

THE CUBES

RIVER PARK

**2 Buildings
Available
Totaling
709,520 SF**

**Bldg A: 294,980 SF
Bldg B: 414,540 SF**

A development by:

CRG | INTEGRATED
REAL ESTATE
SOLUTIONS

Buildings 5A & 5B
401 Logistics
Parkway

Jackson, Georgia
30233

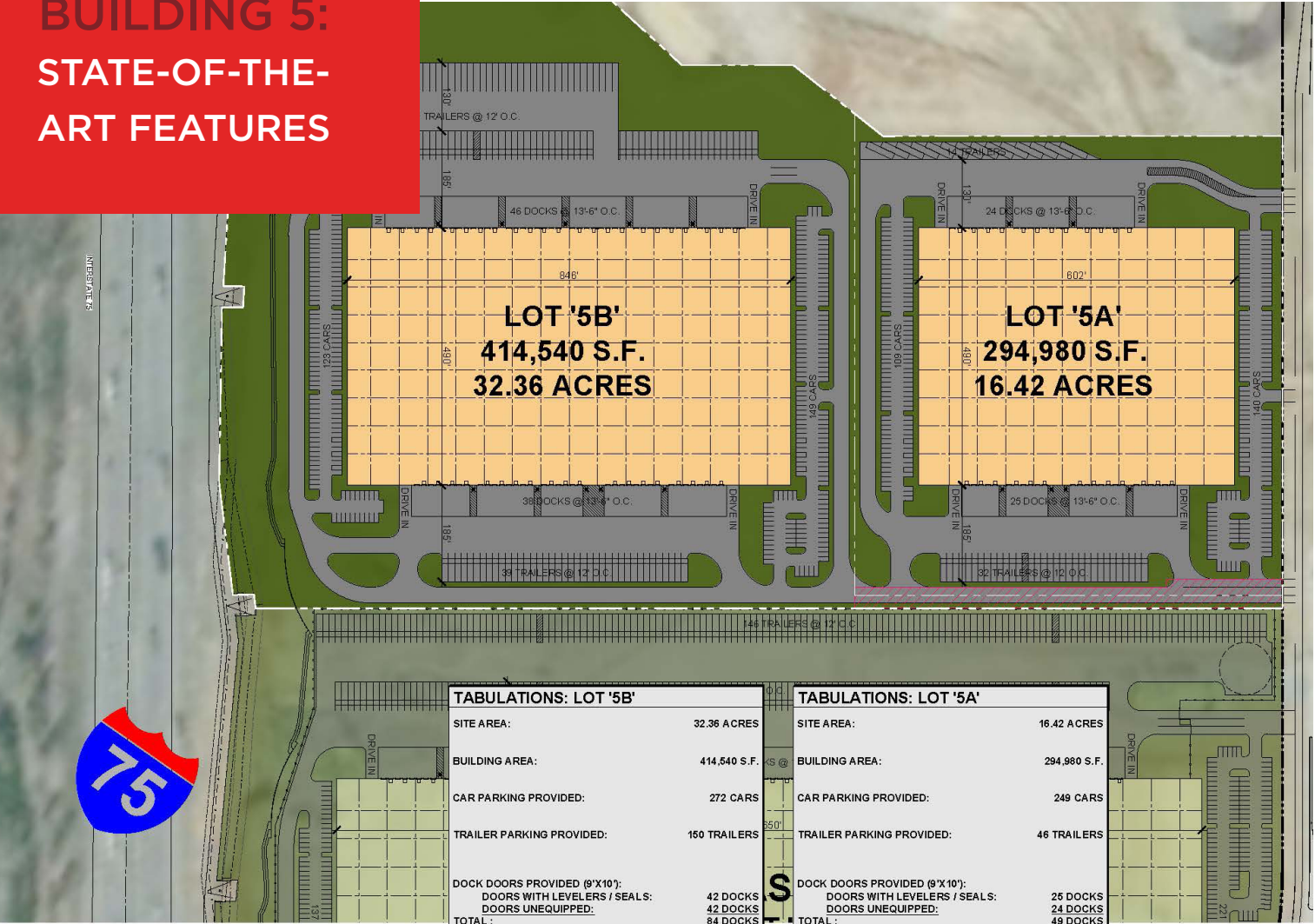


MASTER PLAN



MASTER SITE PLAN
1" = 200'-0"

