

PALMETTO LOGISTICS PARK

FULTON COUNTY

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

VIEW OUR PROGRESS!

Click for live video feed

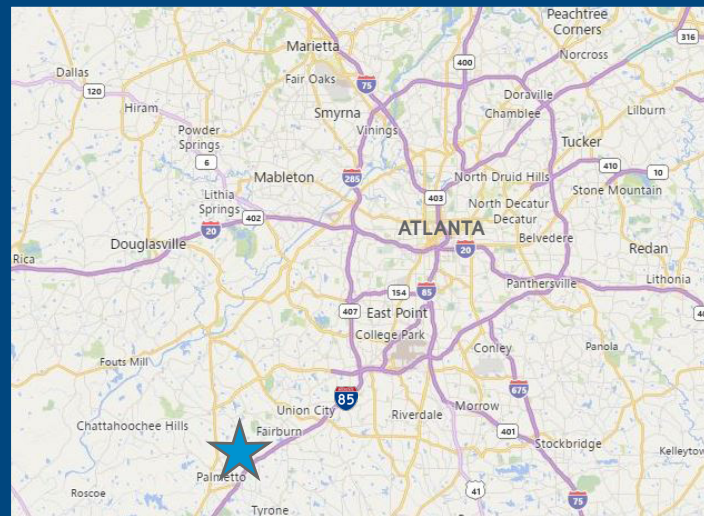
PROPERTY VIEW

Click for drone video



ATLANTA'S PREMIER INTERMODAL LOCATION

500 PALMETTO LOGISTICS PARKWAY
PALMETTO, GA 30213



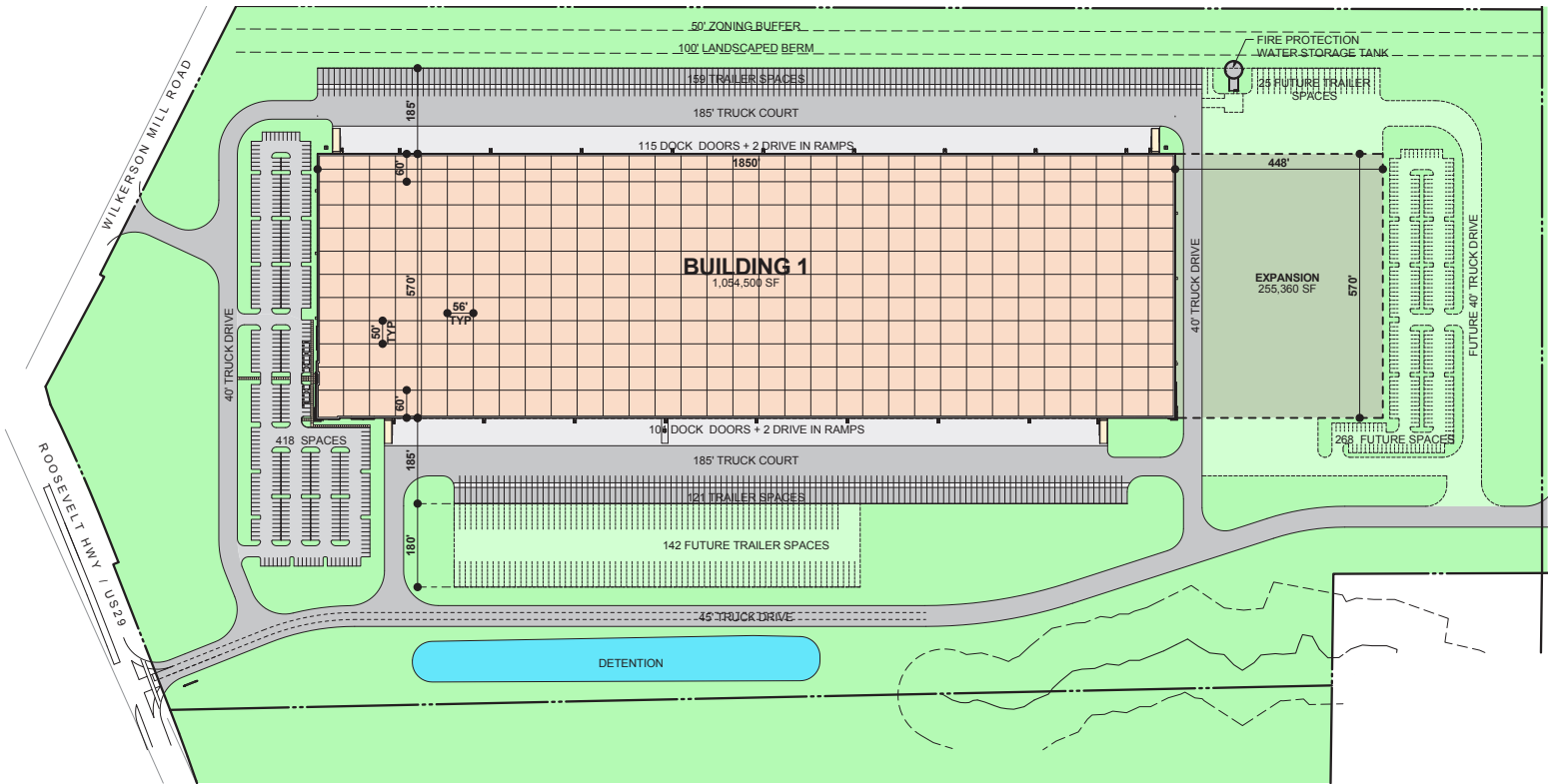
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SITE PLAN



