



# Prologis 75 Commerce Center

Buildings from 200,000 SF to 1,290,000 SF

**JACKSON, GA**

**CBRE**

 **PROLOGIS**<sup>®</sup>

# State-of-the-Art Industrial Park in the Prime Location



Planned for buildings from 234,360 SF to 1.29 MSF



Capacity for EV charging stations



Significant trailer parking for all buildings



Roof designed for future solar capacity



Motion-sensor, LED lighting



Professionally landscaped, first class business park



Proximity to Atlanta, Port of Savannah & entire Southeastern U.S.

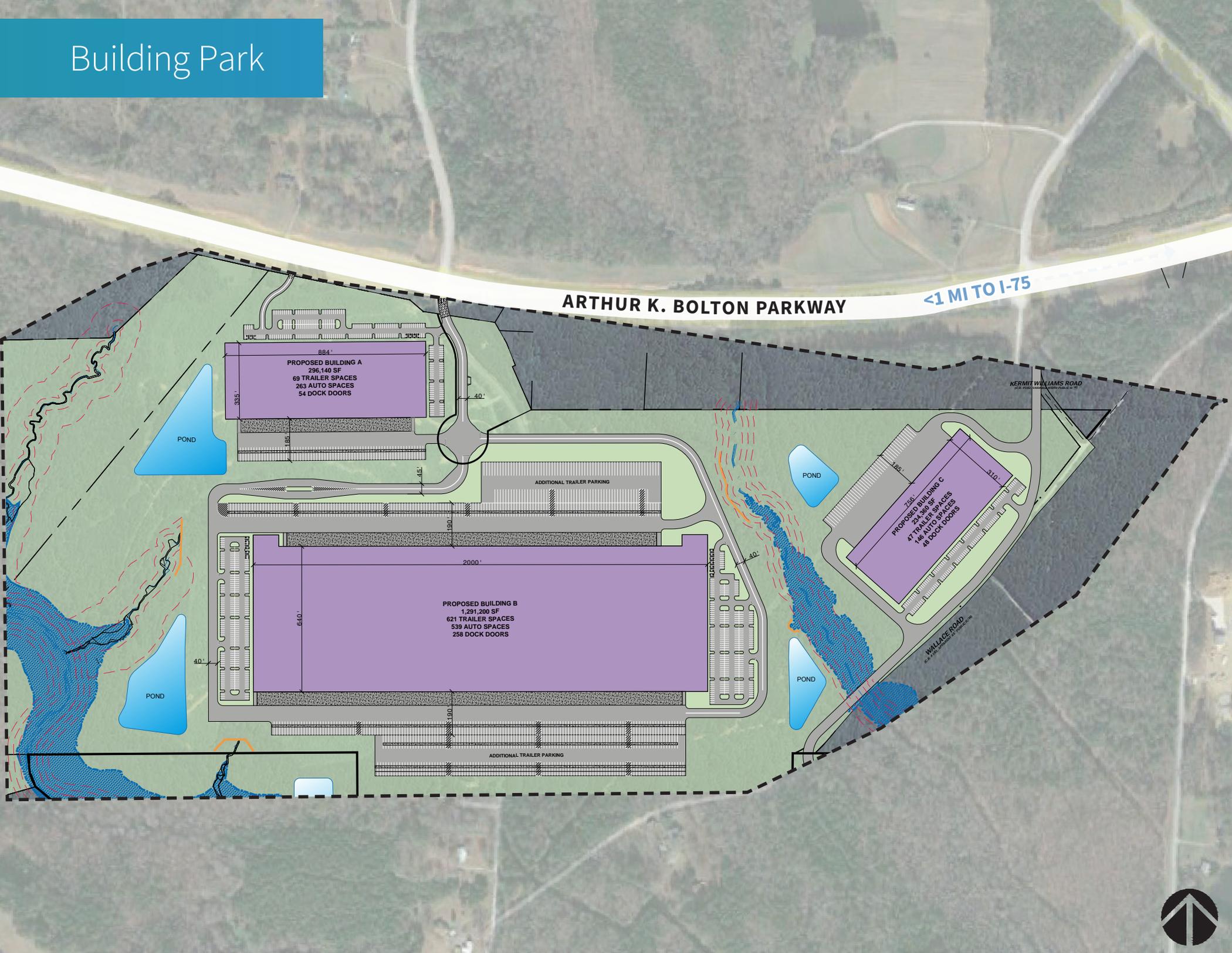
## Georgia Job Tax Credits (Butts County)

- Eligible businesses can receive a \$3,500/job/year tax credit for qualified job creation through the Georgia Job Tax Credit Program Less Developed Census Tract (LDCT)
- Also eligible for an additional \$1,250 per job tax credit for qualified increases in imports or exports through the Georgia port

