

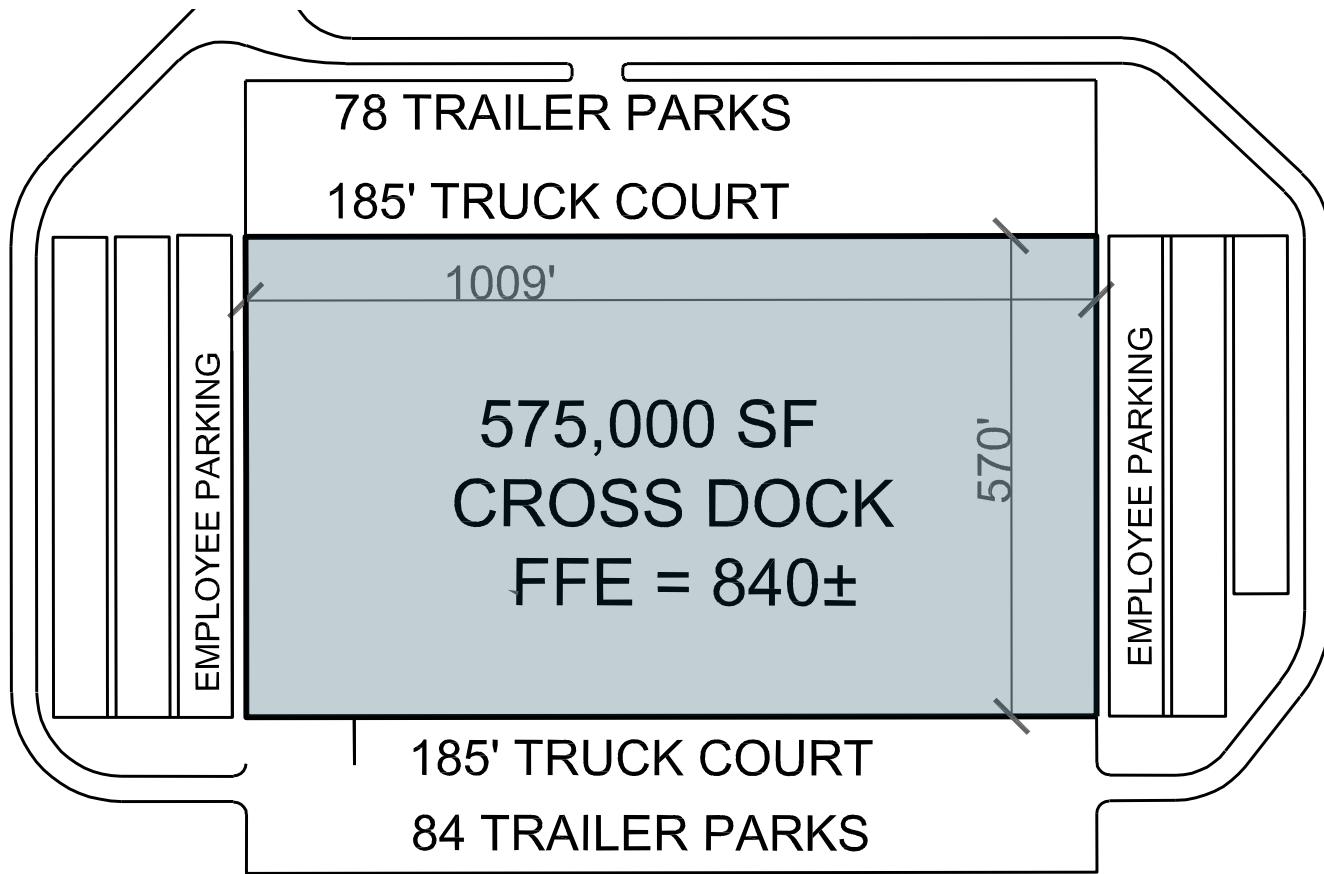


RIVERVIEW LOGISTICS PARK

DELIVERING 2024

UP TO 575,000 SF FOR LEASE

3945 FAIRBURN ROAD | DOUGLASVILLE, GA 30135



| | |
|------------------------------|---------------------------------------|
| TOTAL SIZE | 575,000 SF |
| OFFICE SF | To Suit |
| BUILDING DIMENSIONS | 1009'W x 570'D |
| CLEAR HEIGHT | 40' |
| LOADING CONFIGURATION | CROSS DOCK |
| POWER | To be determined per client's request |

| | |
|------------------------|---------------------------------------|
| SPRINKLER | ESFR |
| DOCK HIGH DOORS | 136 |
| DRIVE IN DOORS | 4 |
| LIGHTING | To be determined per client's request |
| TRAILER PARKING | 162 STALLS |

RIVERVIEW LOGISTICS PARK



PHASE II

PHASE I



PARCEL HUBS

- FedEx Ground (8.8 Miles)
- UPS Customer Center (8.9 Miles)

**RAIL INTERMODAL**

- Norfolk Southern Austell (14 Miles)
- CSX Fairburn (15 Miles)