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

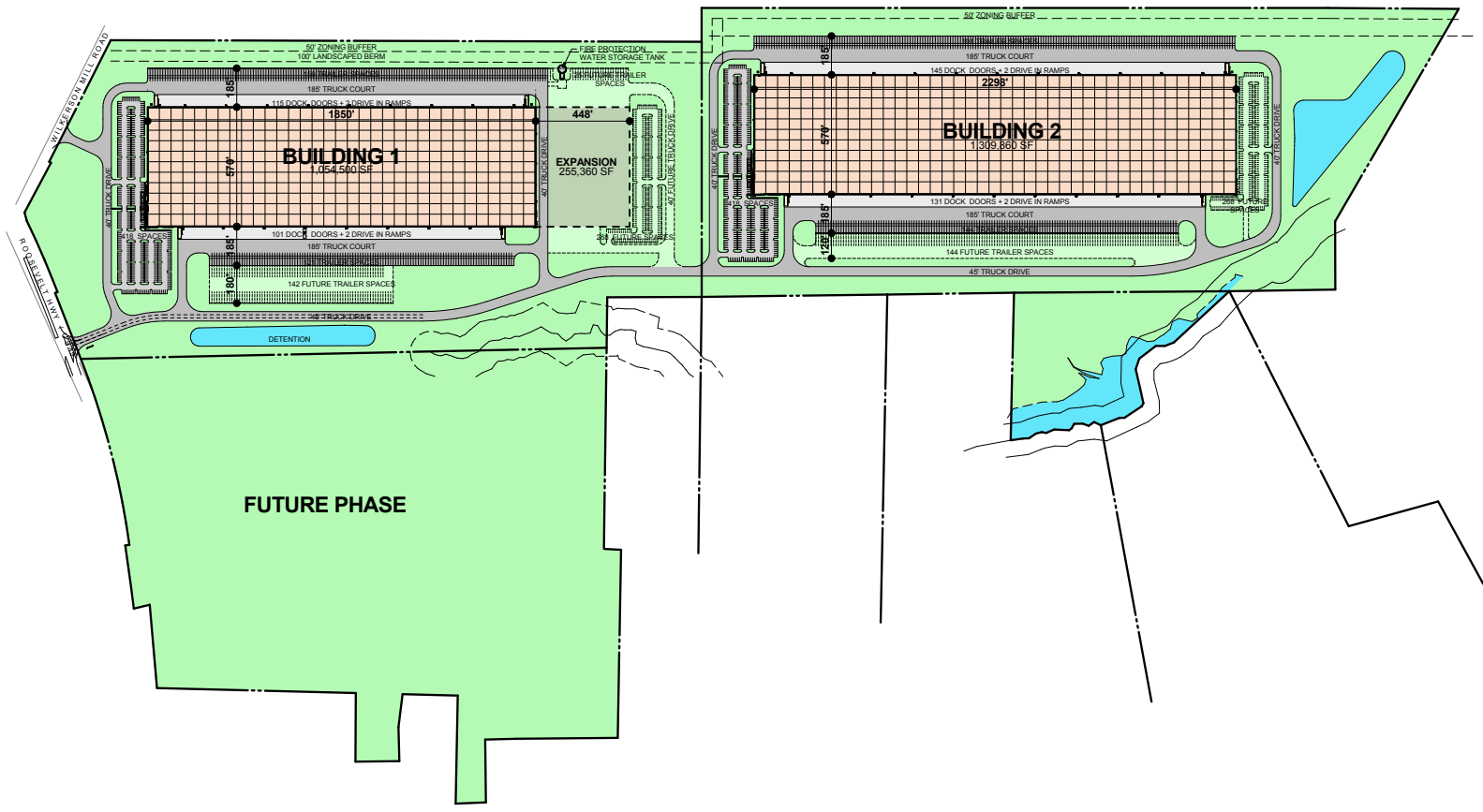
Fire Sprinkler: ESFR
 Power: 3 Phase, 277/480 with 4,000 AMP
 Service
 Auto Parking: 418 spaces, expandable
 Trailer Parking: 280 spaces, expandable
 Truck Court: 185' deep
 Roof: 60 mil TPO (white upper surface) with
 R 20.5 insulation
 Paving: Auto: Asphalt
 Truck Court: Full concrete
 Trailer Parking: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

