

369,600 SF of Cross Dock Bulk Distribution Space  
Available for Lease | Forest Park, GA

# GILLEM 900

LOGISTICS CENTER

  
STREAM





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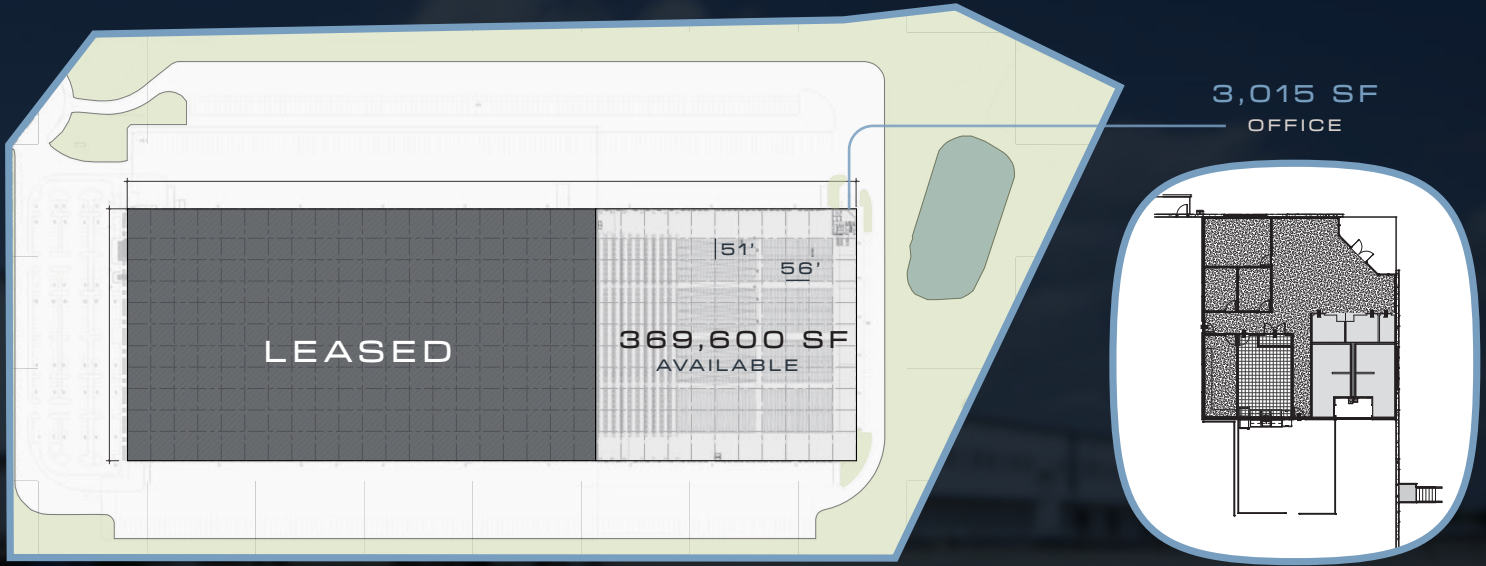




## AVAILABILITY HIGHLIGHTS

<b>ADDRESS</b>	2145 ANVIL BLOCK ROAD, FOREST PARK, GA 30297
<b>BUILDING</b>	1,043,418 SF
<b>AVAILABILITY</b>	369,600 SF
<b>YEAR BUILT</b>	2019
<b>CONFIGURATION</b>	CROSS-DOCK
<b>LOADING</b>	71 DOCK-HIGH (14 PIT LEVELERS), 2 DRIVE-IN (12' X 16')
<b>CLEAR HEIGHT</b>	40'
<b>OFFICE</b>	3,015 SF
<b>SPRINKLER SYSTEM</b>	ESFR
<b>DOCK EQUIPMENT</b>	24 - 35K POUND LEVELERS, 22 EDGE OF DOCK LEVELERS, 24 BUMPERS, 37 Z-GUARDS
<b>COLUMN SPACING</b>	56' X 51'
<b>TRUCK COURT DEPTH</b>	185'
<b>EMPLOYEE PARKING</b>	129 SPACES
<b>TRAILER PARKING</b>	85 SPACES
<b>MISCELLANEOUS</b>	10 FORKLIFT CHARGING STATIONS 6 HVLS FANS

