

# GORDON LOGISTICS CENTER

3864 HWY 41 SE, ADAIRSVILLE, GA 30103



1,038,520 SF

**Advanced Manufacturing Facility**

DEVELOPER



- ★ Strong labor pool
- ★ Great interstate access

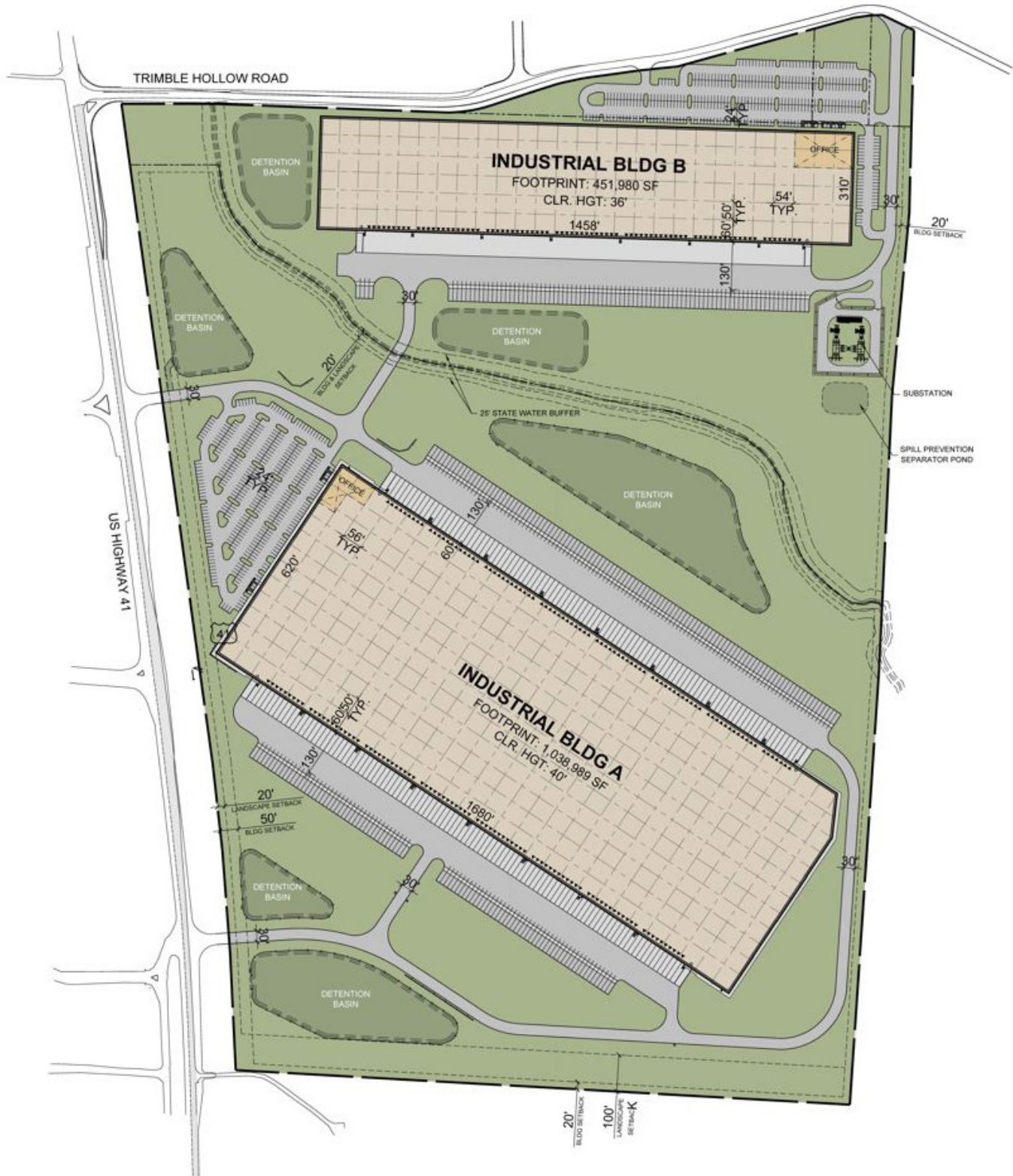
