

GEORGIA NORTH LOGISTICS CENTER



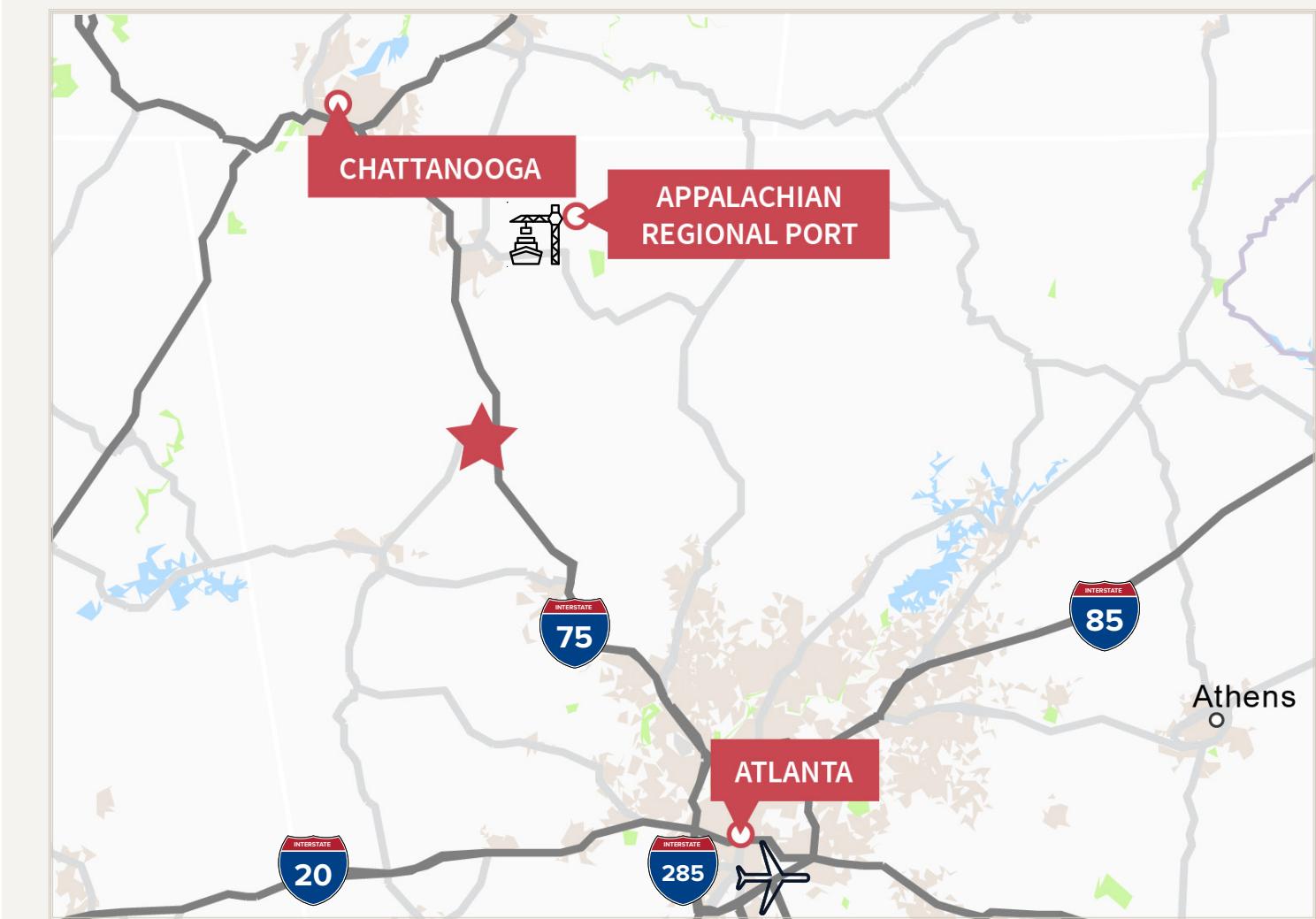


GEORGIA NORTH LOGISTICS CENTER

Over 2.2M SF Class A Space Available

Strategically located in Northwest Georgia along the I-75 corridor, Georgia North Logistics Center offers immediate availability with high interstate visibility in a strong labor pool.

