



Building A: ± 232,740 SF
Building B: ± 260,820 SF

Logisticcenter at Lanier[®]

5575 Lanier Islands Pkwy, Buford, GA

Target Delivery Q1 2027



[Dermody.com](https://www.Dermody.com)

Building Specifications

Building A: ±232,740 SF



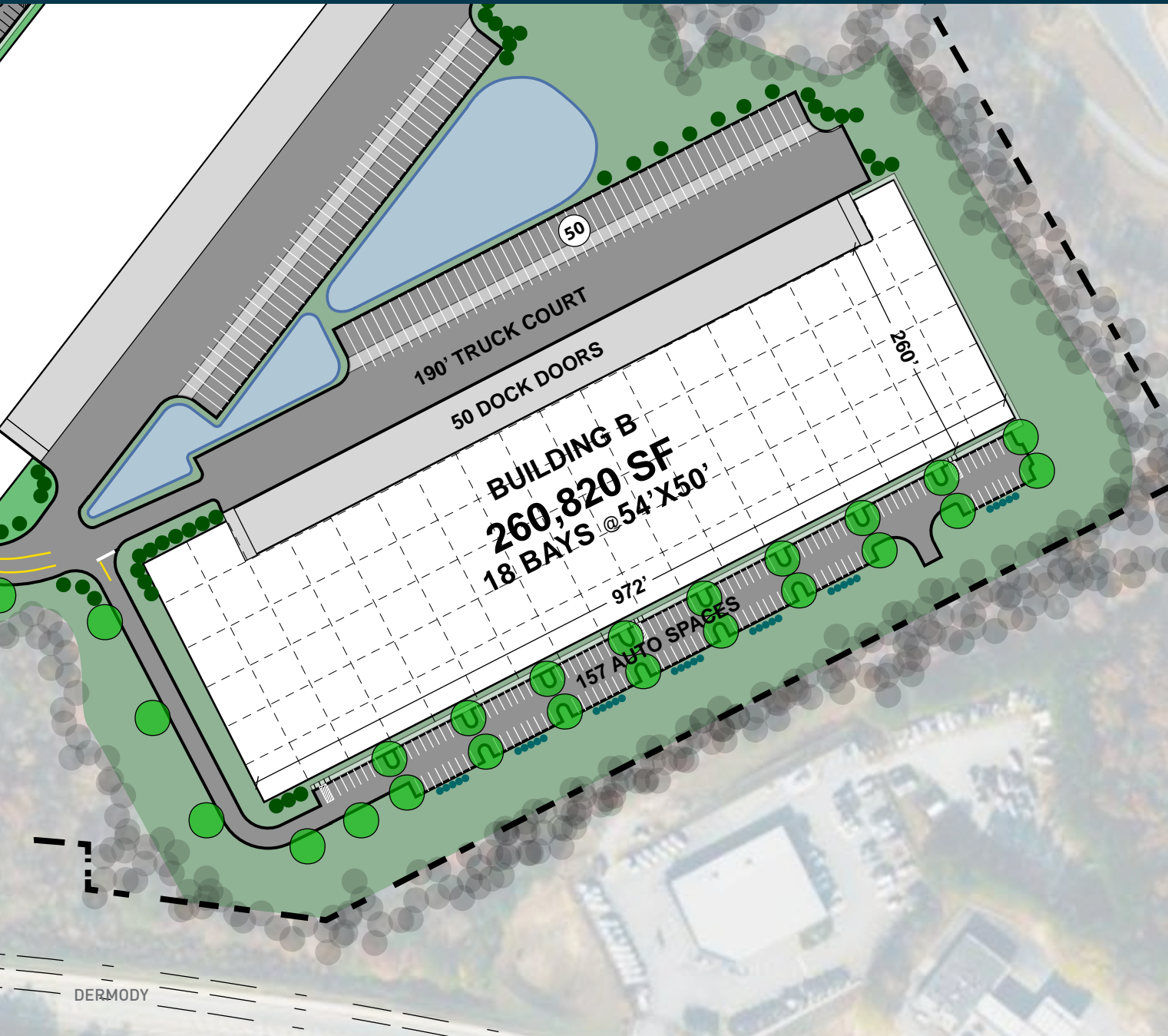
Building Specs

- Total SF: ±232,740
- Dimensions: 260' x 864'
- Bay Spacing: 54' x 50' (typical)
54' x 60' (speed bay)
- Clear Height: 36'
- Dock Doors: 43 (9' x 10')
- Drive-In Doors: 2 (14' x 16')
- Truck Court: 190'
- Trailer Parking: 45
- Levelers: 22 (40,000 lbs)
Mechanical
- Auto Parking: ±147
- Power: 3,000 amps
- Roof: 60-mil TPO
- Lighting: 30fc LED w/
motion sensors
- Fire Protection: ESFR
- Spec Office: ±3,000 SF