**AIRPORTS**

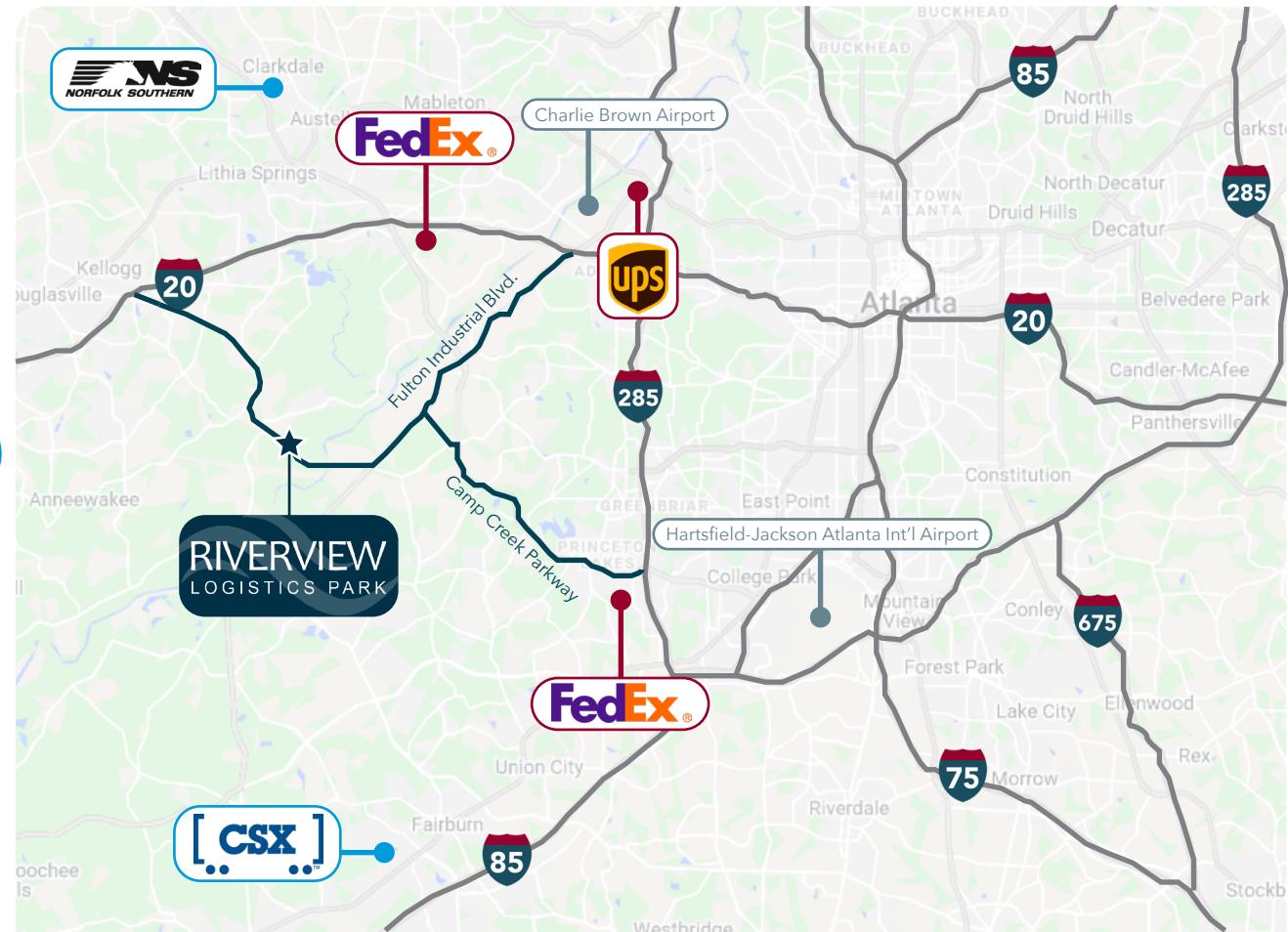
- Hartsfield-Jackson Atlanta Int'l Airport (16 Miles)
- Charlie Brown Airport (10.3 Miles)

**INTERSTATES**

- Interstate 20 (via Fairburn Road | 6.0 Miles)
- Interstate 20 (via Fulton Ind. Blvd. | 9.4 Miles)
- Interstate 285 (via Camp Creek Pkwy. | 10.7 Miles)

**PORTS**

- Savannah Ports (285 Miles)



NASHVILLE - 4.5 HOURS

CHARLOTTE - 5 HOURS

CHATTANOOGA - 75 MINS

GREENVILLE - 2.5 HOURS

BIRMINGHAM - 2 HOURS

SAVANNAH - 4 HOURS

CORPORATE NEIGHBORS



AT THE CENTER OF ITS INDUSTRIAL WORKFORCE

Riverview Logistics Park is strategically located with its workforce in mind. The park is located within Douglas County where the transportation and warehousing industry is the third largest industry in the county, employing 36% of its workforce. Additionally, it is located within one of the highest density areas for its workforce and has access to the Career Ready Training Program and a number of tax benefits.

