

FAIRBURN

LOGISTICS

CENTER

YOUR COMPETITIVE ADVANTAGE

Atlanta's I-85 South corridor is one of the most sought-after logistical locations in America. The nation's top distribution, fulfillment, and logistics companies choose this corridor for a reason...

Every transportation option in the Southeast sits on your doorstep.

Located in the heart of the I-85 South corridor, Fairburn Logistics Center is a state-of-the-art distribution facility designed with your needs in mind. The development provides unprecedented access to the CSX Intermodal, I-85, and Hartsfield-Jackson International Airport. These transportation services offer your team flexibility, pricing power, and access to the entire East Coast. Fairburn Logistics Center will give you command of air, land, and sea.

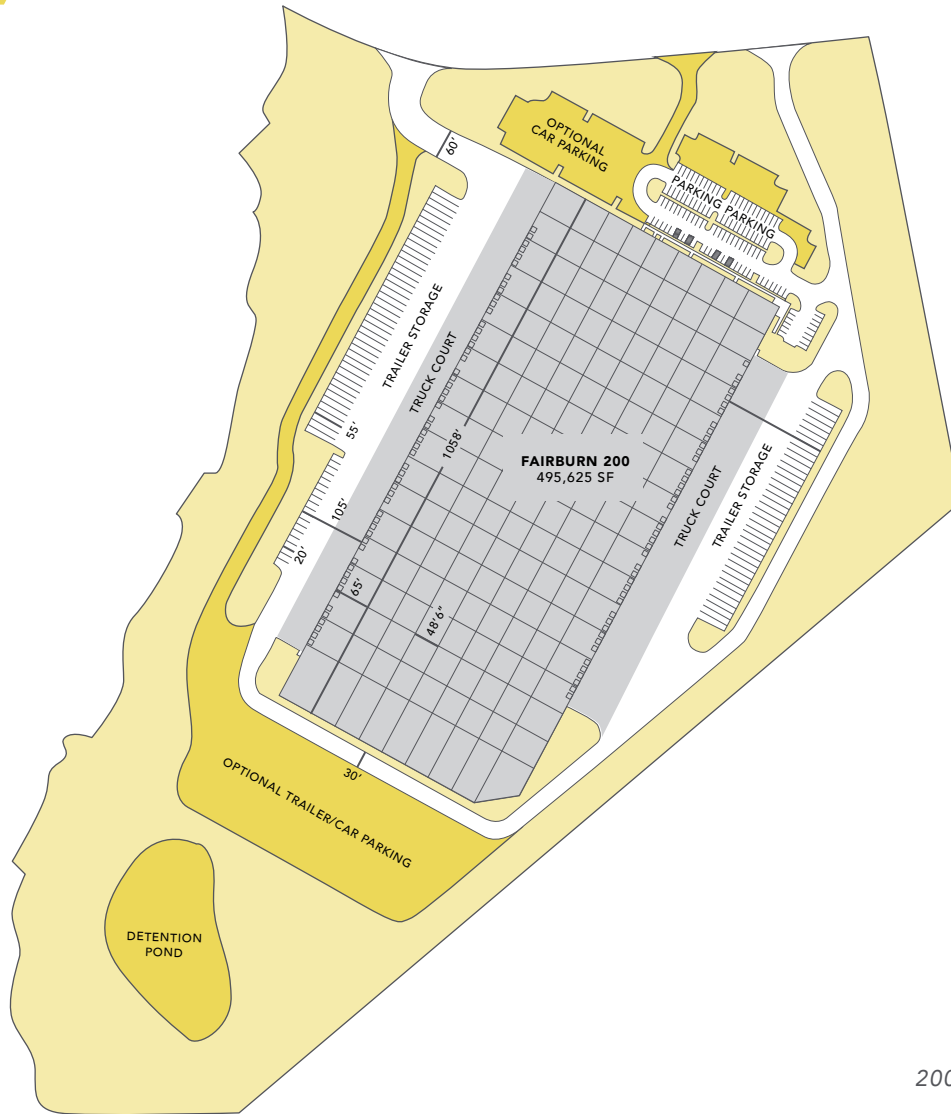


2000 2000



FAIRBURN LOGISTICS CENTER

| | |
|----------------------------|---|
| OFFICE SF | Build - to - Suit |
| CONSTRUCTION | Tilt-up 9 - 1/4" thick concrete panels with clerestory windows |
| BUILDING DIMENSIONS | 470' Deep x 1058' wide |
| CEILING HEIGHT | 36' Minimum |
| COLUMN SPACING | 56' Wide x 48' - 6" deep (65' deep at speed bays) |
| TRUCK COURTS | 190' Full concrete truck courts |
| TYPE OF FLOOR | 7" - 4000 PSI concrete over a vapor barrier on top of a 6" crushed stone base and compacted subgrade, with load plate baskets in staging bays |
| TYPE OF ROOF | 45 Millimeter mechanically fastened TPO single ply membrane system. R-20 insulation value |
| LIGHTING | Per spec - Tenant Improvement |
| SPRINKLER | ESFR and fire pump |
| HEAT | Gas-fired Cambridge units in the warehouse |
| TRAILER STORAGE | 80 Trailer spaces (option to expand) |
| CAR PARKING | 121 Spaces (option to expand) |
| DOCK DOORS | 97 (9' x 10') Dock high doors 2 (12' x 14') Drive - in doors |
| ELECTRICAL | 2,000 Amp service with capacity to upgrade to 4,000 Amp service |
| OTHER | Separate auto / truck ingress and egress |
| VISIBILITY | I-85 Frontage |



2000 LOGISTICS CENTER DRIVE
FAIRBURN, GEORGIA 30213

495,625 SF OF INDUSTRIAL SPACE FOR LEASE

THE INTERMODAL GATEWAY

The Fairburn CSX Intermodal Center provides a high volume, reliable intermodal service for rail lines connecting Southern California, Savannah, Atlanta and the Southeast. The “piggyback” facility imports containers of goods from Asia via Southern California’s ports and reloads them onto trucks for delivery to businesses within a 250-mile radius of Fairburn. The facility provides export services via ports in Southern California and Savannah.

