

GORDON LOGISTICS CENTER

3864 HWY 41 SE, ADAIRSVILLE, GA 30103



798,793 SF

Advanced Manufacturing Facility

DEVELOPER



- ★ Strong labor pool
- ★ Great interstate access

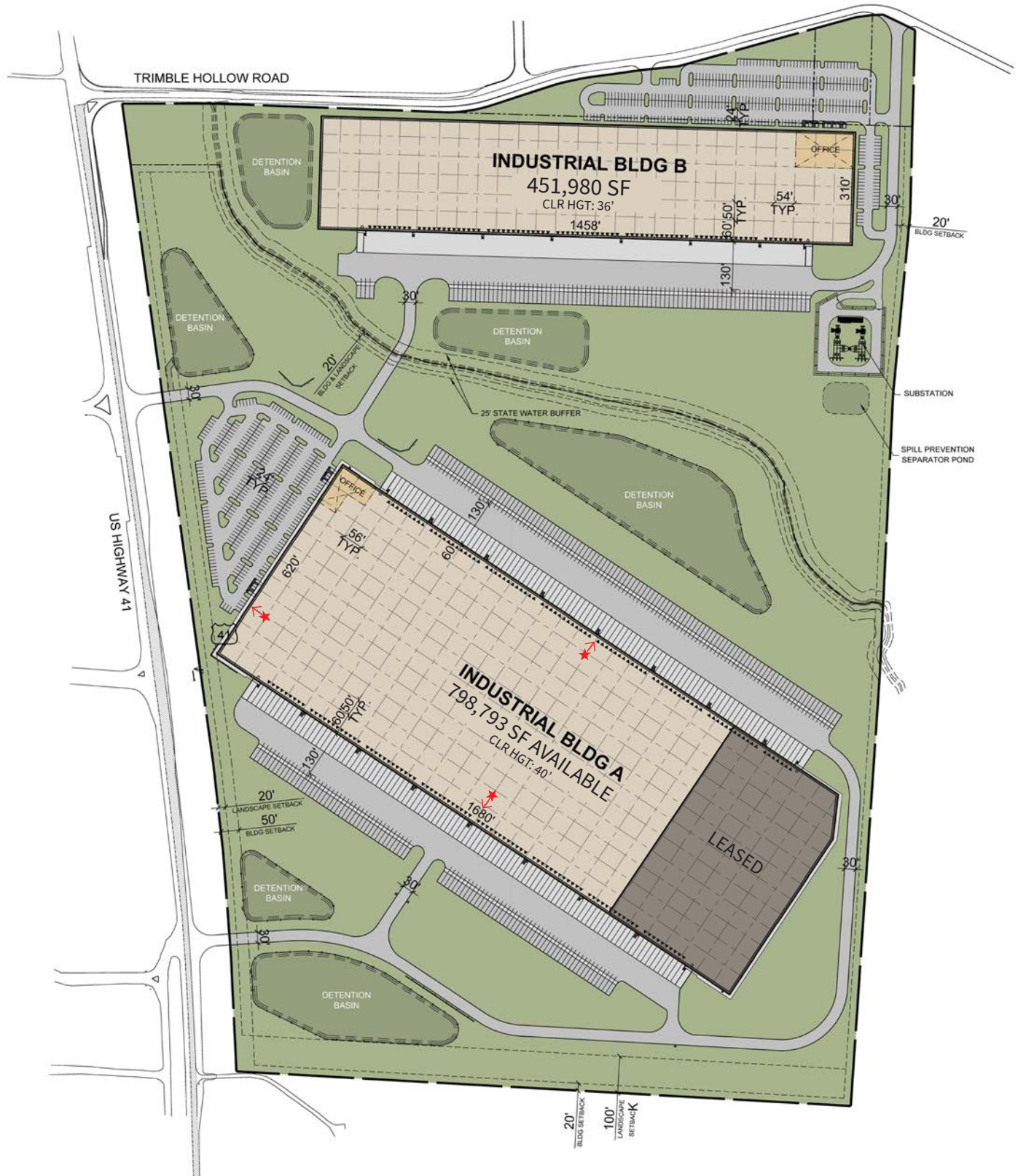
MARKETING



798,793 SF AVAILABLE

GORDON LOGISTICS CENTER

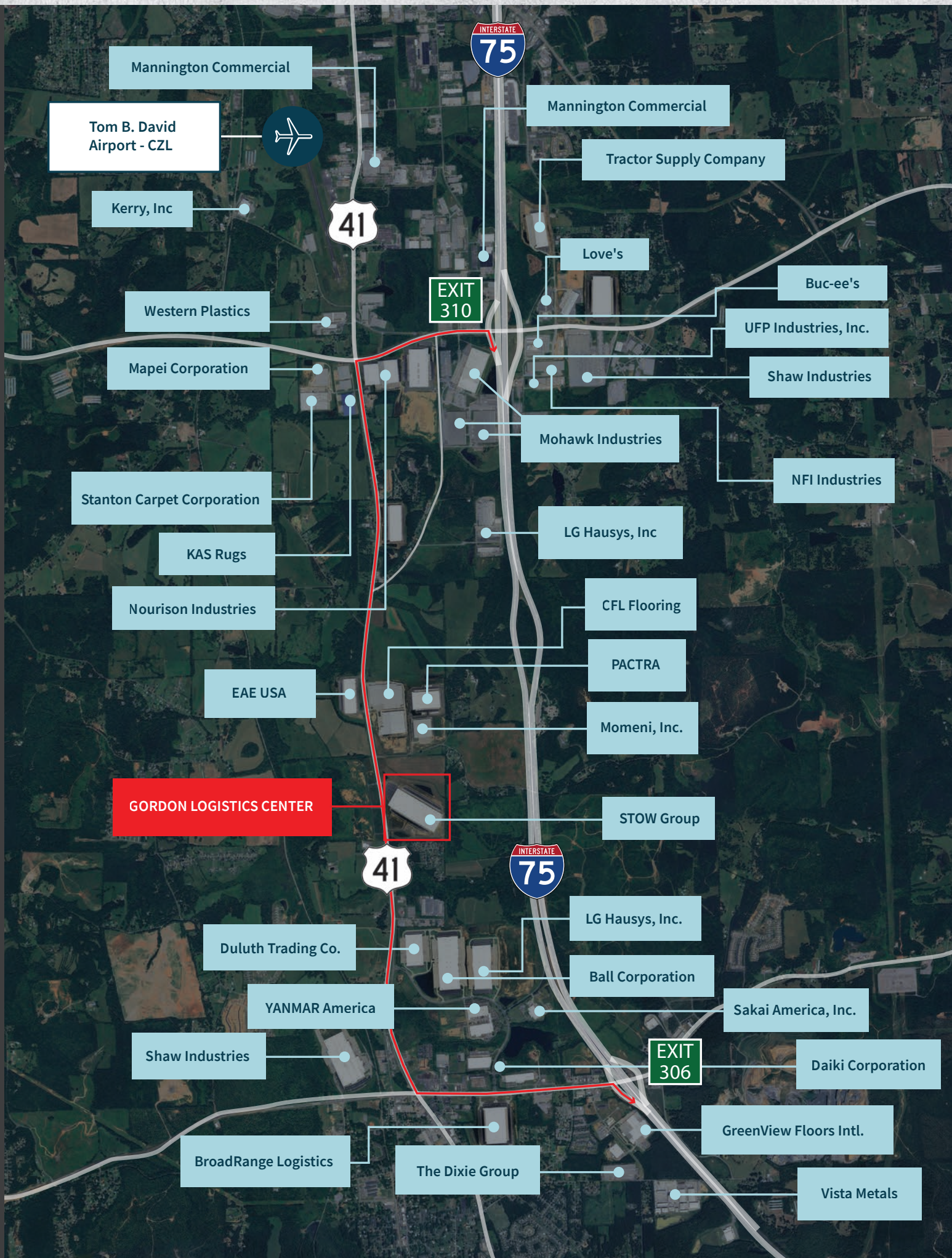
SITE PLAN



BUILDING DESIGN **SPECIFICATIONS**

Gordon Logistics Center is a Class-A, advanced manufacturing facility with **above-standard specifications** and **heavy utility infrastructure**. Conveniently located between Atlanta and Chattanooga, GLC provides immediate access to I-75, the state's largest freight corridor and a **deep skilled labor pool**.