| Key Distances | |
|--|-----------|
| Interstate 75 | 1.8 miles |
| Appalachian Regional Port | 41 miles |
| Chattanooga | 54 miles |
| Atlanta | 56 miles |
| Hartsfield-Jackson International Airport | 68 miles |
| Port of Savannah | 311 miles |
| Port of Charleston | 368 miles |



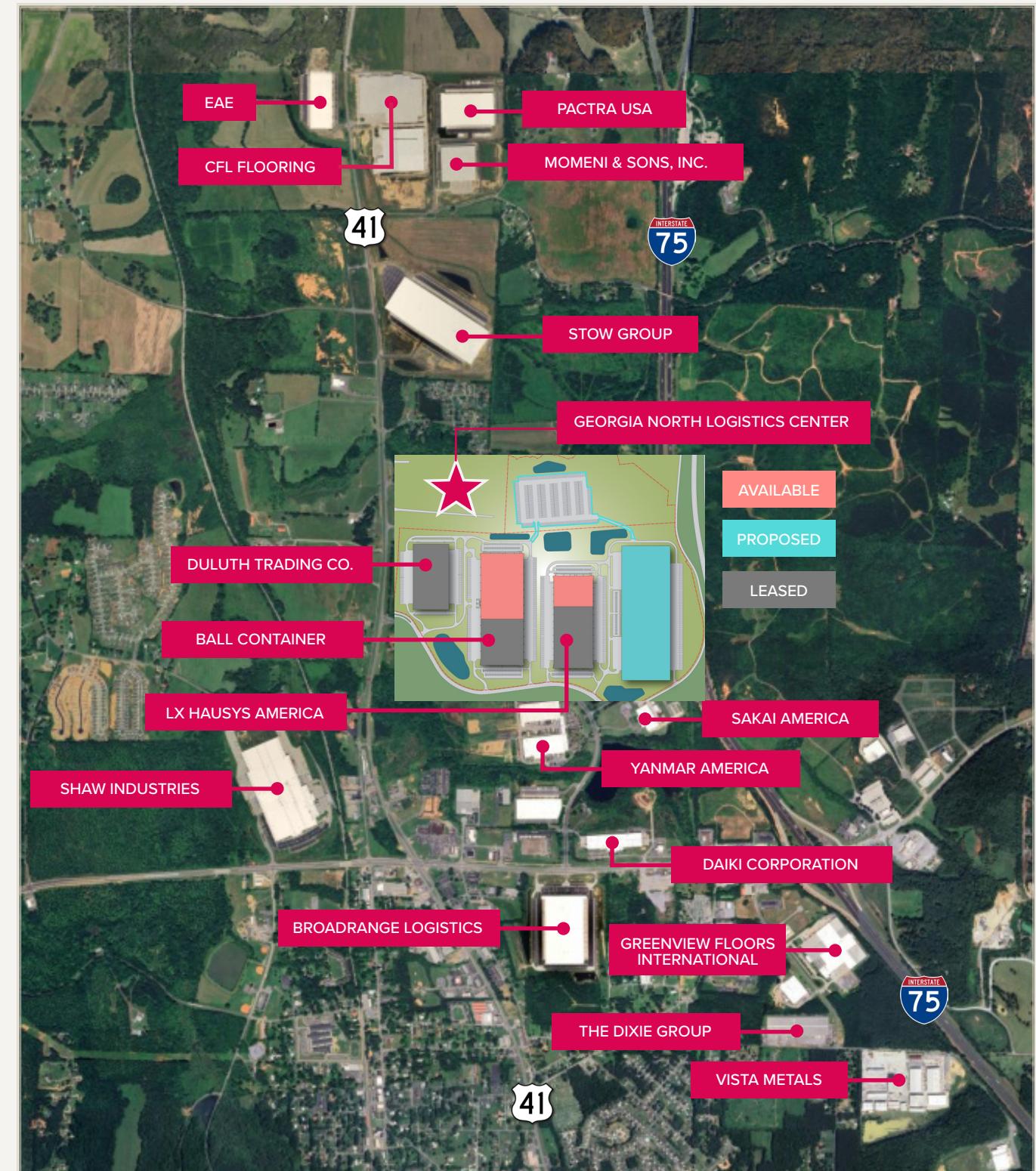
Labor and Demographics

| Labor force activity (November 2024) | | | | | | |
|--------------------------------------|-------------|-------------|------------|-------------------|-------------------------------|-------------------------------|
| | Labor force | Employed | Unemployed | Unemployment Rate | Unemployment Rate (Oct. 2024) | Unemployment Rate (Nov. 2023) |
| Bartow County | 53,616 | 51,714 | 2,902 | 3.5% | 3.5% | 2.7% |
| Bartow LDA | 848,328 | 821,610 | 26,718 | 3.3% | 3.2% | 2.6% |
| NWGA Region | 446,503 | 431,046 | 15,457 | 3.5% | 3.4% | 2.6% |