Building Specifications

Building B: ±260,820 SF

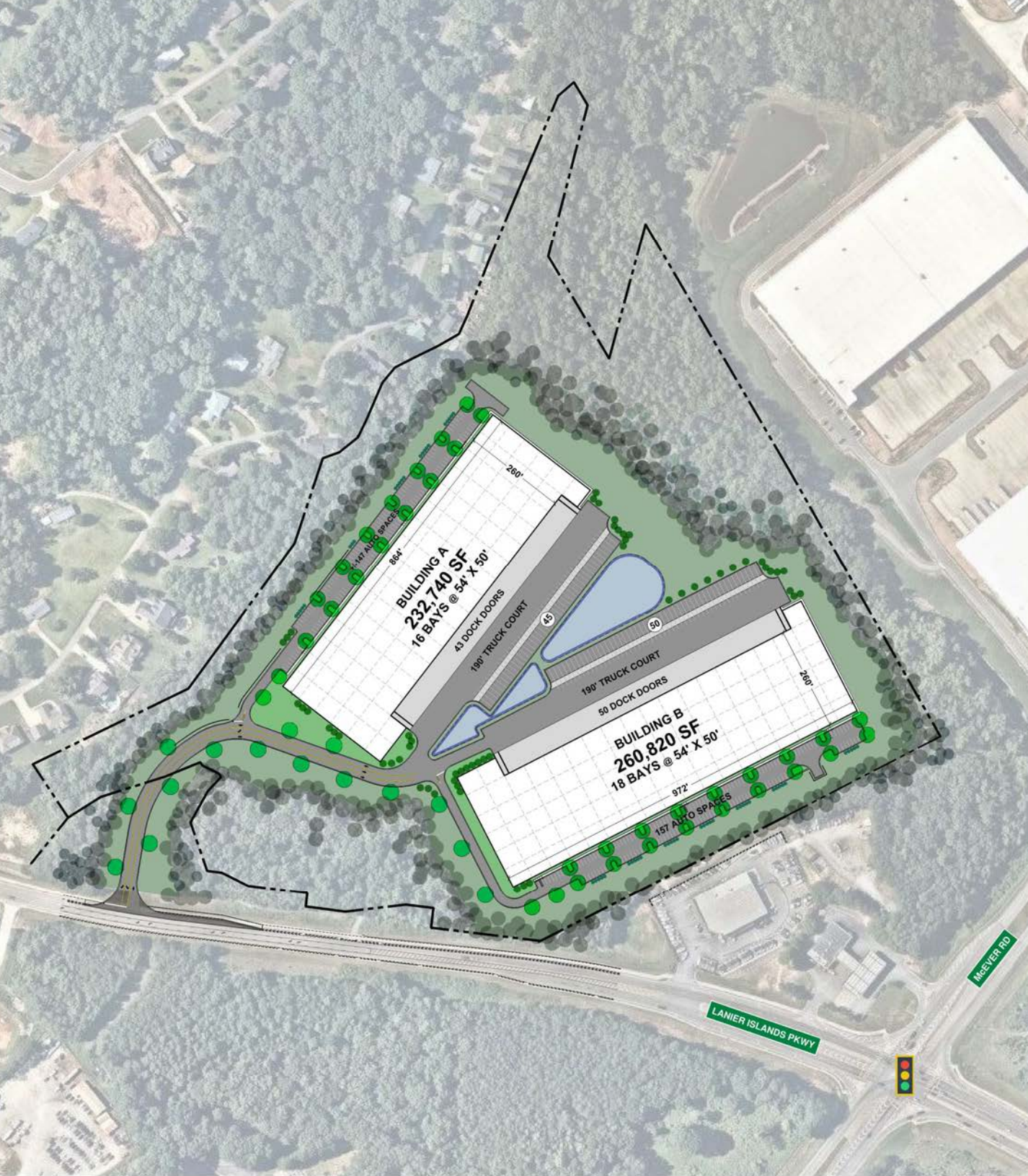


Building Specs

- Total SF: ±260,820
- Dimensions: 260' x 972'
- Bay Spacing: 54' x 50' (typical); 54' x 60' (speed bay)
- Clear Height: 36'
- Dock Doors: 50 (9' x 10')
- Drive-In Doors: 2 (14' x 16')
- Truck Court: 190'
- Trailer Parking: 50
- Levelers: 25 - 40,000 lb mechanical
- Auto Parking: ±157
- Power: 3,000 amps
- Roof: 60-mil TPO
- Lighting: 30fc LED w/ motion sensors
