

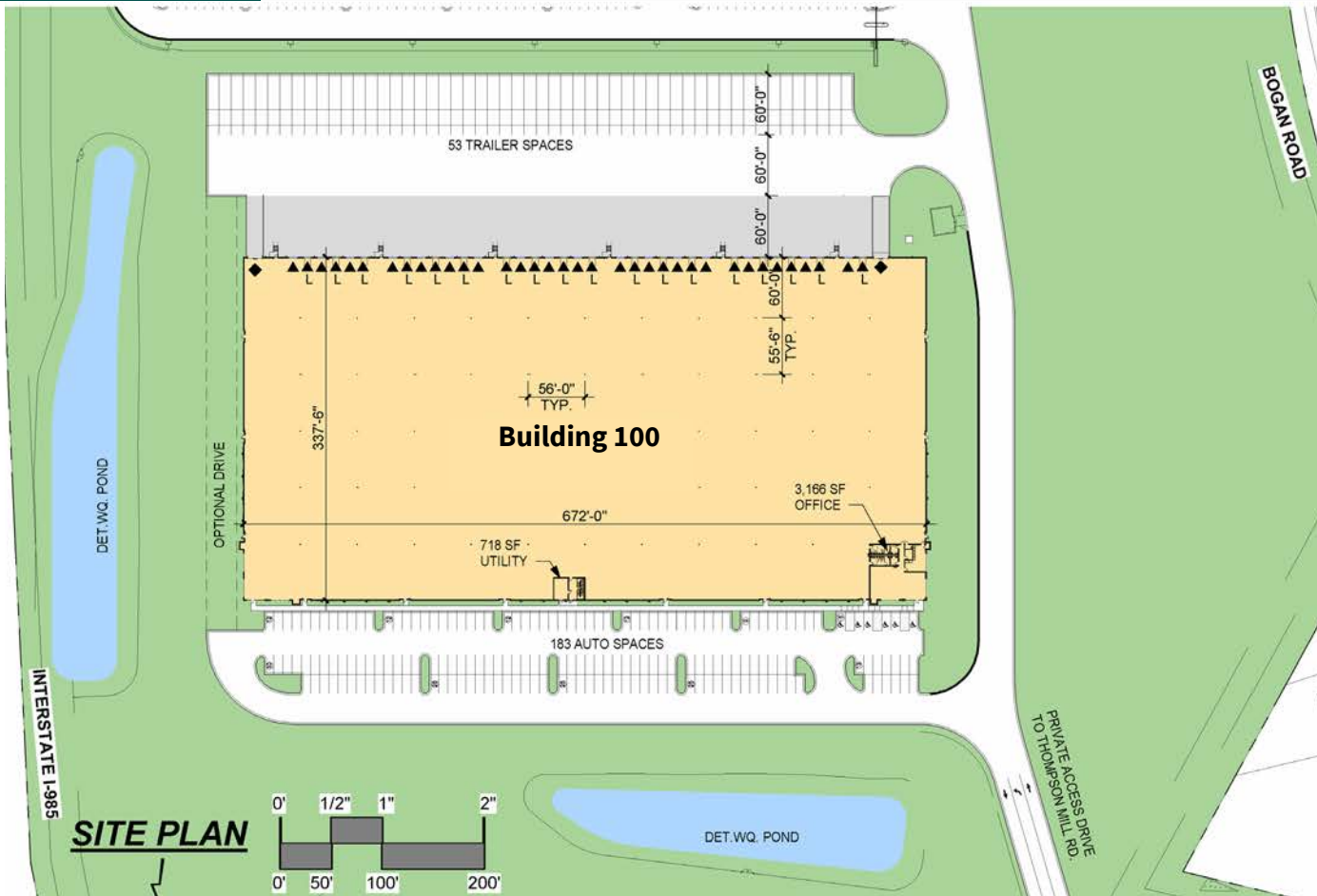


Prologis Buford Distribution Center

4415 THOMPSON MILL ROAD, BUFORD, GA 30519



Proposed – ±226,659 SF



Building Specifications



DOCK DOORS
36



OFFICE
3,166 SF



DRIVE-IN DOORS
2 (14'x16')