PALMETTO LOGISTICS PARK

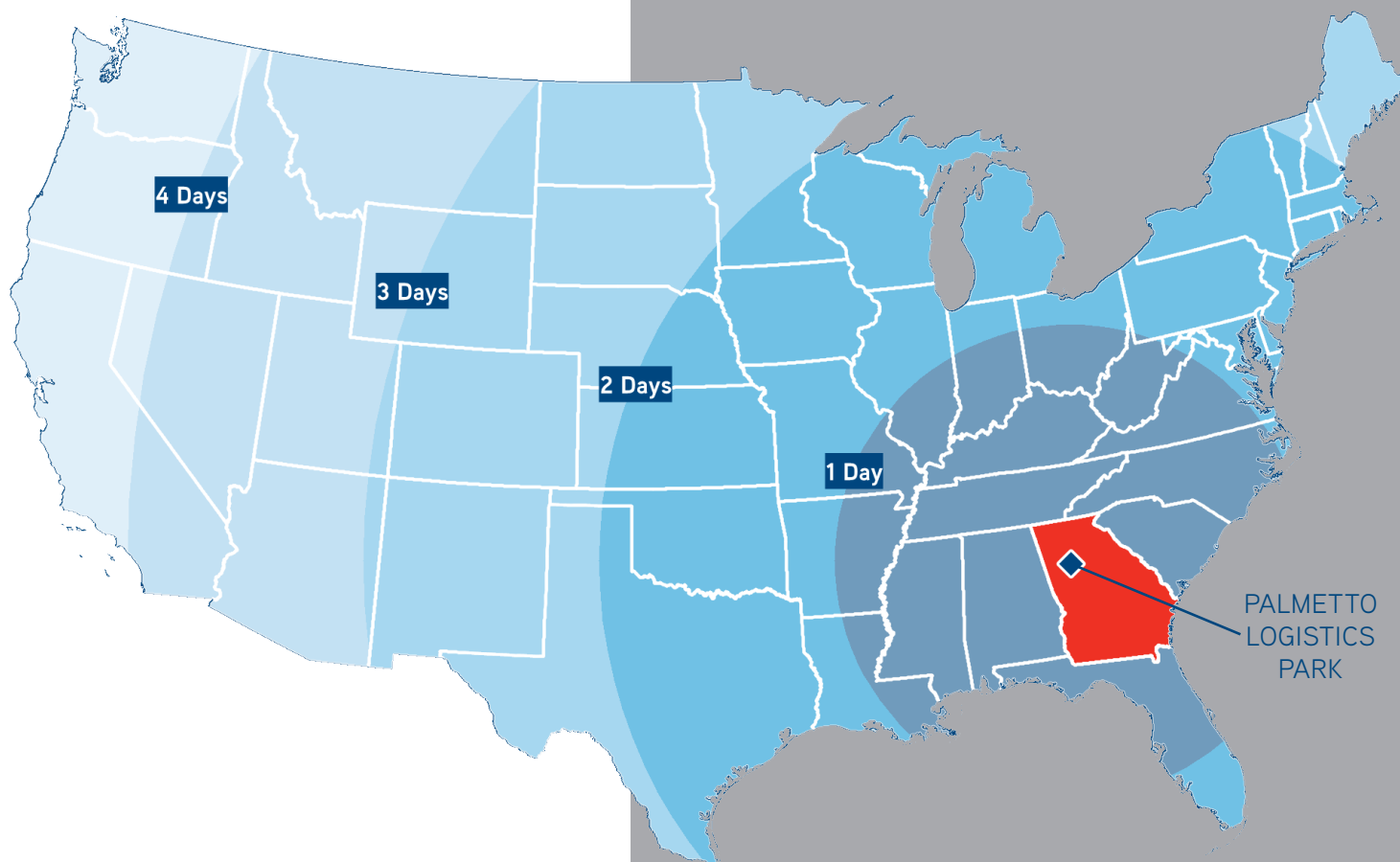
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INTERMODAL	CSXT/Fairburn	2 miles
	CSXT/Atlanta (Hulsey)	28 miles
	Norfolk Southern/Austell	25 miles
	Norfolk Southern/Inman	30 miles
AIR	Charlie Brown Airport	26 miles
	Hartsfield Jackson Int'l Airport ...	16 miles
PORTS	Savannah	259 miles
	Charleston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

RIVER OAKS

CAPITAL
PARTNERS
LLC