- Fire Protection: ESFR
- Spec Office: ±3,000 SF



Park Plan



LAKE LANIER

LogistiCenter at Lanier

CONTEMPORARY MARKETING

BUFORD TRADE CENTER

UPS

SAMPA UPS

NICOR SCANFIL GLOBAL INDUSTRIES

MIDWAY INTERNATIONAL

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SHERWIN-WILLIAMS

INTERSTATE 985

AMAZON

VIKING DISTRIBUTING

EXIT 8

INTERSTATE 985

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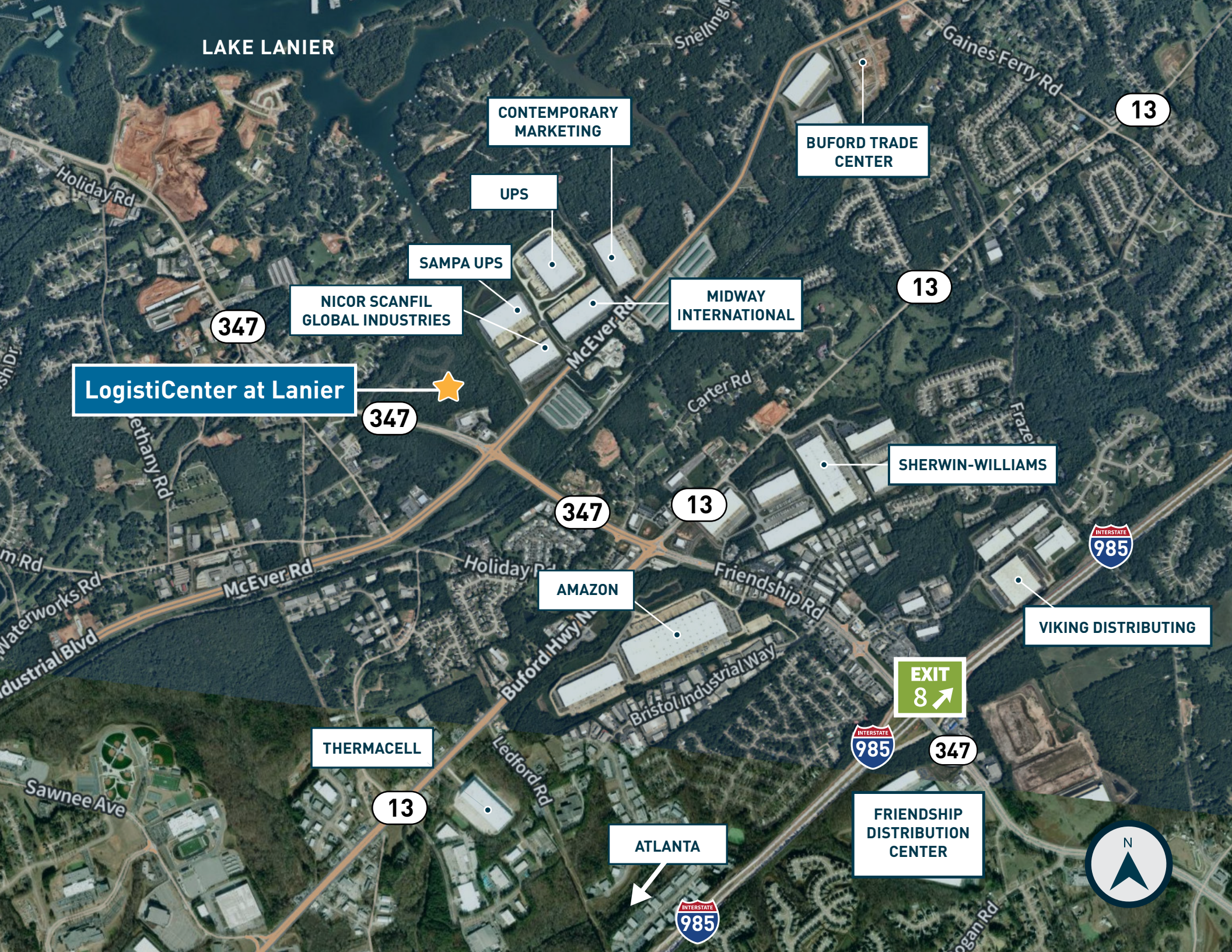
THERMACELL

