

PALMETTO LOGISTICS PARK

FULTON COUNTY

PHASE 1 | 1,054,500 SF AVAILABLE | EXPANDABLE TO 1,309,860 SF

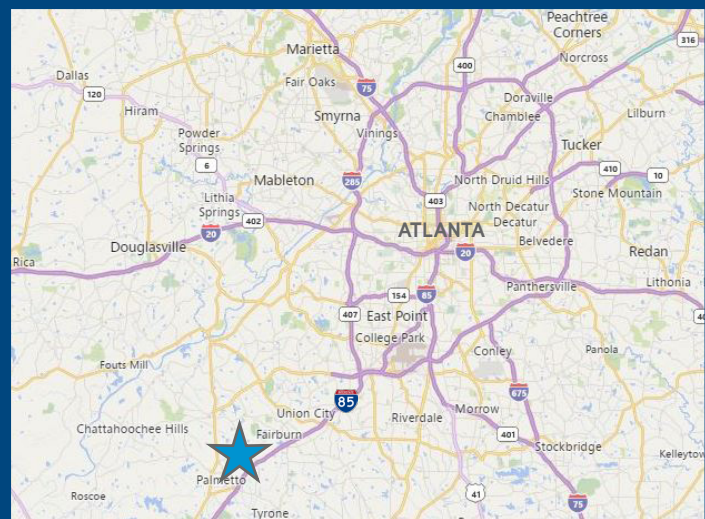
VIEW OUR PROGRESS!

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ATLANTA'S PREMIER INTERMODAL LOCATION

7705 ROOSEVELT HWY
PALMETTO, GA 30213



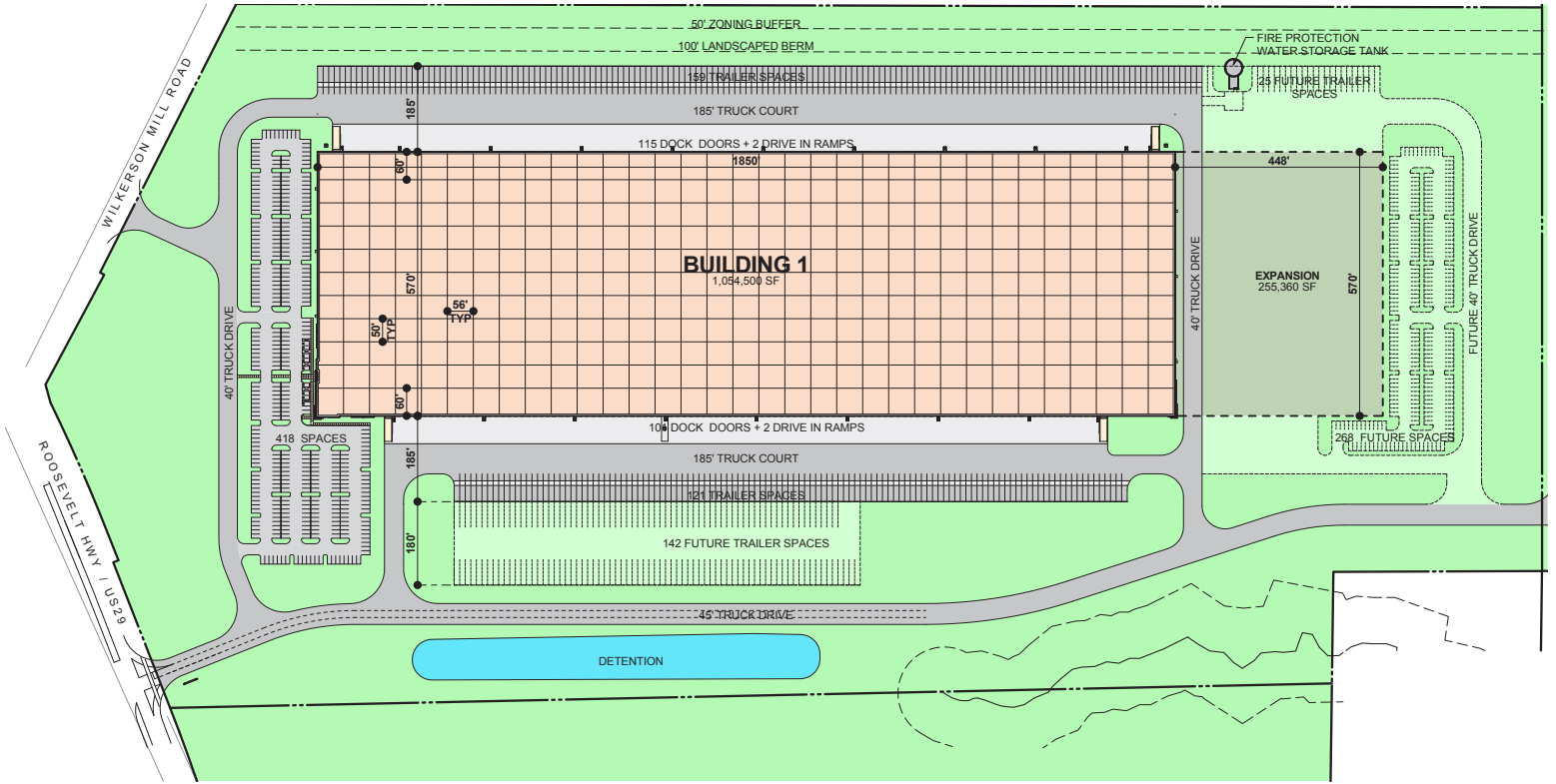
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SITE PLAN