## Building Specifications

	BUILDING A	BUILDING B	BUILDING C
<b>Square Footage</b>	296,140 SF	1,291,200 SF	234,360 SF
<b>Office</b>	BTS	BTS	BTS
<b>Clear Height</b>	36'	40'	36'
<b>Dock Doors</b>	54	258	48
<b>Drive-in Doors</b>	2	4	2
<b>Car Parking</b>	263	539	146
<b>Trailer Parking</b>	69	621	47
<b>Building Dimensions</b>	884' W x 335' D	2000' W x 640' D	756' W x 310' D
<b>Column Spacing</b>	56' W x 55' D	56' W x 50' D	52' W x 50' D
<b>Speed Bays</b>	60'	70'	60'
<b>Sprinkler System</b>	ESFR	ESFR	ESFR

# Building Park



ARTHUR K. BOLTON PARKWAY

<1 MI TO I-75

884'  
PROPOSED BUILDING A  
296,140 SF  
69 TRAILER SPACES  
263 AUTO SPACES  
54 DOCK DOORS

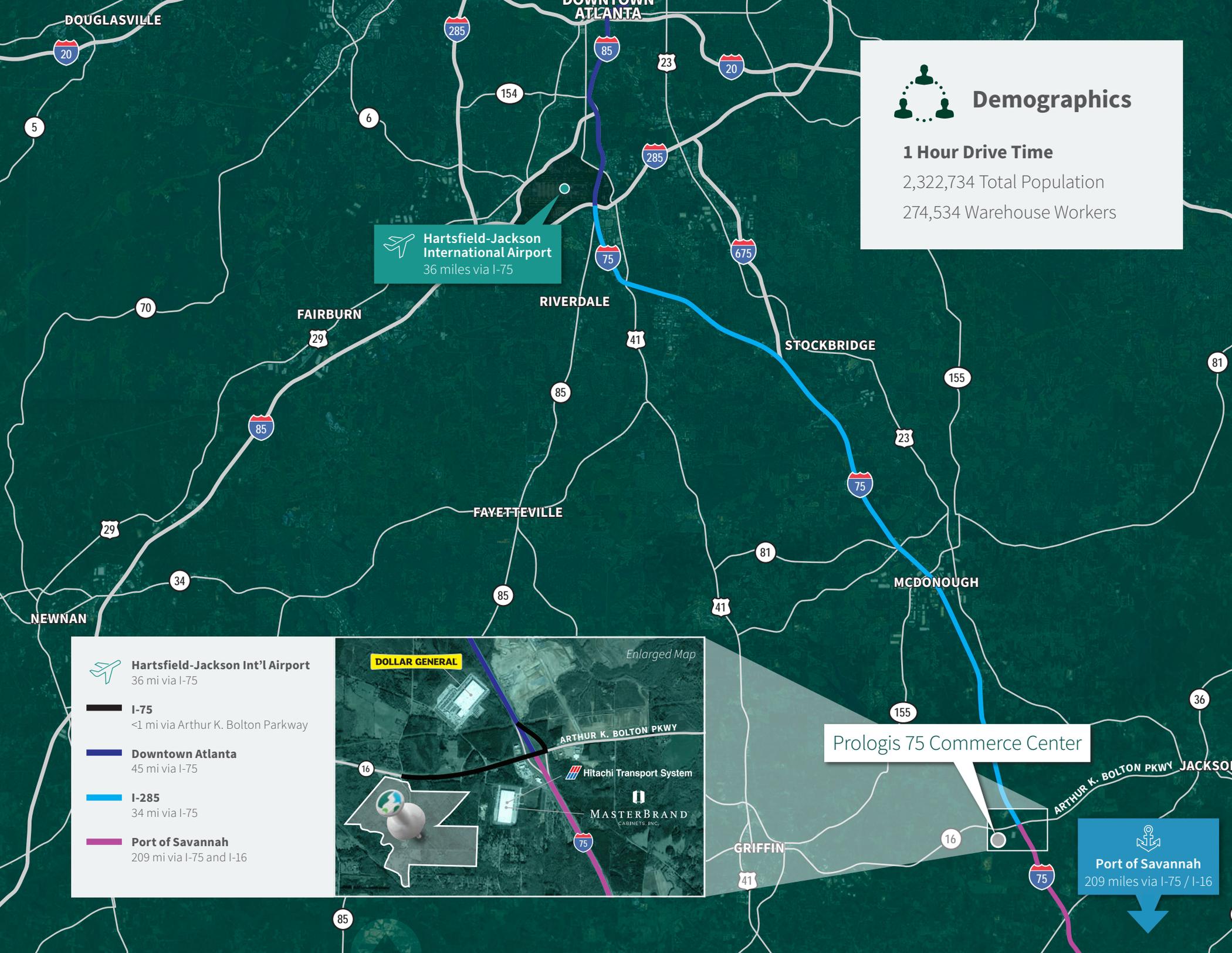
2000'  
PROPOSED BUILDING B  
1,291,200 SF  
621 TRAILER SPACES  
539 AUTO SPACES  
258 DOCK DOORS