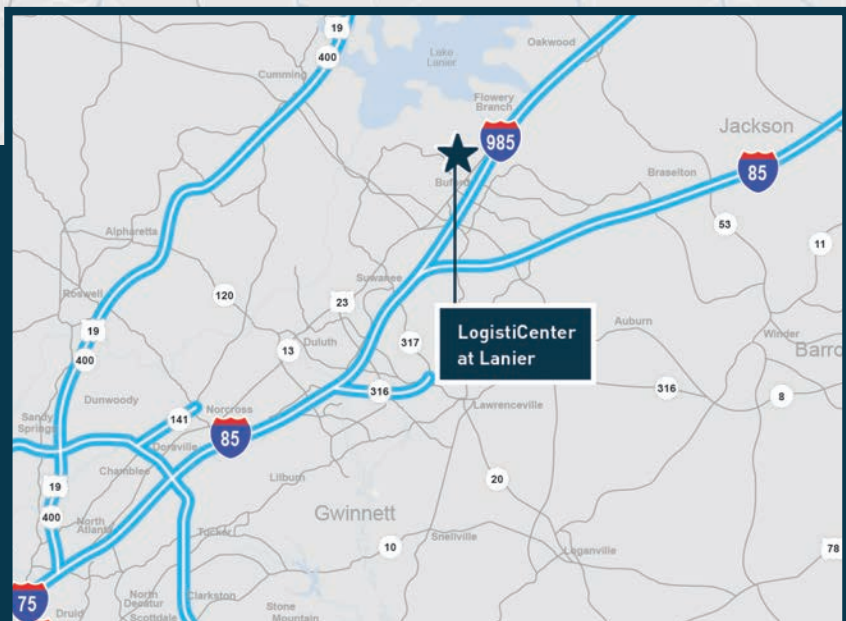
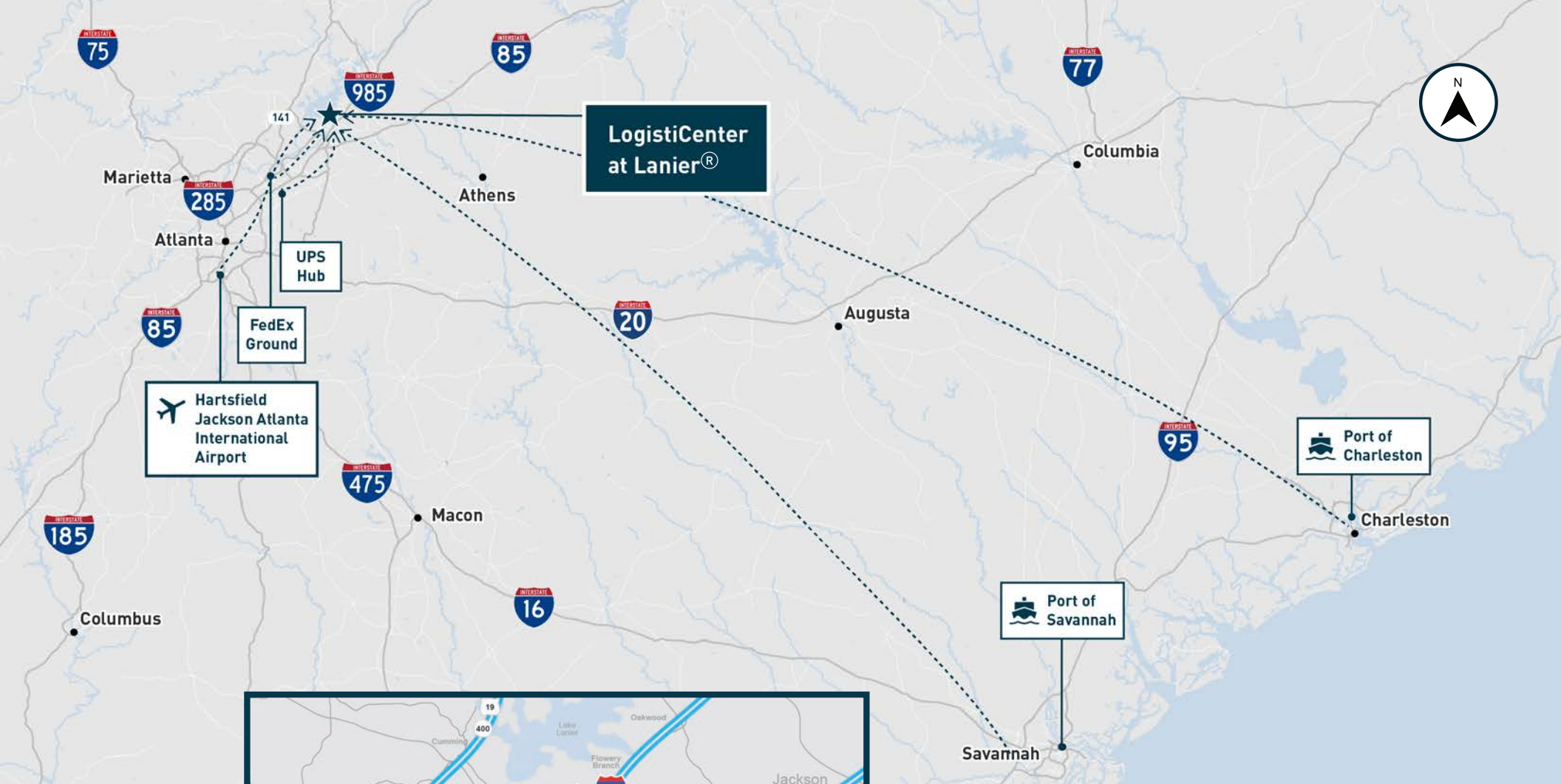
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ATLANTA