MARKETING



1,038,520 SF AVAILABLE

# GORDON LOGISTICS CENTER

SITE PLAN

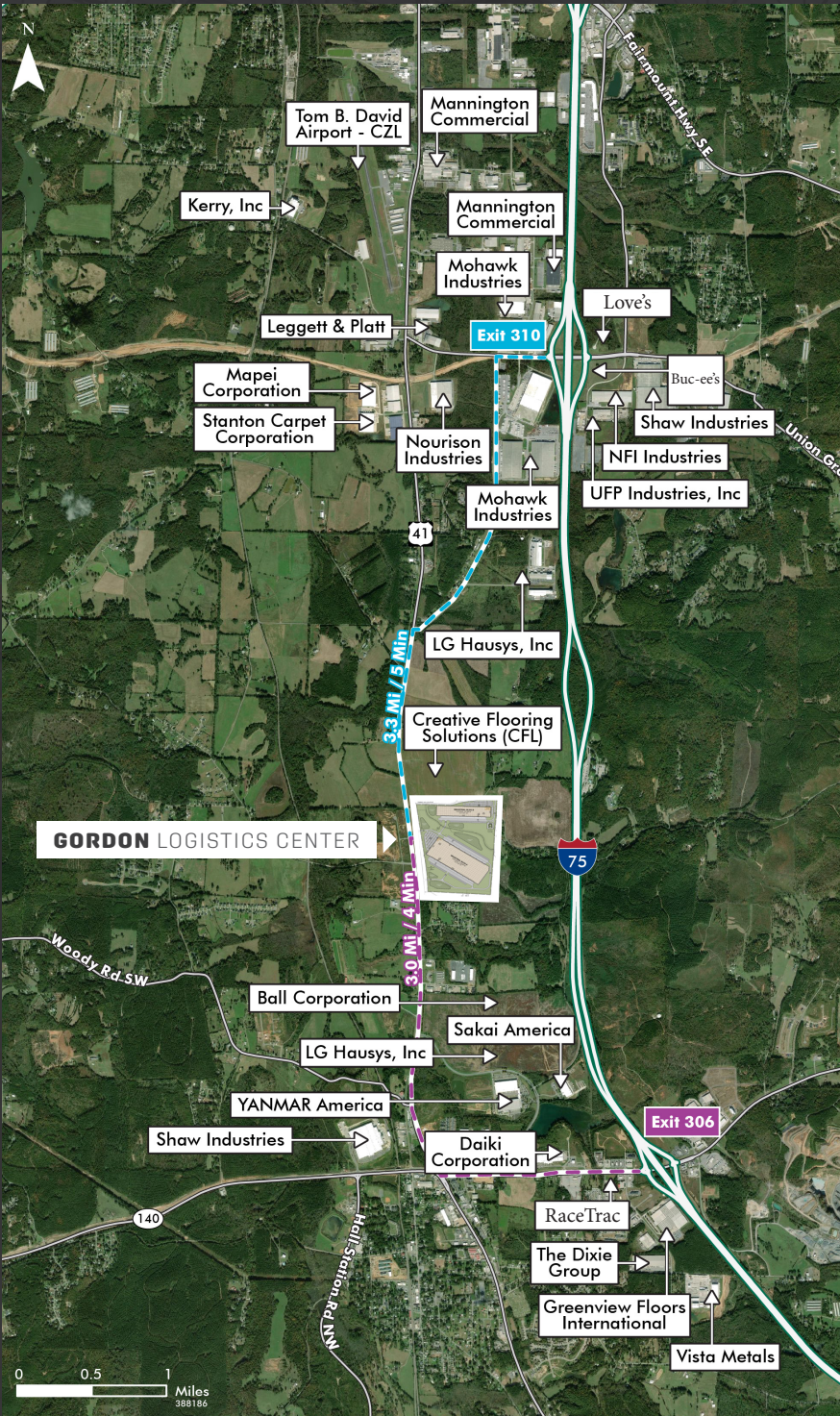


## BUILDING DESIGN **SPECIFICATIONS**

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**.