BUILDING 5:
STATE-OF-THE-
ART FEATURES



SITE PLAN
1" = 100'-0"

PROPERTY HIGHLIGHTS

- Immediate access to Interstate 75 (two turns)
- Three points of ingress and egress
- Excellent truck queuing
- Expansion of 125 trailer spots and/or automobile spaces
- Concrete 185' truck courts
- Additional development opportunities with CRG within the park
- Ample amenities in the area
- Advantageous labor draw through Atlanta and Macon MSA's
- Tax credits available in Butts County
- Fire station located directly across from park
- Traffic patterns include 94,700 vehicles per day, 34 million vehicles per year
- Heavy power available

TAX INCENTIVES

- Georgia Job Tax Credits (Butts County)
- Located in a Tier II County providing \$3,000 job tax credits for each net new job to Georgia for up to five years
- Also eligible for an additional \$1,250 per job tax credit for qualified increases in imports or exports through the Georgia port

- Bldg 5A: 294,980 SF cross-docks on 16.42 acres
- Bldg 5B: 414,540 SF cross-docks on 32.36 acres
- 40' Clear height at first column
- Office: BTS
- Building dimensions – Bldg 5A: 602' x 490' Bldg 5B: 846' x 490'
- Column spacing – 54' x 50' with 60' speed bays
- ESFR sprinkler system
- Spec improvements:
 - Dock equipment: 40,000 lb mechanical levelers, Z-Guards and dock seals on 25 dock doors in Bldg 5A and 42 dock doors in Bldg 5B
 - Lighting: Minimum 25 FC LED fixtures on 12' whips
- Bldg 5A: 49 - 9' x 10' Dock doors Bldg 5B: 84 - 9' x 10' Dock doors
- Bldg 5A: 4 - 14' x 16' Drive-in doors Bldg 5B: 4 - 14' x 16' Drive-in doors
- 185' Deep truck courts
- Bldg 5A: 46 Trailer spaces Bldg 5B: 150 Trailer spaces
- Bldg 5A: 249 Auto spaces Bldg 5B: 272 Auto spaces
- 7" Unreinforced slab, 4,000 psi



1.5 MILES
TO I-75



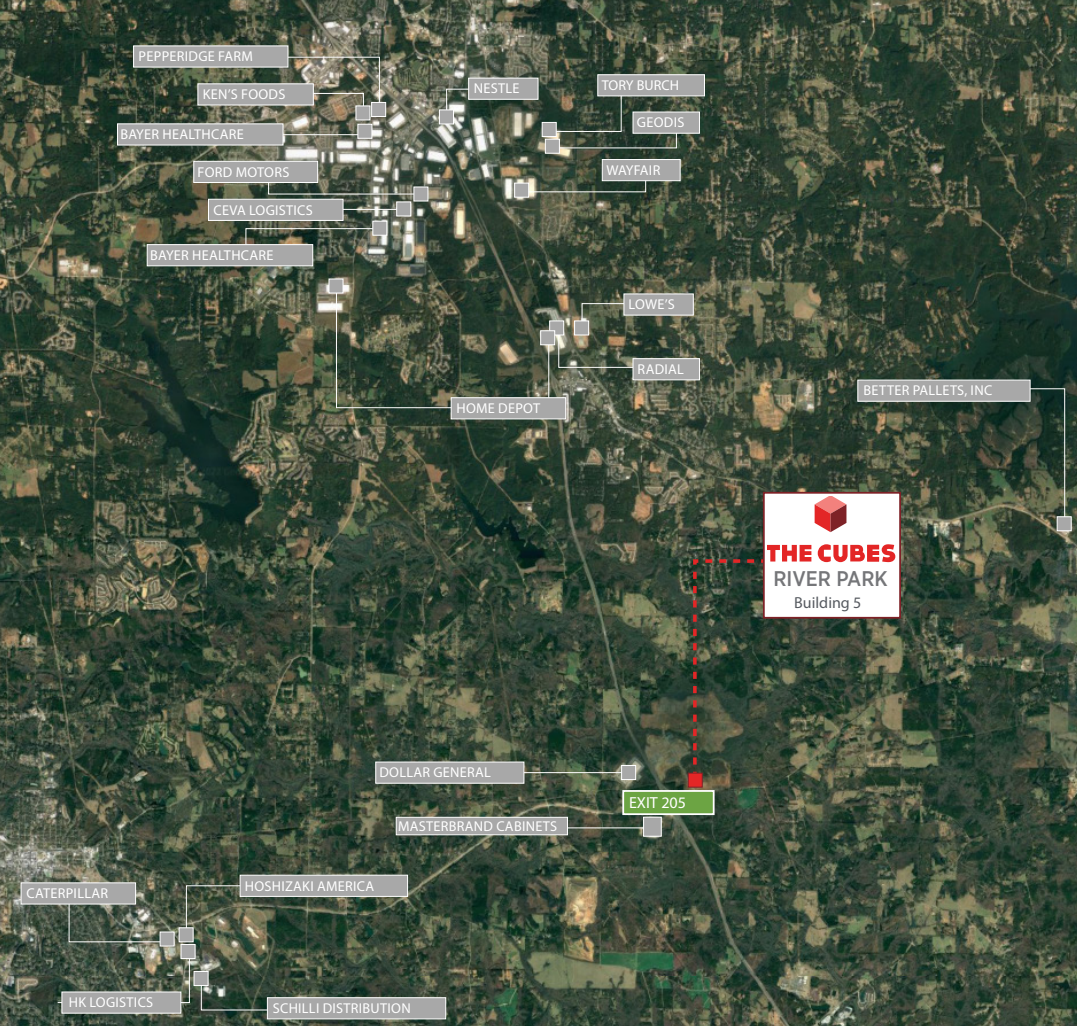
36 MILES
TO HARTSFIELD-
JACKSON INT'L
AIRPORT