| Atlanta MSA | 3,258,351 | 3,142,894 | 115,457 | 3.5% | 3.5% | 2.8% |
| Georgia | 5,391,499 | 5,200,105 | 191,394 | 3.5% | 3.5% | 2.8% |
| United States | 168,164,000 | 161,456,000 | 6,708,000 | 4.0% | 3.0% | 3.5% |

| Bartow County Demographics (2024 Estimates) | | | | | | |
|---|------------|------------|---------------|-------------|--------------------|-------------------|
| | Population | Households | Annual Growth | Avg. Income | Daytime Employment | Consumer Spending |
| 2-mile radius | 6,322 | 2,381 | 3.9% | \$69,605 | 3,268 | \$68.5M |
| 5-mile radius | 14,565 | 5,382 | 2.0% | \$74,202 | 6,495 | \$166.8M |
| 10-mile radius | 64,328 | 23,795 | 1.3% | \$74,994 | 25,288 | \$714.2M |



Neighboring Tenants



Park Specifications



Park Features and Site Utilities

Developer

Ashley Capital

General Contractor

ARCO Design/Build

Site design and engineering

Georgia Civil, Inc.

Electricity

Gas

Water

Fiber

Georgia Power

City of Adairsville

City of Adairsville

AT&T

Building 300

Building Specifications & Site Plan



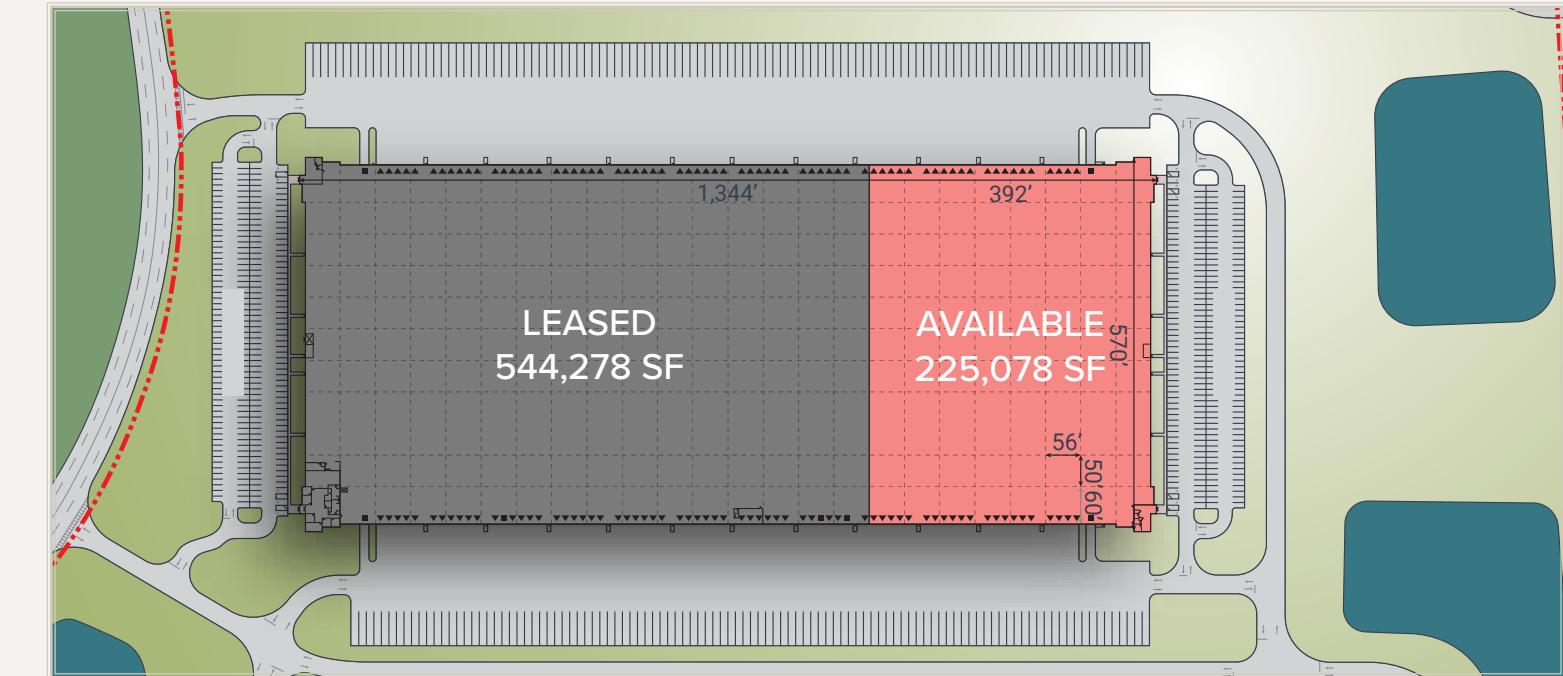
| | |
|----------------------------|--|
| Available SF | 592,072 SF |
| Office SF | 2,450 SF |
| Total SF | 1,010,100 SF |
| Building dimensions | 620' width x 1,624' length |
| Column spacing | 50' x 56' bays, columns painted safety yellow |
| Speed bay depth | 60' bays at dock walls |
| Clear height | 40' clear minimum |
| Truck court | Fully concrete 195' deep from edge of building to back of 6" curb |
| Dock high doors | 95 (9' x 10') doors with 48 (40k lb) hydraulic levelers |
| Drive-in doors | 4 (13' x 14) |
| Dock configuration | Cross-dock |
| Auto parking | 242 spaces |
| Trailer parking | 112 (12' x 60') storage spaces |
| Sprinklers | ESFR |