SERVICES 600 - 700 TRUCKS DAILY

200,000 INTERMODAL LIFTS PER YEAR

648 ACRES

6 LOADING AND UNLOADING TRACKS

3 STORAGE TRACKS

24 HOUR SERVICE



FAIRBURN LOGISTICS CENTER

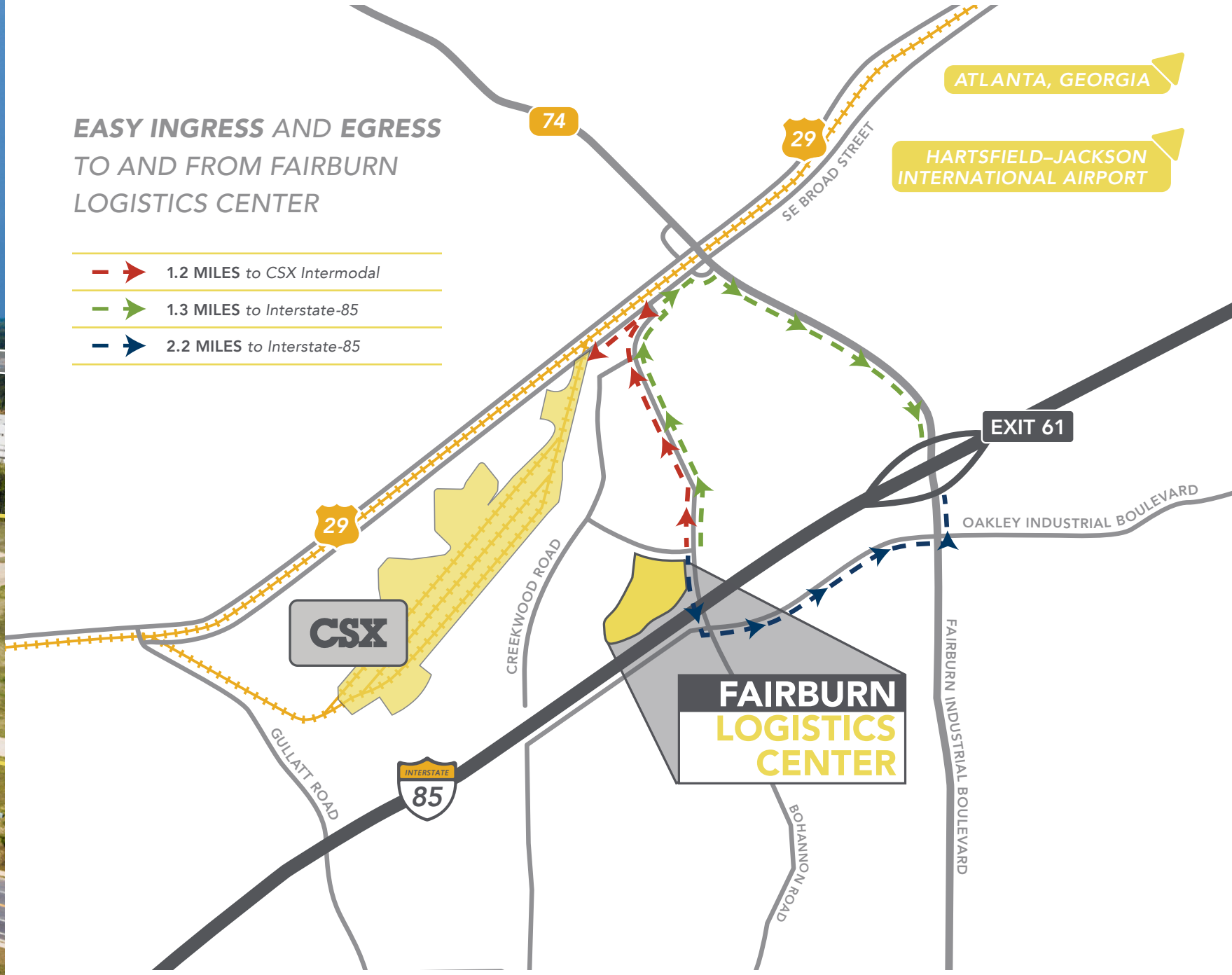
ATLANTA, GEORGIA

EASY INGRESS AND EGRESS TO AND FROM FAIRBURN LOGISTICS CENTER

ATLANTA, GEORGIA

HARTSFIELD-JACKSON
INTERNATIONAL AIRPORT

- 1.2 MILES to CSX Intermodal
- 1.3 MILES to Interstate-85
- 2.2 MILES to Interstate-85



FAIRBURN LOGISTICS CENTER



29

74

JOHNSON ROAD



Read more about **CSX The Intermodal Gateway** (1.2 miles from Fairburn Logistics Center) on the previous page