# | SITE PLAN



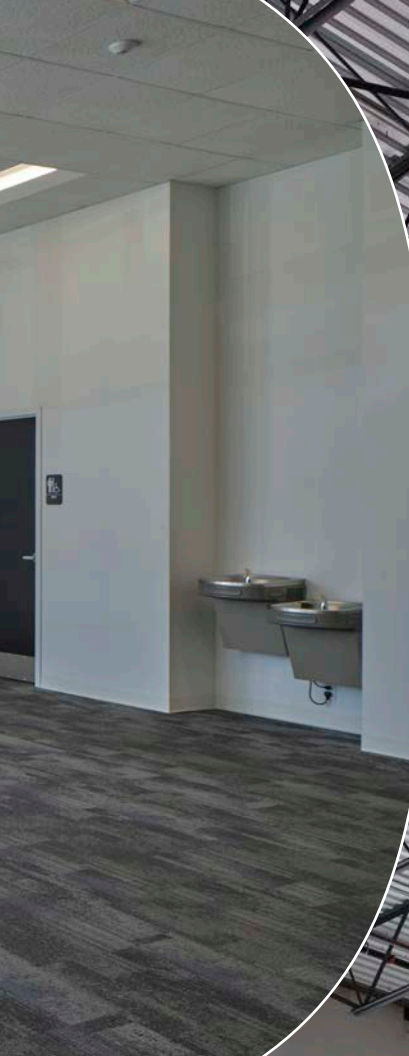
**1,043,418 SF**  
FULL BUILDING

**GILLEM**  
LOGISTICS CENTER

**CROSS-DOCK**  
CONFIGURATION







# | ACCESS MAP

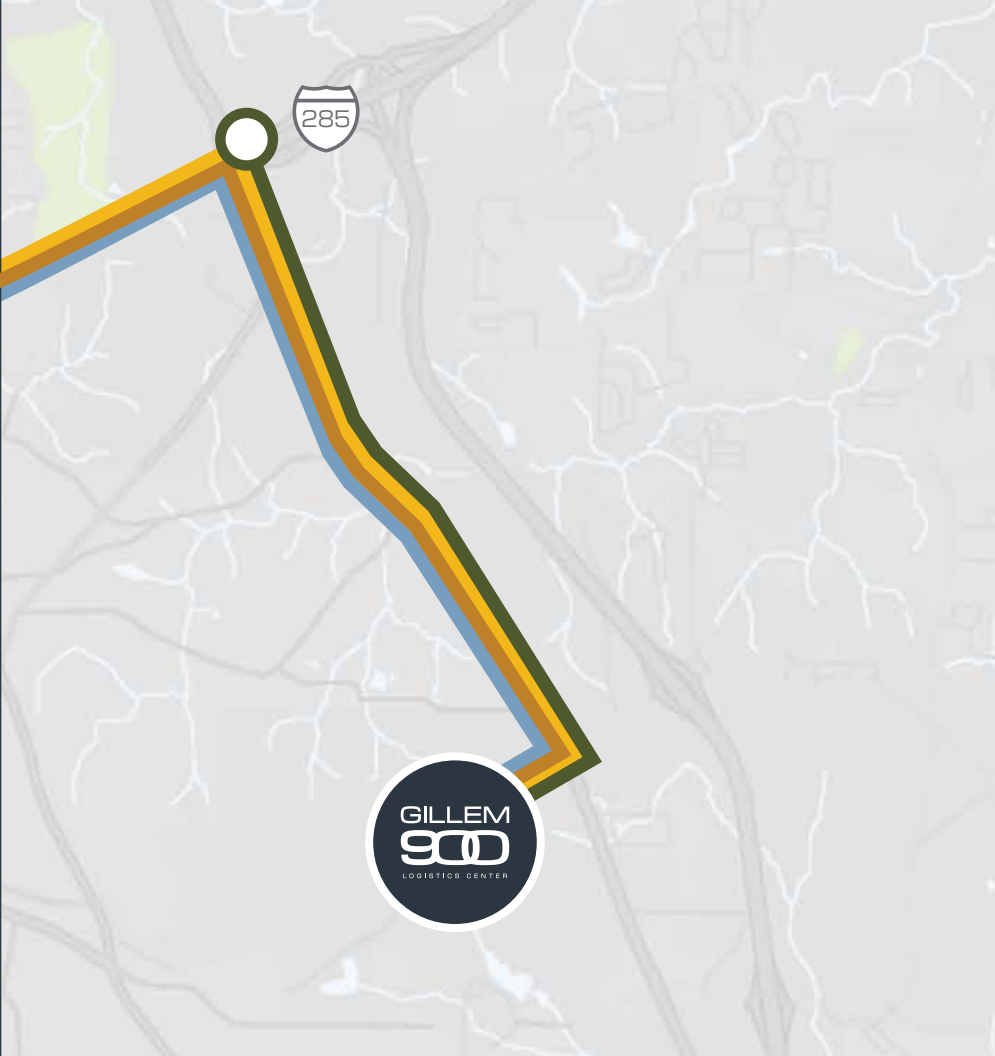


ATLANTA  
HARTSFIELD-JACKSON  
INTERNATIONAL AIRPORT

The map shows a grey shaded area representing the airport's vicinity. A white airplane icon is positioned above a white triangle pointing upwards. Two main routes are highlighted: a blue line starting from a white circle on the left and ending at a white circle on the right, and a yellow line starting from a white circle on the right and extending further to the right. Both routes are bordered by a thin blue line. Highway shields for 85 and 75 are visible on the map.