ROOF
DESIGNED
FOR FUTURE
SOLAR
CAPACITY



MOTION
SENSOR
LED LIGHTING



CAPACITY FOR
EV CHARGING
STATIONS



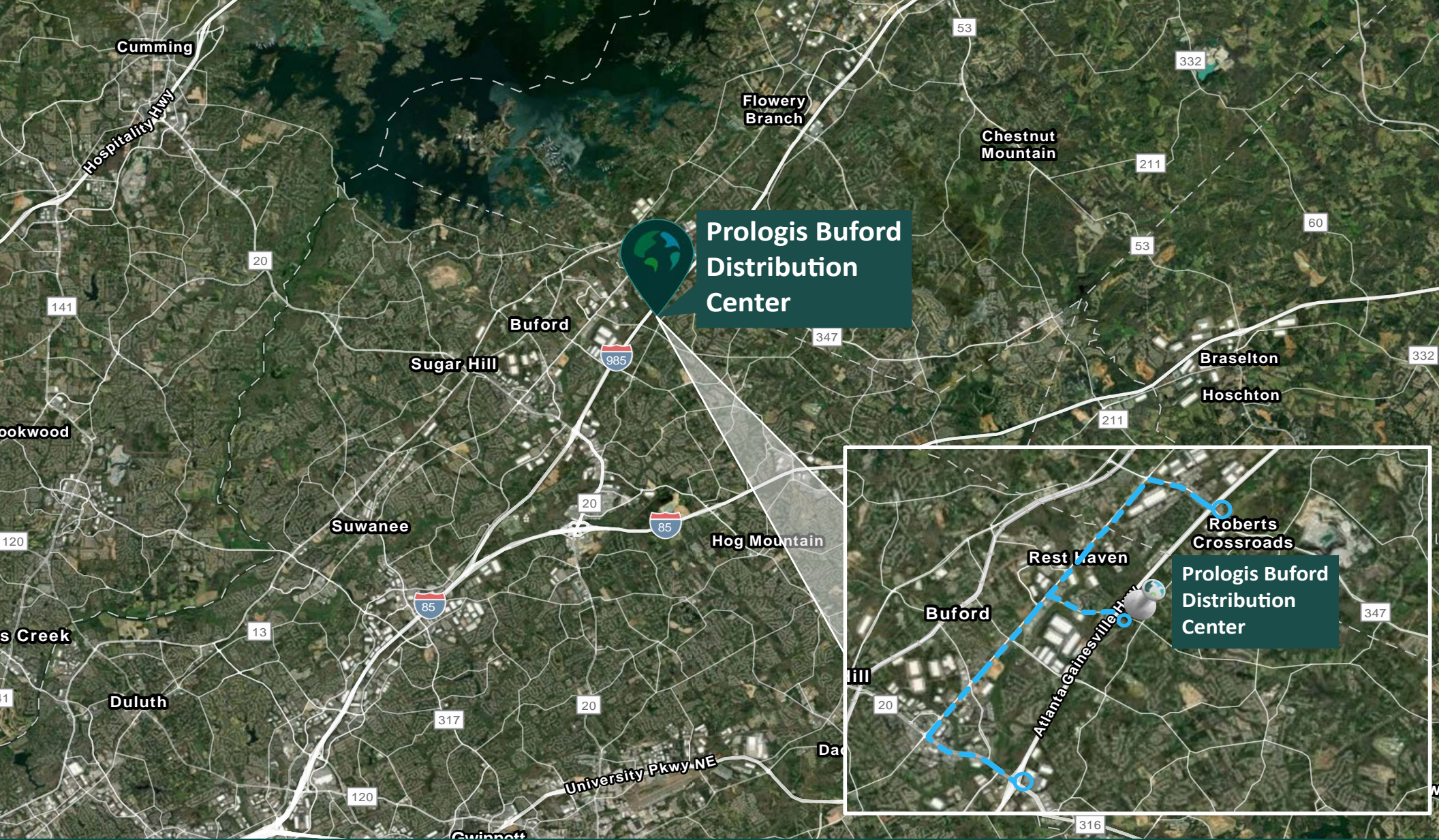
CLEAR HEIGHT
36'



TRAILER PARKING
53
AUTO PARKING
183



Scan here to view
racking plan options



**Prologis Buford
Distribution
Center**

**Prologis Buford
Distribution
Center**



5 miles to I-985 via
Buford Hwy &
Friendship Rd



23 miles to
Future NE Georgia
Inland Port



49 miles to
Hartsfield-Jackson
Atlanta International
Airport

Location

Interstates

- 5 miles to I-985
- 10 miles to I-85
- 27 miles to I-285

Ports

- 247 miles to Port of Savannah
- 307 miles to Port of Brunswick

Intermodal

- 46 miles to Norfolk Southern Intermodal - Inman
- 46 miles to BNSF Intermodal - Atlanta
- 68 miles to CSX Intermodal - Fairburn

LABOR MARKET

EMPLOYEES / JOBS (BASED ON CATEGORIES BELOW)

45 Minute Drive Time » (1,338,323 - Total Employees)

- Manufacturing » (119,580 - Total Jobs)
- Warehousing/Logistics » (115,594 - Total Jobs)

City of Buford » (9,060 - Total Employees)

- Manufacturing » (1,021 - Total Jobs)
- Warehousing/Logistics » (629 - Total Jobs)