[Scan to view available floor plans](#)



Building 200

Building Specifications & Site Plan



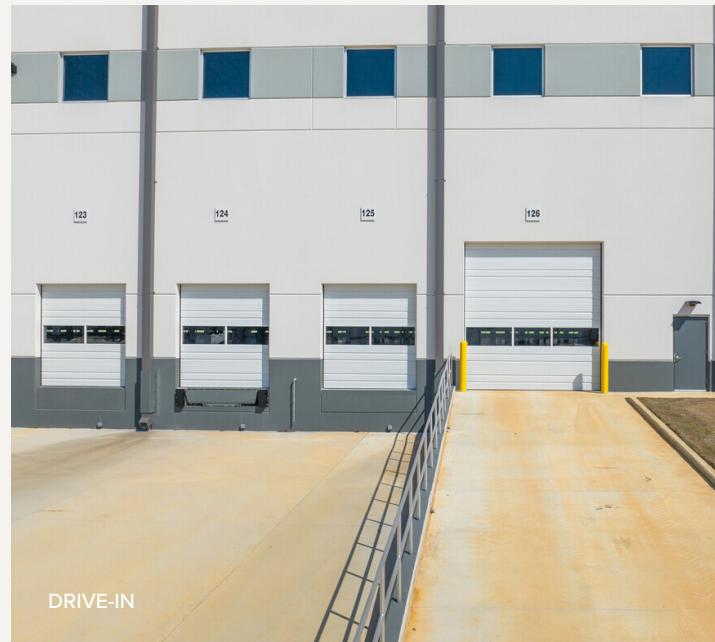
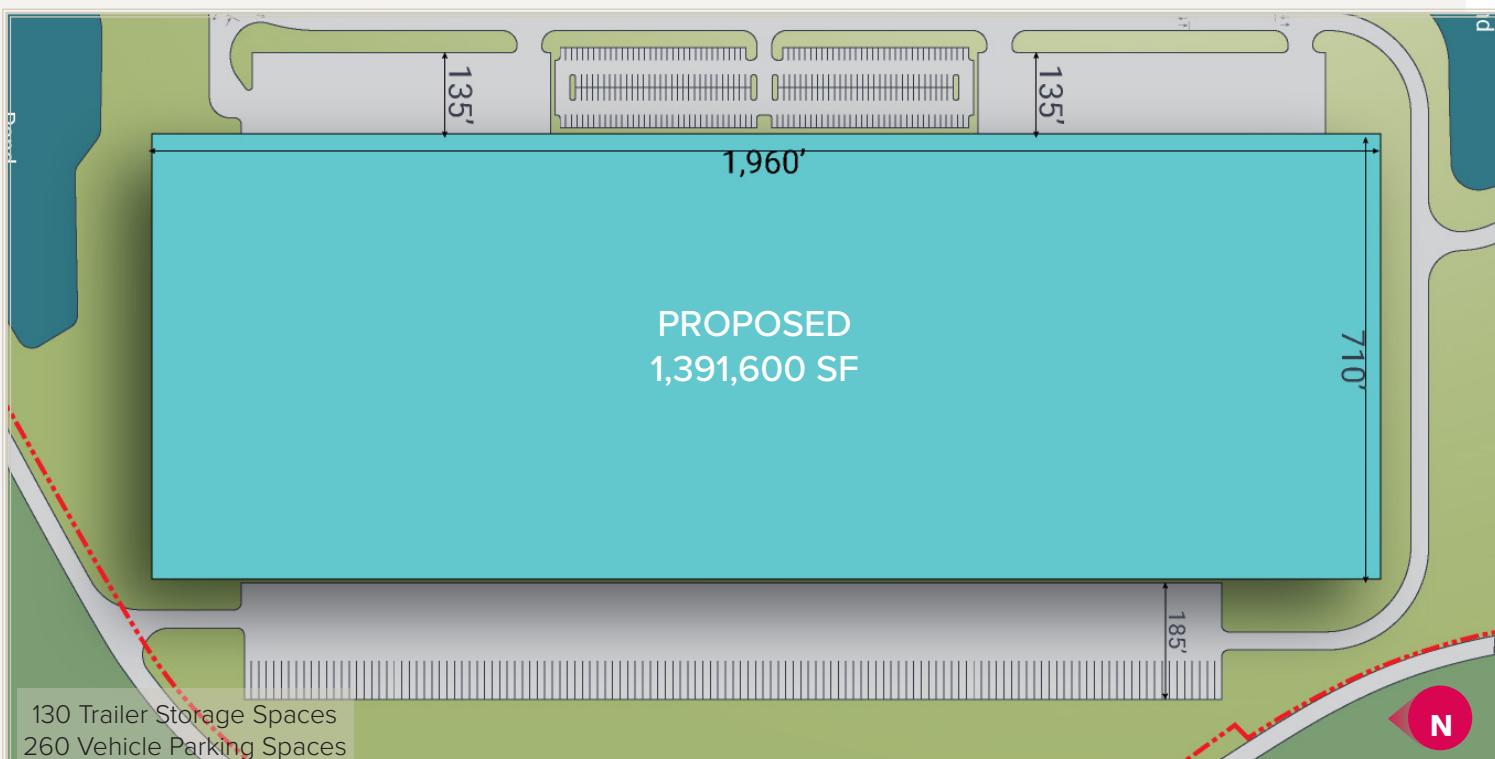
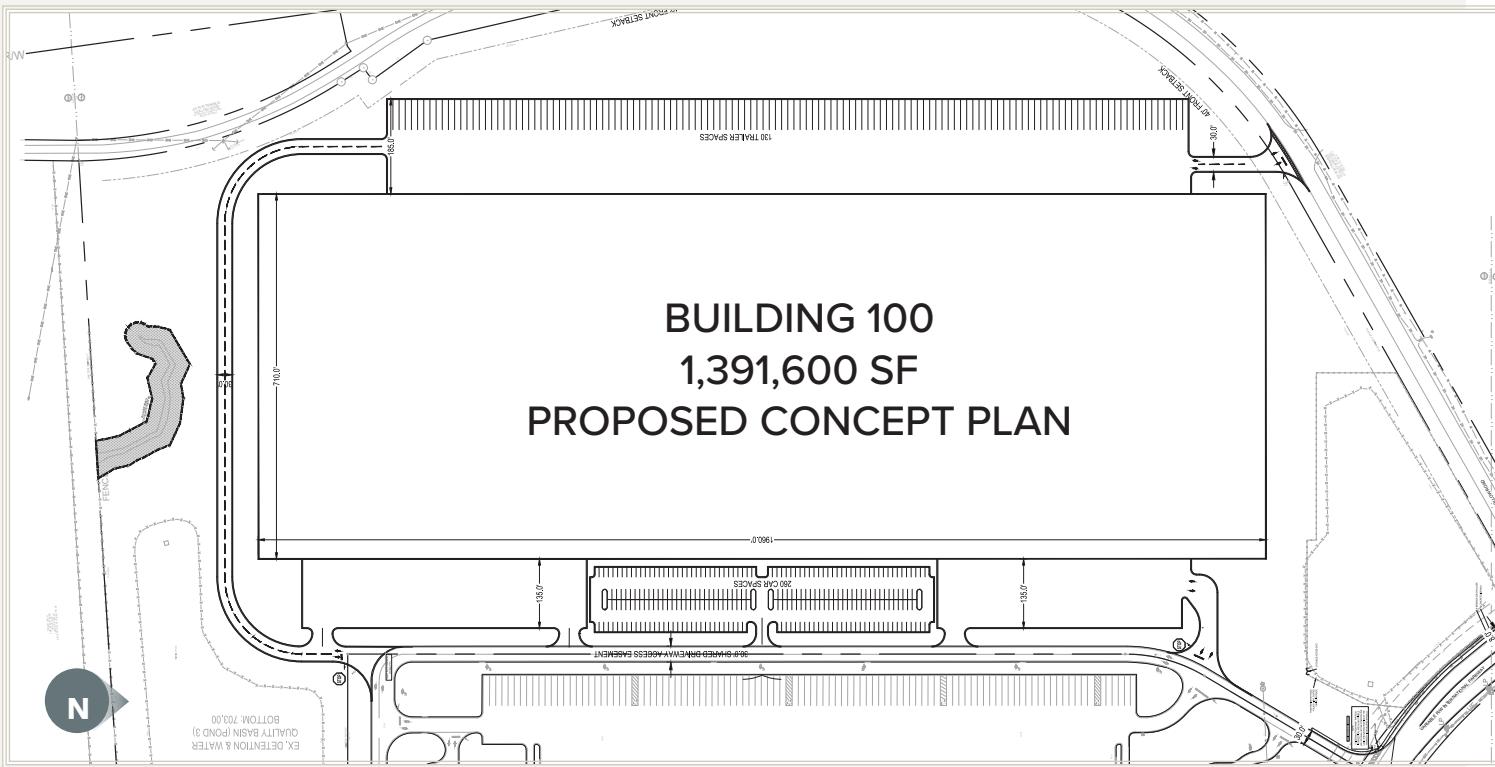
| | | | |
|----------------------------|--|--------------------------|---|
| Available SF | 225,078 SF | Power | 2,000 amps, 480/277v, 3-phase |
| Office SF | 1,335 SF | Ventilation | Gas fired unit heaters & up-blast fans |
| Total SF | 769,356 SF | Roof | Single ply 45 MIL TPO membrane & R20 insulation |
| Building dimensions | 570' width x 1,344' length | Slab | 7" concrete, 4,000 psi |
| Column spacing | 50' x 56' with 60' bays, columns painted safety yellow | Warehouse floor | Provide food-grade sealer to ductilcrete slab |
| Speed bay depth | 60' bays at dock walls | Interior lighting | LED lighting |
| Clear height | 36' clear minimum | Zoning | Industrial |
| Truck court | 190' on both sides of building | | |
| Dock high doors | 34; 12 outfitted with hydraulic levelers | | |
| Drive-in doors | 2 | | |
| Dock configuration | Cross-dock | | |
| Auto parking | 229 | | |
| Trailer parking | 68 | | |
| Sprinklers | ESFR | | |
| Interior | Walls & deck painted white | | |

[Scan to view available floor plan](#)



Building 100 (Proposed)

Building Specifications & Site Plan





Georgia North Logistics Center

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ADAIRSVILLE, GA 30103

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