	GORDON LOGISTICS CENTER	
	BUILDING A	BUILDING B
Building Size	1,039,018 SF [divisible] on 84 AC	451,980 SF [divisible] on 26 AC - BTS or trailer parking
Available Size	798,793 SF	451,980 SF
Office Space	5,000 SF of spec office; Remote restrooms in-place [indicated by ★ on site plan]	BTS
Building Dimensions	620' x 1624'	310' x 1458'
Bay Spacing	50' x 56' with 60' speed bays	50' x 54' with 60' speed bays
Clear Height	40'	36'
Dock Doors	150 dock-high/2 drive-in [40,000lb mechanical levelers on every 4 th door]	82 dock-high/ 2 drive-in
Trailer Parking	200 trailer parking spaces [expandable to 306]	86 trailer parking spaces [630 trailer parking spaces]
Auto Parking	393 auto parking spaces [expandable to 567]	350 auto parking spaces
Truck Court	185' truck court	185' truck court
Slab	8" 4,000psi	8" 4,000psi
Sprinkler	ESFR	ESFR
Power	Heavy: Utility provider has transformers in stock	Heavy: Utility provider has transformers in stock
Water/ Waste Water Infrastructure	Heavy: 2.5 MGD of water/sewer capacity available	Heavy: 2.5 MGD of water/sewer capacity available
Occupancy	Immediate	Proposed



Mannington Commercial

Tom B. David
Airport - CZL

Kerry, Inc

Western Plastics

Mapei Corporation

Stanton Carpet Corporation

KAS Rugs

Nourison Industries

EAE USA

GORDON LOGISTICS CENTER

Duluth Trading Co.

YANMAR America

Shaw Industries

BroadRange Logistics

The Dixie Group

INTERSTATE
75

Mannington Commercial

Tractor Supply Company

Love's

Buc-ee's

UFP Industries, Inc.

Shaw Industries

Mohawk Industries

NFI Industries

LG Hausys, Inc

CFL Flooring

PACTRA

Momeni, Inc.

STOW Group

LG Hausys, Inc.

Ball Corporation

Sakai America, Inc.

Daiki Corporation

GreenView Floors Intl.

Vista Metals

EXIT
310

EXIT
306

41

INTERSTATE
75

COMPETITIVE ADVANTAGES

KEY DISTANCES

US Route 41	Immediate access
I-75	2.8 miles
Tom B. David Airport	4 miles
U.S. Route 53	5 miles
Appalachian Regional Port	40.6 miles
Chattanooga Airport	55.3 miles
Hartsfield-Jackson International Airport	69.8 miles
Port of Savannah	314 miles
Port of Charleston	360 miles

ECONOMIC INCENTIVES

Less Developed Census Tract – Tenant's eligible for \$3,500 per new job

100% Freeport Tax Exemption



Centrally located in the heart of the southeastern United States with immediate access to the I-75 freight corridor