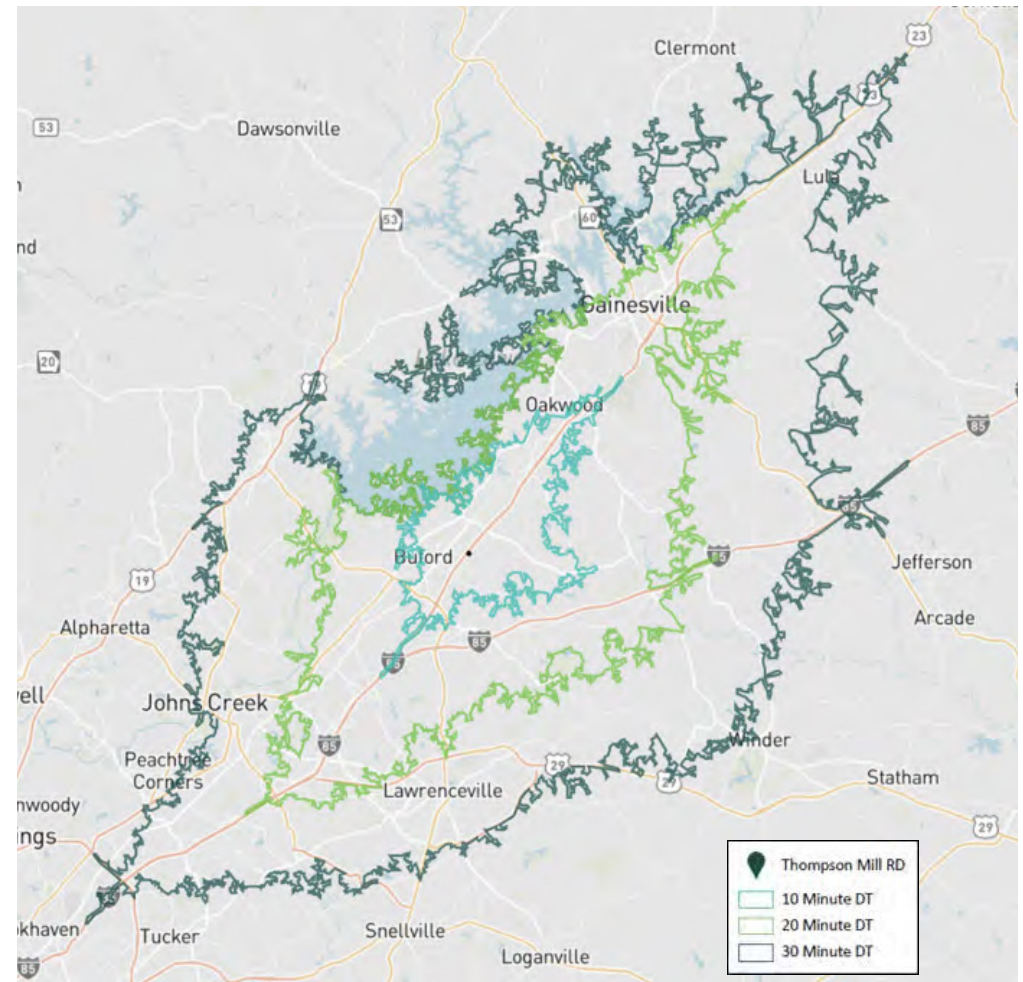
Gwinnett County » (500,169 - Total Employees)

- Manufacturing » (40,772 - Total Jobs)
- Warehousing/Logistics » (47,641 - Total Jobs)

Hall County » (102,736 - Total Employees)

- Manufacturing » (20,603 - Total Jobs)
- Warehousing/Logistics » (9,647 - Total Jobs)

Drive Time Map



Demographics



Population



Household Income



Total Consumer Expenditure

5 MILES »	103,941	\$91,684	\$5,236,814,092
10 MILES »	404,519	\$103,011	\$22,832,291,530

Corporate Neighbors

- 1 Amazon
- 2 Amazon
- 3 Sherwin Williams
- 4 Sherwin Williams
- 5 UPS
- 6 Contemporary Marketing Group
- 7 Thermacell
- 8 Viking Distributing
- 9 Royal Gourmet Corp
- 10 Makita
- 11 Diversitech
- 12 Best Buy
- 13 Fedex
- 14 Damilar
- 15 Doosan
- 16 Office Depot
- 17 JD Logistics
- 18 Global Industrial
- 19 McKesson

Location	Distance
I-985	5 miles/ 4 minutes
I-85	10 miles/ 12 minutes
I-285	27 miles/ 27 minutes
Downtown Atlanta	40 miles/ 45 minutes
Hartsfield-Jackson Airport	49 miles/ 55 minutes



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ABOUT PROLOGIS
Prologis, Inc. is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. At March 31, 2024, the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 1.2 billion square feet (115 million square meters) in 19 countries. Prologis leases modern logistics facilities to a diverse base of approximately 6,700 customers principally across two major categories: business-to-business and retail/online fulfillment.