PROPERTY FEATURES - Phase 1

Building Type: Concrete Tilt-Up Construction
Building Size: 1,054,500 SF
Building Expansion: 255,360 SF to 1,309,860 SF
Available Space: 1,054,500 SF
Office: To Suit
Clear Height: 36' minimum
Column Spacing: Typical: 50' X 56'
 Speed Bays: 60' Deep
Docks: 216 Dock High Doors;
 4 Drive-Ins
Building Depth: 570'
Floor Slab: 6" Ductilcrete over 6" crushed stone base over full vapor barrier

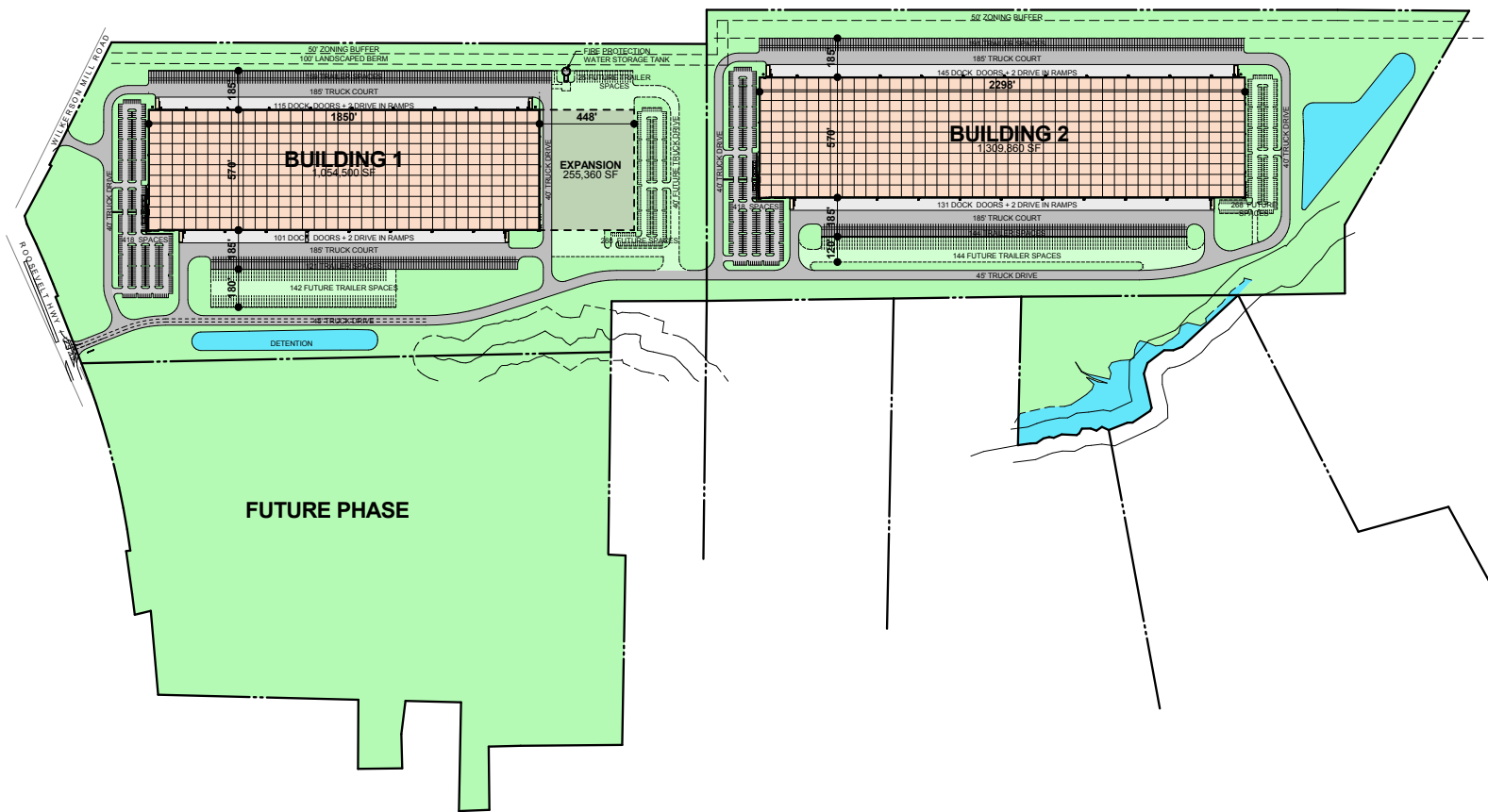
Fire Sprinkler: ESFR
Power: 3 Phase, 277/480 with 4,000 AMP Service
Auto Parking: 418 spaces, expandable
Trailer Parking: 280 spaces, expandable
Truck Court: 185' deep
Roof: 60 mil TPO (white upper surface) with R 20.5 insulation
Paving: Auto: Asphalt
 Truck Court: Full concrete
 Trailer Parking: Asphalt with concrete dolly pads



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MASTER PLAN



PARK HIGHLIGHTS

- > 4 million SF Master Planned Logistics Park
- > 340 Total Acres
- > Phase II can accommodate up to 2 million SF
- > 2 miles to CSX/Fairburn Intermodal Terminal
- > 3 sites capable of buildings over 1,000,000 SF
- > 16 miles to Hartsfield-Jackson International Airport
- > Class A design to account for dedicated driveways, queue lanes, auto parking and abundant trailer storage
- > Fully secured corporate campus potential
- > PILOT Program Approved (DAFC, see adjacent chart)

PILOT Savings by Year

Year 1	\$0.27/sf
Year 2	\$0.24/sf
Year 3	\$0.22/sf
Year 4	\$0.19/sf
Year 5	\$0.16/sf
Year 6	\$0.14/sf
Year 7	\$0.11/sf
Year 8	\$0.08/sf
Year 9	\$0.06/sf
Year 10	\$0.03/sf