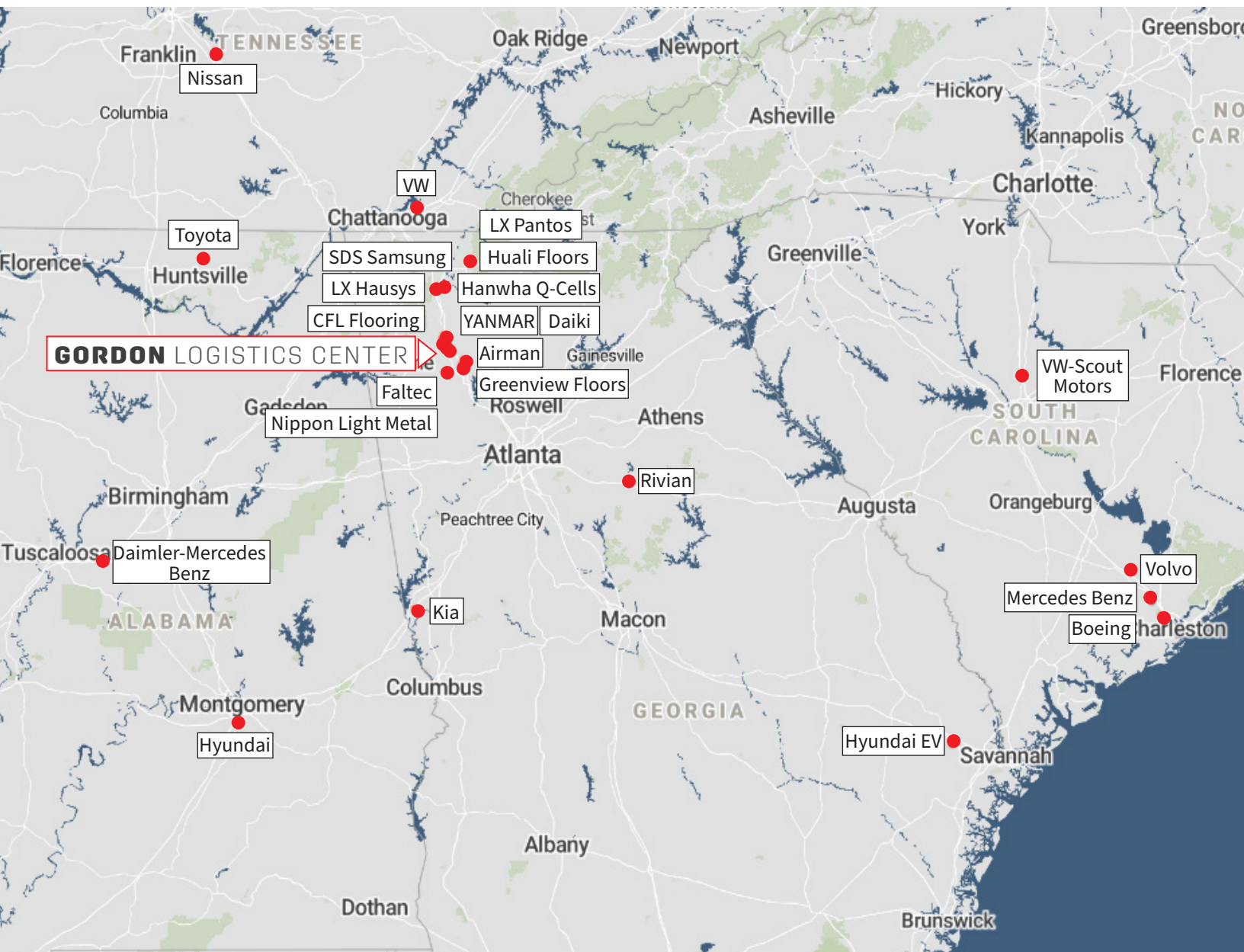


Georgia's Quick Start is an internationally acclaimed workforce development program that provides customized workforce training to qualified new, expanding and existing businesses.



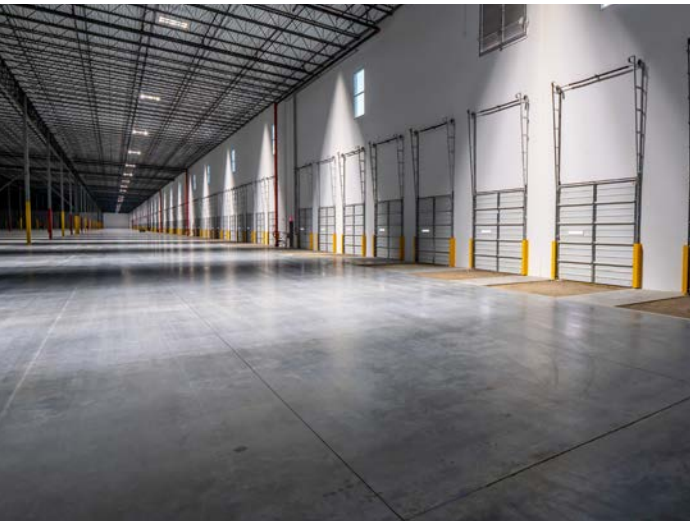
The I-75 corridor in NW Georgia is home to over 250 manufacturers.

SOUTHEAST ADVANACED MANUFACTURING **TENANTS**



PROXIMITY TO MAJOR U.S. CITIES

Chattanooga, TN	57.7 miles
Atlanta, GA	62 miles
Birmingham, AL	139 miles
Nashville, TN	189 miles
Greenville, SC	194 miles
Charlotte, NC	295 miles
Savannah, GA	312 miles
Charleston, SC	360 miles





FOR MORE INFORMATION, PLEASE CONTACT:

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