INTERSTATE
85



EXIT
56



COLLINSWORTH ROAD

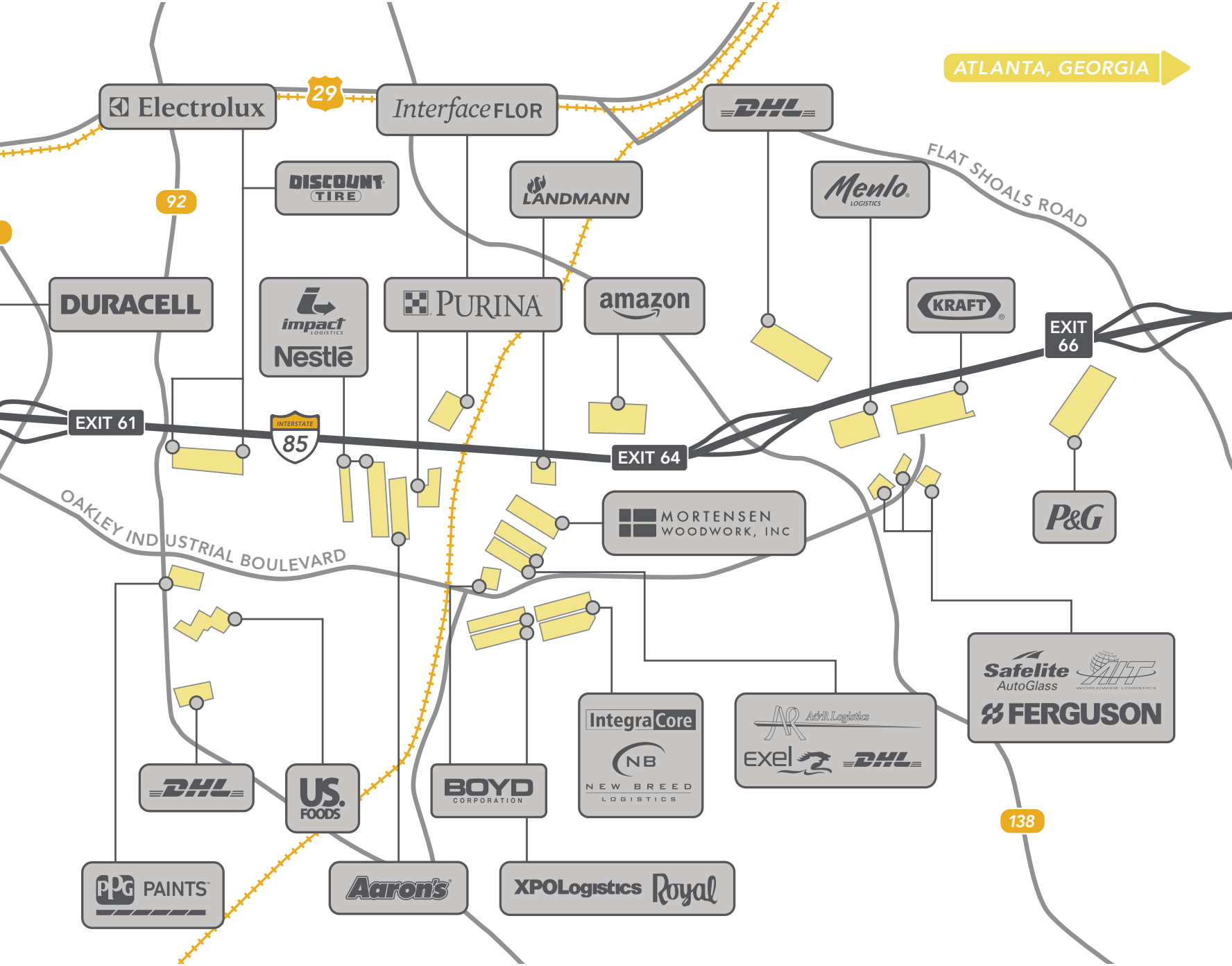
GULLATT ROAD



74

CANONGATE 1 GOLF CLUB

ATLANTA, GEORGIA



Electrolux

29

Interface FLOR

DHL

92

DISCOUNT TIRE

LANDMANN

Menlo LOGISTICS

FLAT SHOALS ROAD

DURACELL

impact LOGISTICS
Nestlé

PURINA

amazon

KRAFT

EXIT 66

EXIT 61

INTERSTATE 85

EXIT 64

OAKLEY INDUSTRIAL BOULEVARD

MORTENSEN WOODWORK, INC

P&G

Safelite AutoGlass
AIT
FERGUSON

138

DHL

US FOODS

BOYD CORPORATION

IntegraCore
NB
NEW BREED LOGISTICS

AR AdR Logistics
EXEL
DHL

PPG PAINTS

Aaron's

XPO Logistics Royal

LABOR PROFILE

FAIRBURN LOGISTICS CENTER (FULTON COUNTY)

GEORGIA'S PREMIER INDUSTRIAL LABOR POOL