	<b>GORDON LOGISTICS CENTER</b>	
	<b>Building A</b>	<b>Building B</b>
Building Size(s)	1,038,520 SF (divisible) on 84 AC	451,980 SF (divisible) on 26 AC - BTS or trailer parking
Office Space	5,000 SF of spec office	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	179 dock-high/ 4 drive-in (40,000lb mechanical levelers on every 4 <sup>th</sup> 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

# SURROUNDING TENANTS



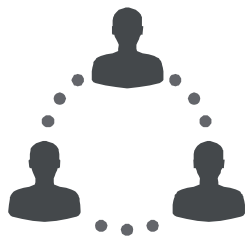
## ECONOMIC INCENTIVES

Less Developed Census Tract – Tenant's eligible for \$3,500 per new job  
 100% Freeport Tax Exemption

# COMPETITIVE ADVANTAGES



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

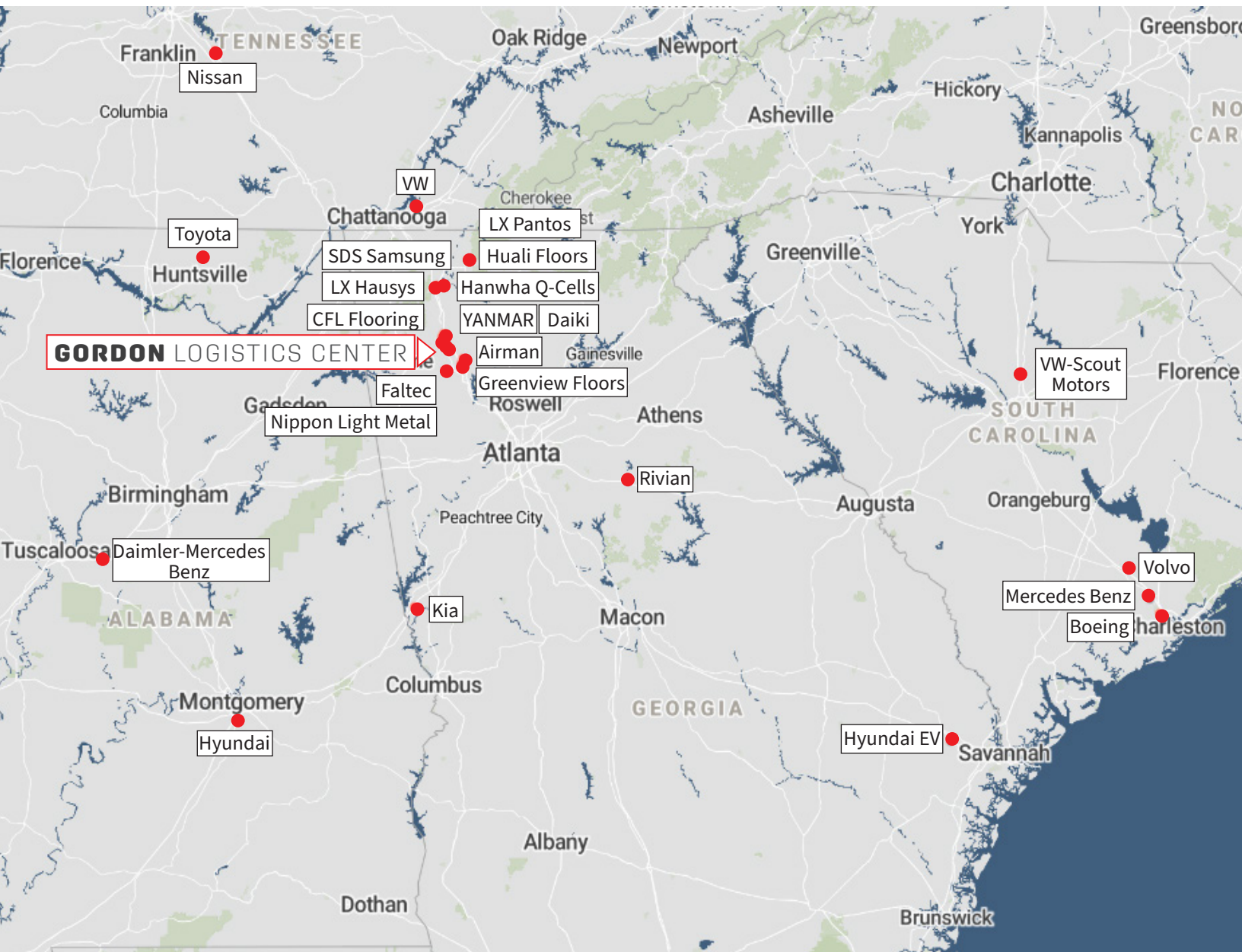


Georgia's Quick Start is an internationally acclaimed workforce development program that provides customized workforce training to qualified new, expanding and existing businesses.



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

# SOUTHEAST ADVANCED MANUFACTURING **TENANTS**



## FOR MORE INFORMATION, PLEASE CONTACT:

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