250'  
PROPOSED BUILDING C  
234,360 SF  
47 TRAILER SPACES  
146 AUTO SPACES  
48 DOCK DOORS

KERMIT WILLIAMS ROAD  
R.F. #120, MARYLAND, 2012, E.C. #2

WALLACE ROAD  
R.F. #10, MARYLAND, 2012, E.C. #2





## Demographics

### 1 Hour Drive Time

2,322,734 Total Population

274,534 Warehouse Workers



**Hartsfield-Jackson International Airport**  
36 miles via I-75



**Hartsfield-Jackson Int'l Airport**  
36 mi via I-75

**I-75**  
<1 mi via Arthur K. Bolton Parkway

**Downtown Atlanta**  
45 mi via I-75

**I-285**  
34 mi via I-75

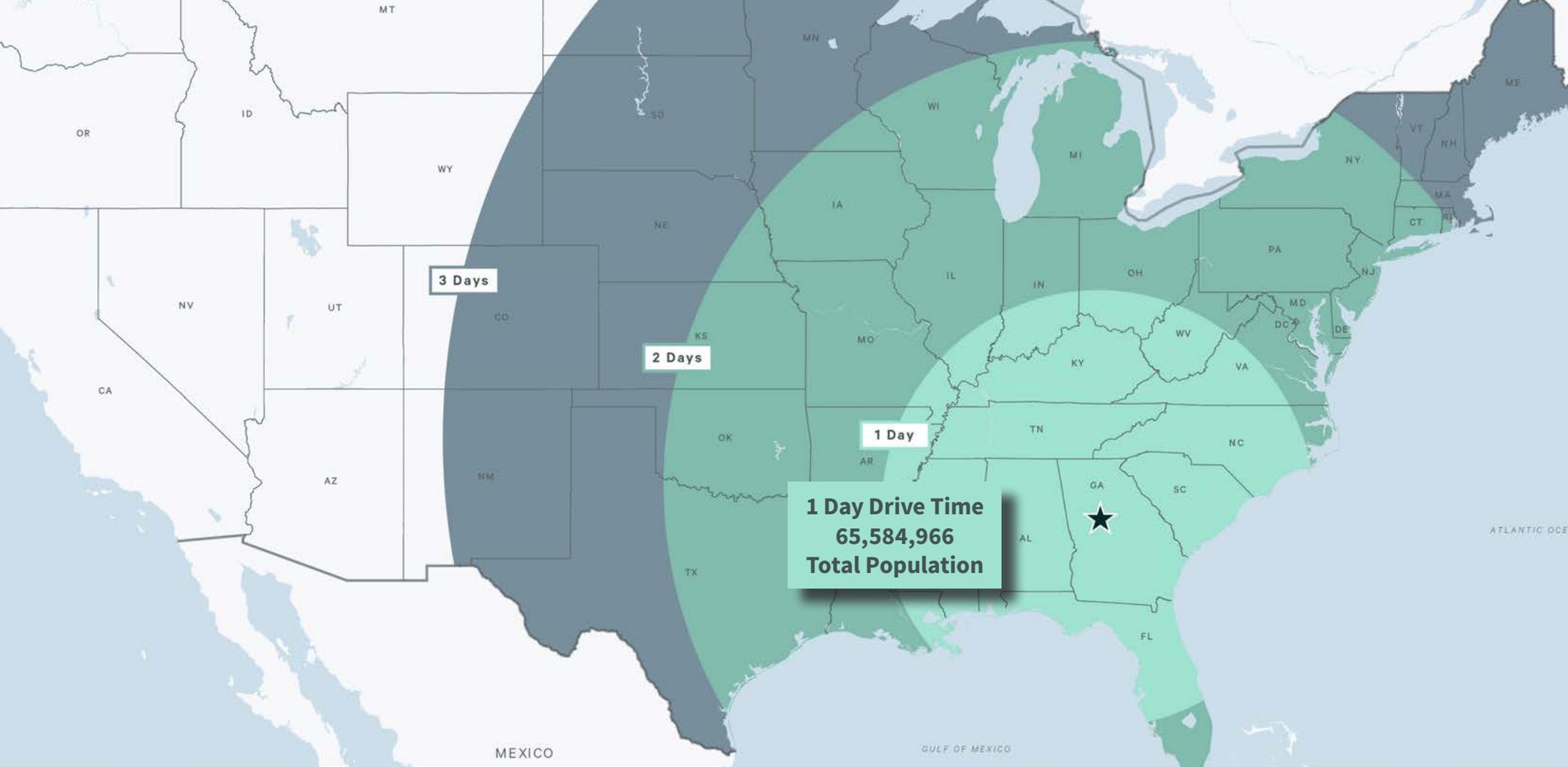
**Port of Savannah**  
209 mi via I-75 and I-16



**Prologis 75 Commerce Center**



**Port of Savannah**  
209 miles via I-75 / I-16



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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.2 billion square feet owned and under management in 19 countries on four continents.

Data as of November, 2023, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.