Fulton County is home to Georgia's largest industrial labor force (69,661 workers)

NO COMPARISON

Fulton County's industrial labor force is 393% larger than any other county's in Georgia

WELL TRAINED LABOR

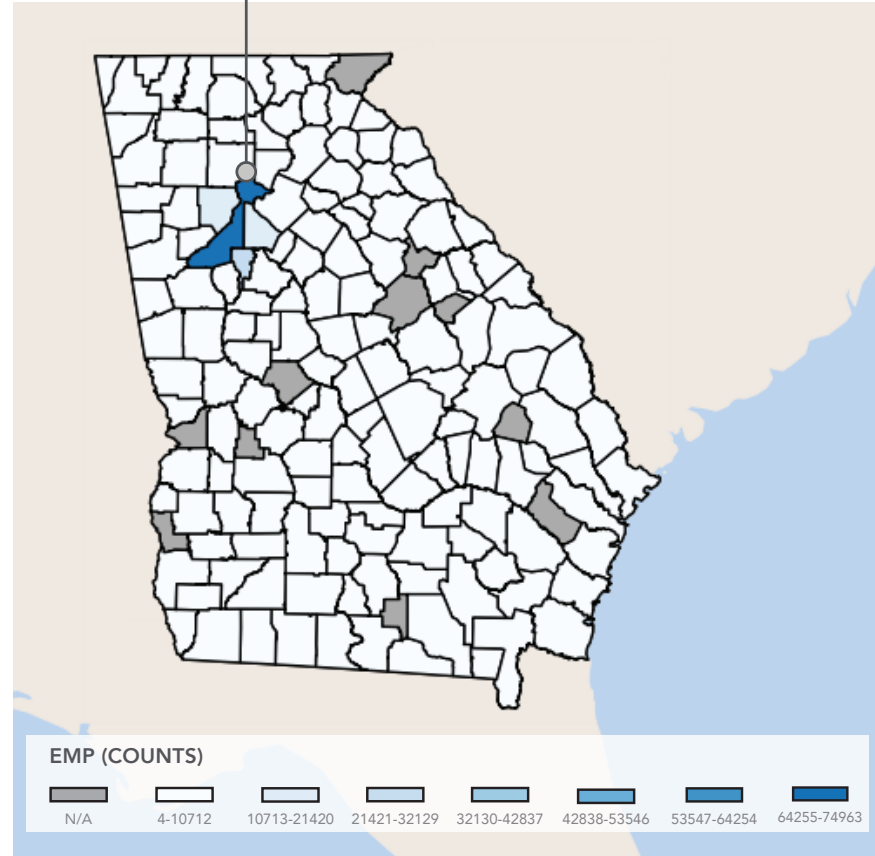
15 Technical Schools, Colleges, and Universities located within a 30 minute drive of Fairburn logistics Center

AVAILABLE LABOR

8.1% of Fulton County's industrial labor force is available for hire (compared to 5.8% available for entire Atlanta MSA)

FAIRBURN LOGISTICS CENTER

(FULTON COUNTY)





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The logo for Stream Realty features a white wavy line above the word "STREAM" in a bold, white, sans-serif font.

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