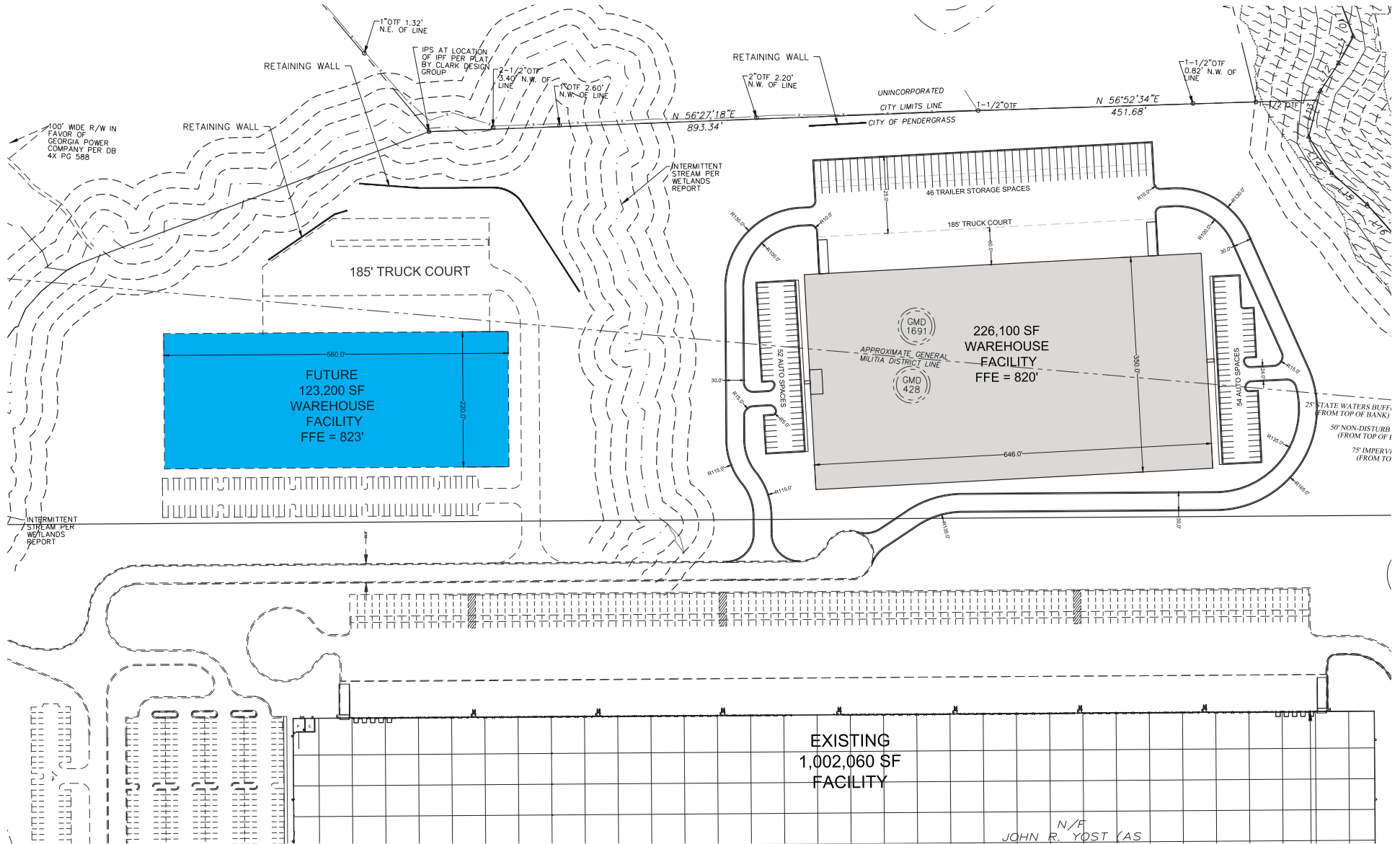
Water:
Jackson County Water & Sewage Authority