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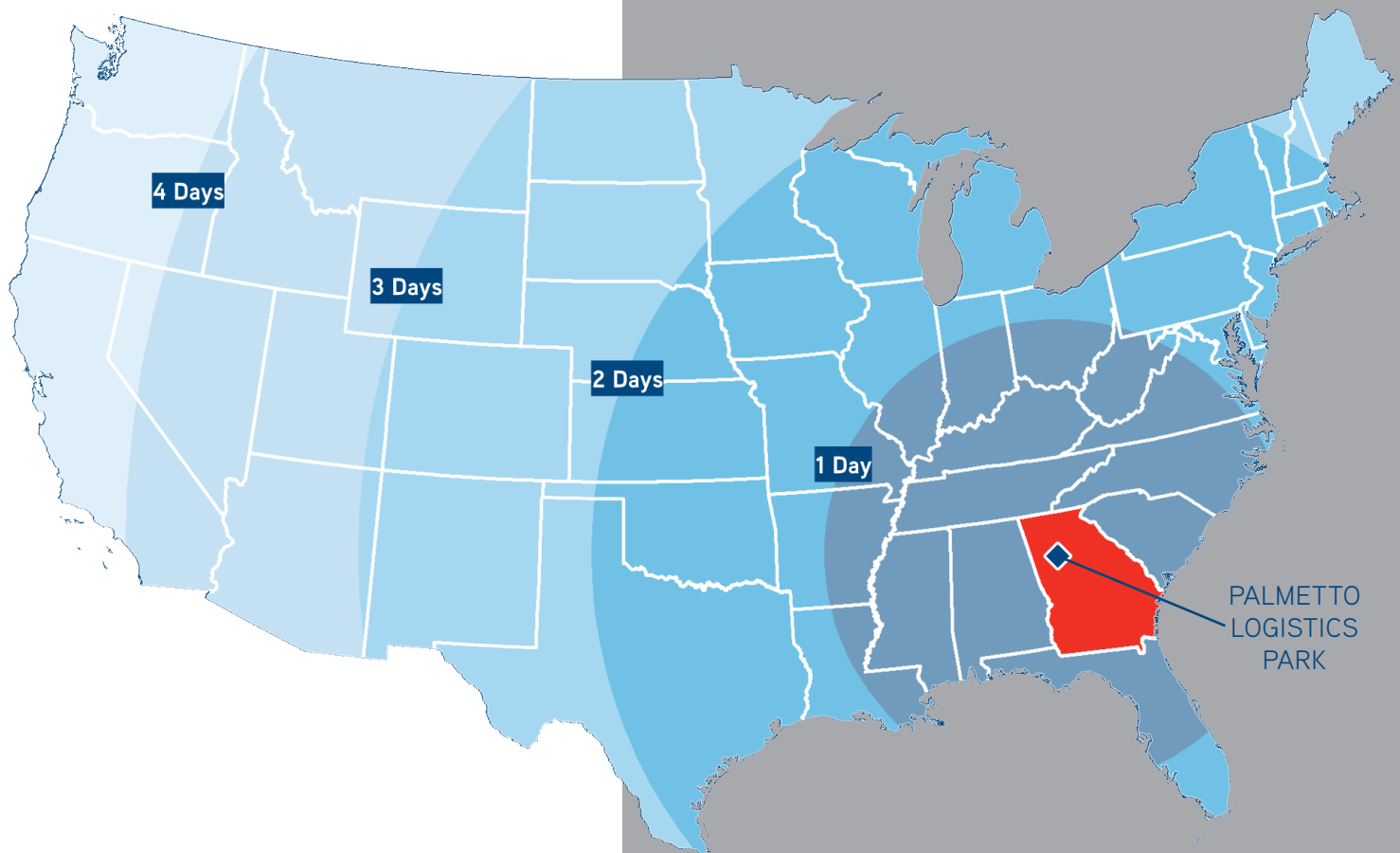
FULTON COUNTY



INTERMODAL	CSXT/Fairburn	2 miles
	CSXT/Atlanta (Hulsey)	28 miles
	Norfolk Southern/Austell	25 miles
AIR	Norfolk Southern/Inman	30 miles
	Charlie Brown Airport	26 miles
PORTS	Hartsfield Jackson Int'l Airport ...	16 miles
	Savannah	259 miles
	Charleston	332 miles
	Jacksonville	358 miles
	Norfolk	614 miles
	Miami	671 miles
	Newark	880 miles

LOCATION / TRANSPORTATION

Palmetto Logistics Park, located in Southwest Atlanta, is a 340-acre logistics park, strategically located on Roosevelt Highway with proximity to I-85 at multiple interchanges. Palmetto Logistics Park provides unparalleled access to CSX-Fairburn Intermodal Terminal, convenient amenities, and proximity to an excellent labor force. Atlanta is the largest industrial market in the Southeast and fourth largest in the U.S. The city's mature and nimble transportation network includes the busiest passenger airport in the world (Hartsfield-Jackson International), three major interstate highways and the Port of Savannah within a four-hour drive.



Palmetto Logistics Park is a joint venture between River Oaks Capital Partners and Port Logistics Realty