**6  
MINUTES**

to I-285

**10  
MINUTES**

to I-75

**12  
MINUTES**

to the Air Cargo Terminal at  
Hartsfield-Jackson Atlanta  
International Airport

**14  
MINUTES**

to I-85

## DRIVE TIMES



Offers access to I-85 South and the ability to reach 80% of the US population within two days by truck.



Less than 10 miles from Hartsfield-Jackson International Airport, the world's busiest passenger airport and 11th busiest air cargo terminal nationally.



Sits within 23 miles from Fairburn's CSX Intermodal, which provides rail services for containerized freight. This terminal provides users with the ability to move freight by rail directly from Port of Los Angeles through to the Port of Savannah.



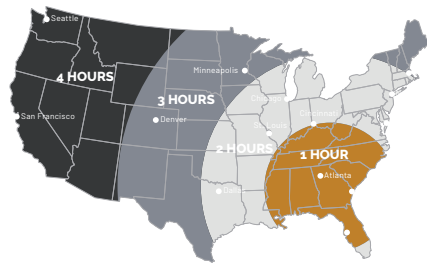
Fulton County has Atlanta largest industrial labor force at 71,253 employees. Of the five largest cities for warehousing work, four are located in the South Atlanta area.

LOCATION	DISTANCE
<b>SOUTHEAST REGIONAL ACCESS</b>	
Interstate 285	4.2 Miles
Interstate 75	8.3 Miles
Hartsfield Jackson International Airport	9.3 Miles
Interstate 85	11.4 Miles
Fairburn CSX Intermodal	23.0 Miles

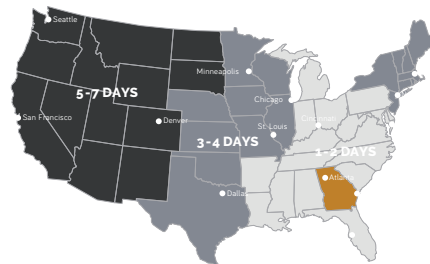
LOCATION	DISTANCE
<b>SOUTHEAST REGIONAL ACCESS</b>	
Port of Savannah	238 Miles
Port of Charleston	298 Miles
Port of Pensacola	327 Miles
Port of Brunswick	301 Miles
Port of Jacksonville	338 Miles



**TRUCK TRANSIT TIMES**  
FROM GEORGIA



**AIR TRANSIT TIMES**  
FROM GEORGIA



**RAIL TRANSIT TIMES**  
FROM GEORGIA



## | GILLEM PARK OVERVIEW



Gillem Logistics Center features over 8 million square feet of Class A distribution facilities across 1,168-acres. This state-of-the-art industrial park is home to a high quality tenant base including companies such as GXO Logistics (NYSE: GXO), Kroger (NYSE: KR), HD Supply (NASDAQ: HDS), Cummins (NYSE: CMI), and Kuehne & Nagel (NASDAQ: KHNGF). Situated within the city limits of Forest Park, Gillem Logistics Center is just 4.5 miles from Hartsfield-Jackson International Airport, 12 miles from downtown Atlanta, and has close proximity to I-285, I-75, and I-85.

Prior to development as an industrial park, Fort Gillem served as the home for various Federal Agencies and organizations including the First U.S. Army, the Army and Air Force Exchange Service, and the U.S. Army Criminal Investigation Command. In 2005, Congress approved the Base Realignment and Closure Act (BRAC) Commission recommendation of the closure of Fort Gillem. During the BRAC process, the Urban Redevelopment Agency of the City of Forest Park (URA) was established and entered into an agreement with the U.S. Army to facilitate the transfer of the property.

## | TAX INCENTIVES



### PROPERTY TAXES

Tenants at Gillem 900 benefit from a 35% property tax abatement with fixed property tax assessments through 2039.

### JOB TAX CREDIT

Gillem 900 is located within a **Tier 1 County** for Georgia's Job Tax Credit Program. This is the highest tier within the State and provides employers the highest potential state tax credits. Employers are eligible to receive up to a **\$4,000** state tax credit per new job with a minimum of two new jobs created. Businesses receiving the job tax credit can apply it to 100% of their tax liability each year and credits may be carried forward for up to 10 years.

### 100% FREEPORT EXEMPTION


Clayton County exempts tangible personal property including inventory of goods in process of being manufactured or produced, finished goods manufactured or produced within Georgia, and finished goods destined shipment outside Georgia.

Please visit the link to learn more: <https://www.dca.ga.gov/community-economic-development/incentive-programs/job-tax-credits>









For leasing information, please contact:

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