Power:
Jackson EMC Talmo



Natural Gas:
TBD



Mike Chambers
Managing Director
NAI Brannen Goddard
404 234 9591

Jack Haden
Director
NAI Brannen Goddard
404 309 8107

Kane Chambers
Vice President
NAI Brannen Goddard
404 433 4032

Liz Haden
Senior Associate
NAI Brannen Goddard
404 812 4092

| SITE AERIAL



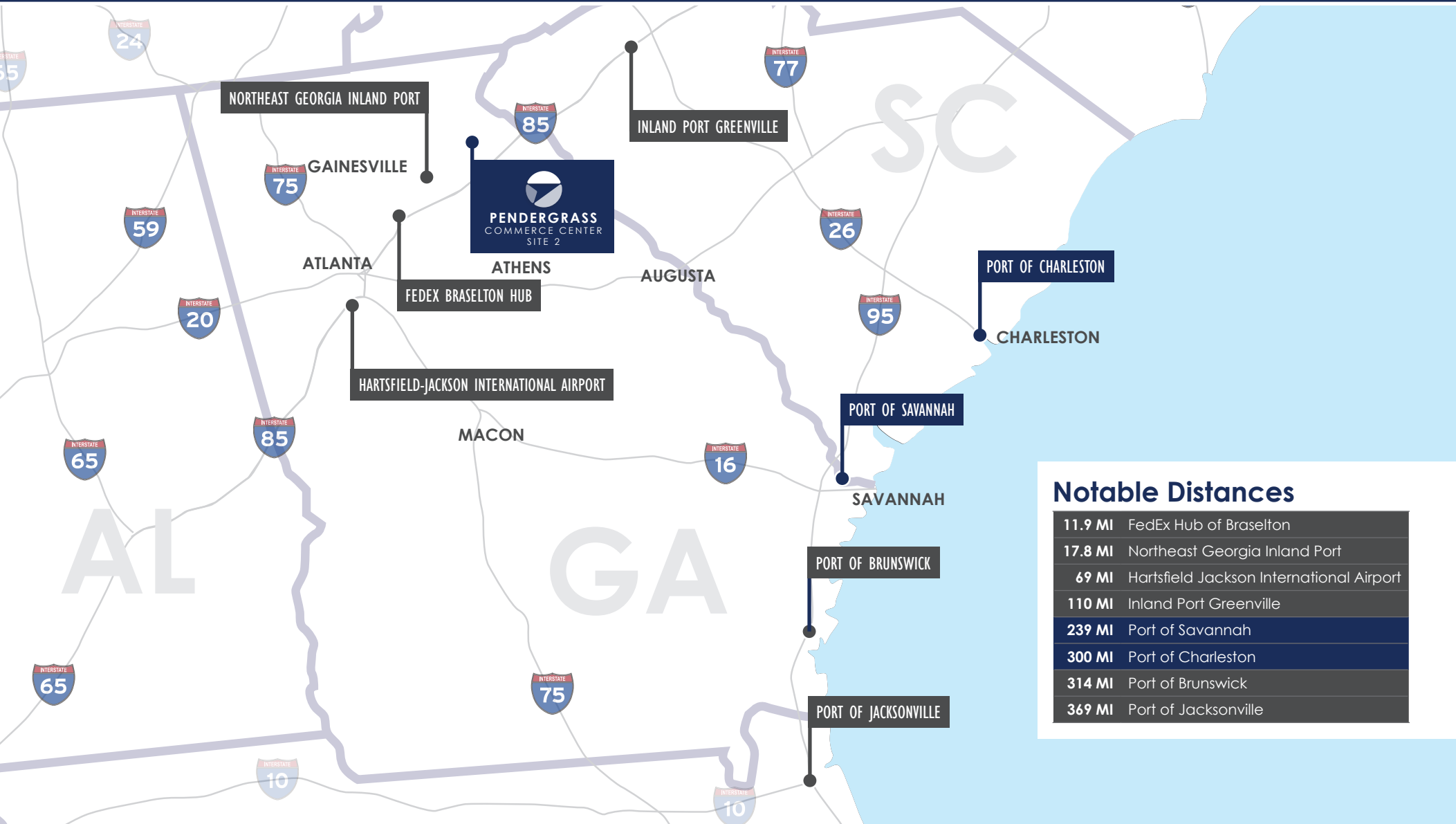
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LOCATION OVERVIEW



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WHY ATLANTA?

Atlanta ranks as one of the top industrial markets in the United States given it's proximity to the Port of Savannah, I-85, I-75, it's local 6.0M population base, and it's single day access to all of the Sunbelt.

ATLANTA BY THE NUMBERS

6MM
Total
Population

1.7%
Projected Annual
Population Increase

39%
Workforce with Bachelor's
Degree or Higher

3.1MM
Labor
Force

5.0%
Unemployment
Rate

25.9MM SF
Industrial Development
Under Construction

MAJOR CORPORATE RELOCATIONS & EXPANSIONS IN 2021

SK innovation
\$2.6B Investment
1,000 Jobs

freshly
\$52MM Investment
665 Jobs

KUMHO TIRE
\$22MM Expansion
400 Jobs

DUCKYANG
\$10MM Investment
285 Jobs

NOTABLE NORTHEAST ATLANTA AREA CORPORATIONS & HQs



EXCELLENT INFRASTRUCTURE

PORTS

Northeast Georgia Inland Port

- Planned 104-acre port which will provide a direct link to Port of Savannah via Norfolk
- Opening 2021
- 80,000 container lift start-up capacity
- Offers direct access to highway I-985

Accessibility to the Port Appalachian Regional Port and Cordele Inland Port (Port of Savannah)

AIR

Hartsfield-Jackson International Airport (ATL)

- The busiest and most efficient airport in the world
- Facilitates nonstop service to more than 150 domestic and 70 international destinations
- Typically hosts 100million passengers per year

Greenville-Spartanburg International Airport (GSP)

- Serves 2.6M passengers per year via 6 major airlines
- 115M pounds of cargo moved at GSP in 2019

ROADS & INTERSTATES

Accessible via
Interstates **85** and **985**

1 Day Drive
to Entire East Coast

RAIL

GA has the Largest Rail
Network in the Southeast

- Georgia's location provides direct rail access to Mid-Atlantic, Northeast, and Midwest regions of United States

Includes **28** freight railroads:

- Norfolk Southern and CSX
- Largest intermodal facility on the East Coast



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