35 MILES
TO I-285



225 MILES
TO THE PORT
OF SAVANNAH



THE CUBES RIVER PARK

**FOR MORE INFORMATION,
PLEASE CONTACT:**

Chris Tomasulo, SIOR

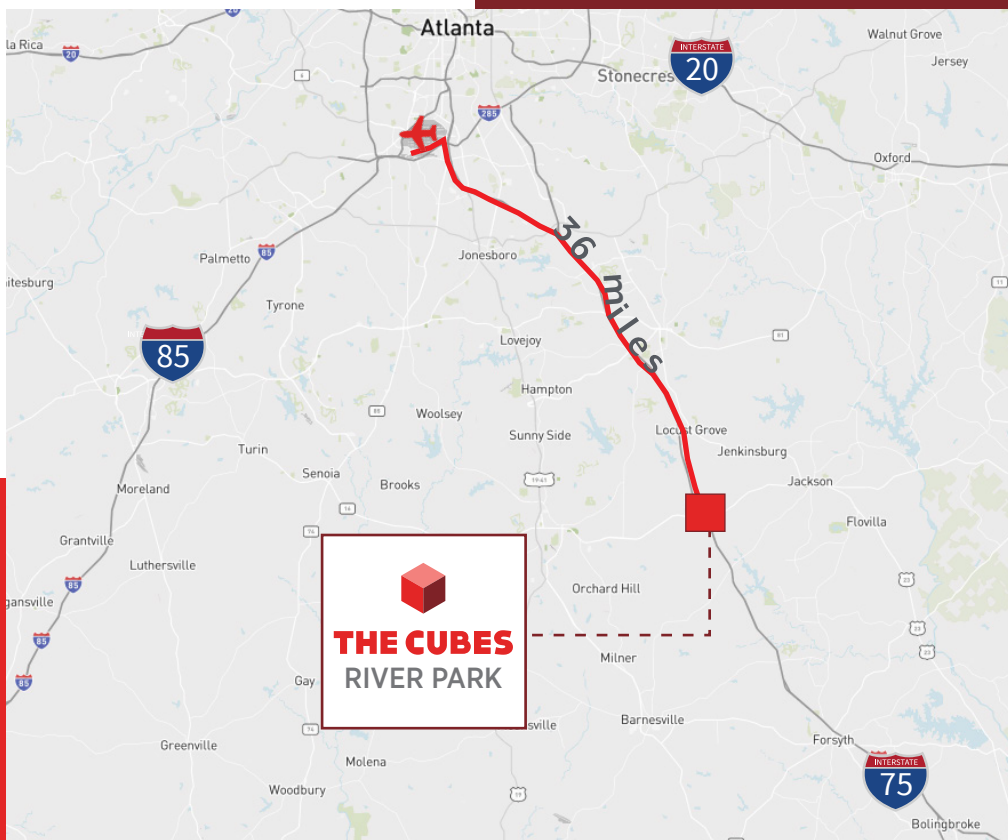
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