CAREER READY TRAINING PROGRAM

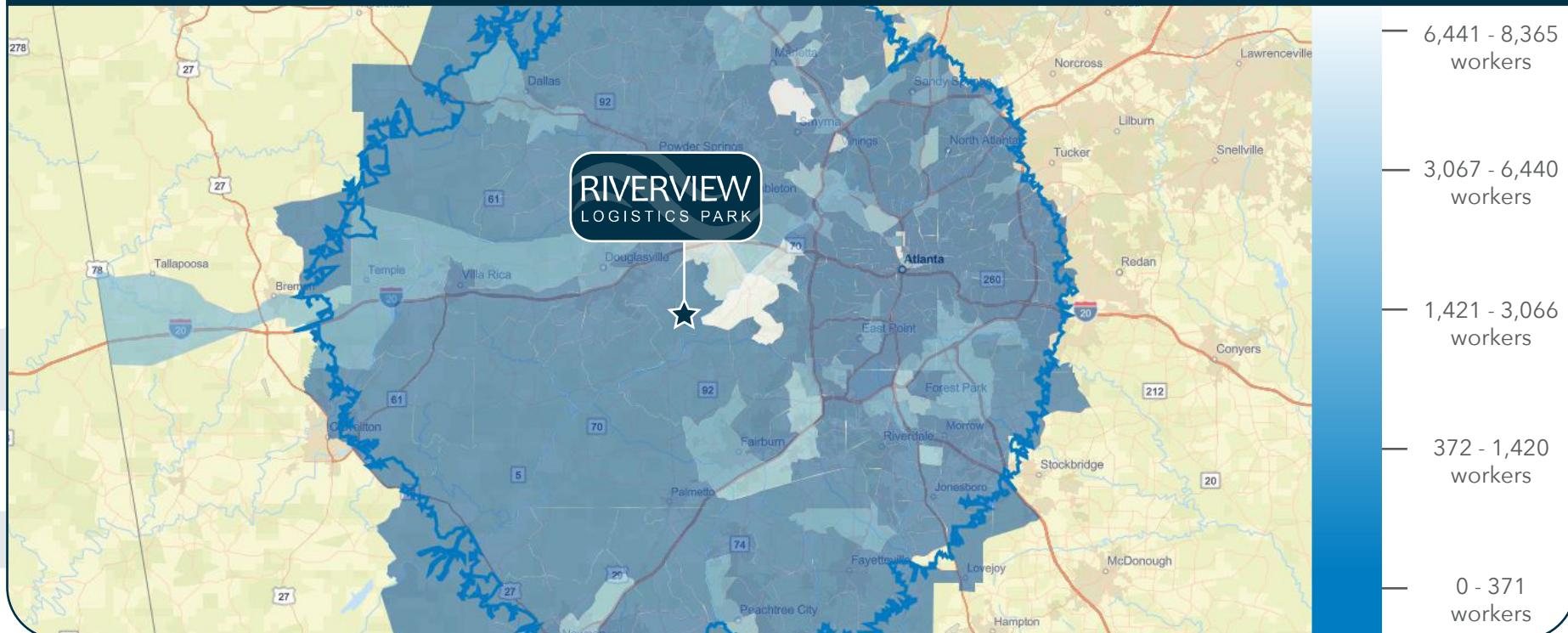
The Career Ready Training Program offers free training through federal workforce and grant funding to individuals in Douglas County, who are looking for careers in advanced manufacturing, logistics, and warehousing. This provides access to a new pipeline of candidates for Douglas County employers, who are looking for a trained and qualified workforce.

Source: Douglas County Economic Development www.developdouglas.com

|  TAX BENEFITS |  TRANSPORTATION & WAREHOUSING |  CAREER READY TRAINING PROGRAM |
|---|---|--|
| <p>Tier 3 County</p> <p>Up to \$1,750/job for up to 5 years plus property tax abatements</p> | <p>#3 Industry in Douglas County</p> <p>36% of jobs</p> | <p>Federal level grant funding to provide free training to workers in Douglas County</p> |

| DOUGLAS COUNTY | 30-MILE RADIUS |
|-----------------------------|----------------|
| TOTAL EMPLOYEES | 45,380 |
| AVERAGE HH INCOME | \$40,508 |
| INDUSTRIAL WORKFORCE | 16,178 |
| PROJECTED POPULATION GROWTH | 1.48% |
| | 1,498,940 |
| | \$62,568 |
| | 267,846 |
| | 1.18% |

WORKFORCE DENSITY WITHIN 30-MILE RADIUS OF RIVERVIEW LOGISTICS CENTER



The Industrial Workforce is comprised of Manufacturing, Transportation/Warehouse, and Wholesale Trade workers within a 30-mile radius from Riverview Logistics Park. All information is sourced from ESRI.



RIVERVIEW LOGISTICS PARK

DELIVERING 2024

FOR LEASING INFORMATION, PLEASE CONTACT:

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