INTERSTATE 985

FRIENDSHIP DISTRIBUTION CENTER



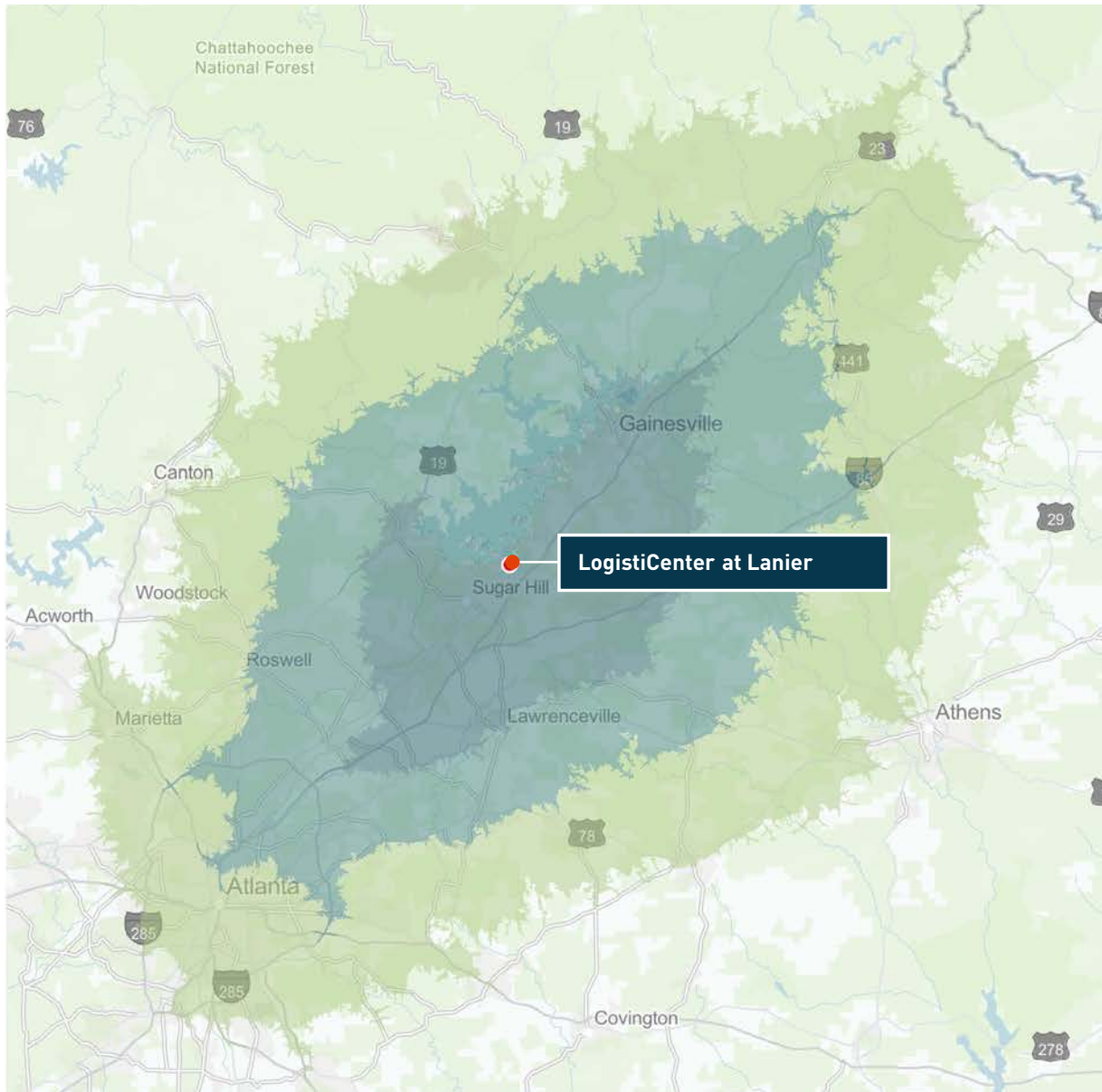


NOTABLE DISTANCES

I-985	2.8 miles
I-85	8.7 miles
UPS Hub	2.8 miles
FedEx Hub	14.7 miles
Hartsfield-Jackson Atlanta Int'l Airport	52 miles
Port of Savannah	259 miles
Port of Charleston	295 miles

Demographics

LogistiCenter[®] at Lanier



Demographic variable	30 min	45 min	60 min
2025 Total Population	804,939	2,244,658	3,953,523
2025 - 2030 Population: Compound Annual Growth Rate	1.38%	1.00%	0.87%
2025 Civilian Population Age 16+ in Labor Force	409,552	1,174,489	2,063,570
Total daytime population	835,032	2,374,377	4,291,006
2025 Daytime Population: Workers	435,675	1,292,182	2,384,340
2025 Daytime Population: Residents	399,357	1,082,195	1,906,666
2025 Unemployment Rate	3.3%	3.3%	3.8%
2025 Total Households	273,886	812,796	1,502,479
2025 Median Age	37.5	37.4	37.2
2025 Median Household Income	\$96,415	\$100,632	\$95,677
Industrial workforce total	86,244	205,032	341,422
Industrial workforce as % of labor force	3.45%	12.30%	73.51%
2025 Transportation/warehouse businesses (NAICS 48-49)	556	1,516	3,005
2025 Occupation: Transportation/Material Moving	30,065	75,655	141,794
2025 Industry: Transportation/Warehousing	20,924	55,489	111,104



LogistiCenter at Lanier®

5575 Lanier Islands Parkway
Buford, GA

About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Chicago, Dallas, Indianapolis, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit www.Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

About JLL

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