



SHUGART FARMS
AT
OAKLEY INDUSTRIAL

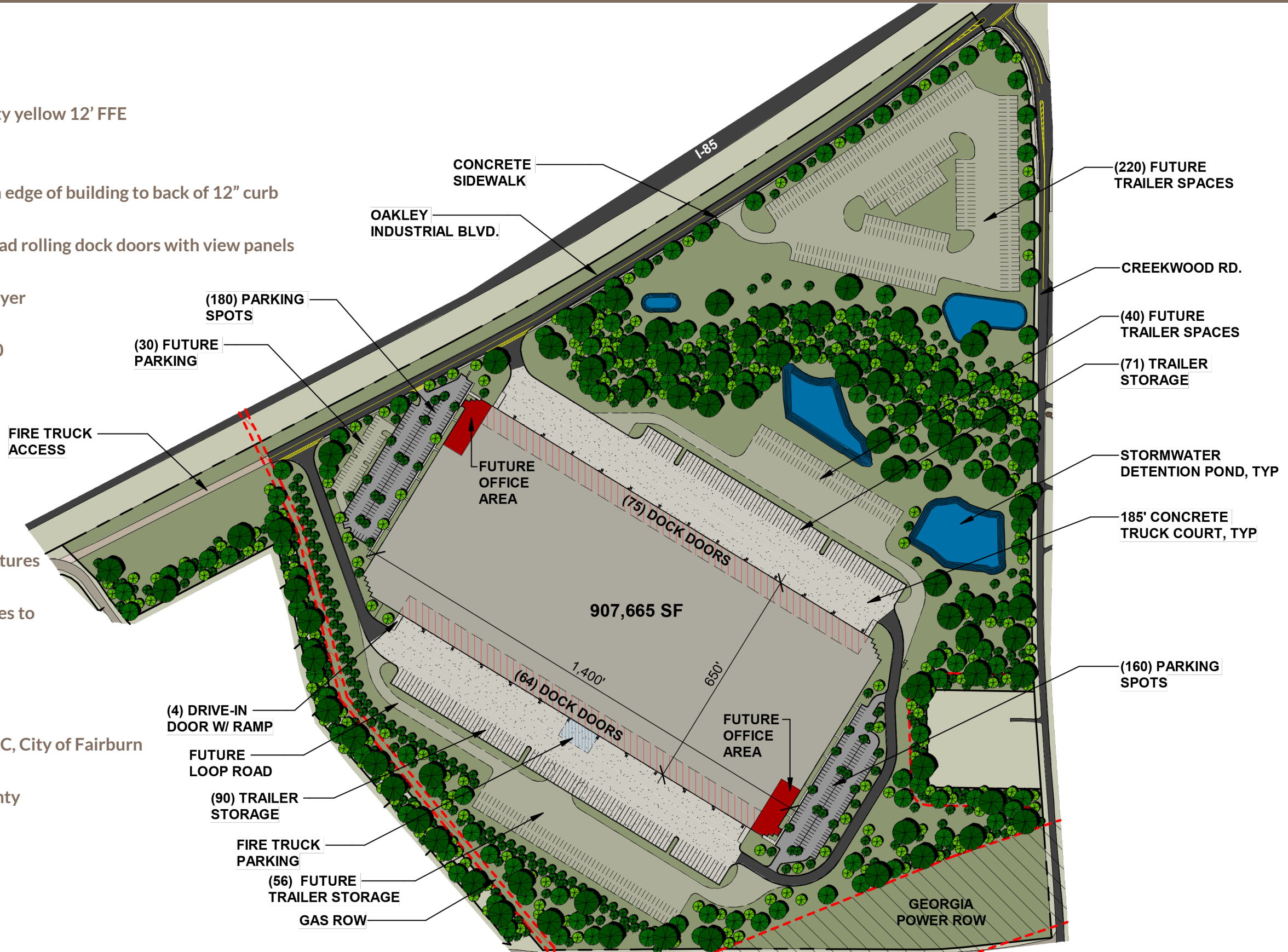
SHUGART FARMS

1625 Oakley Industrial Boulevard
Fairburn, Georgia
907,665 SF

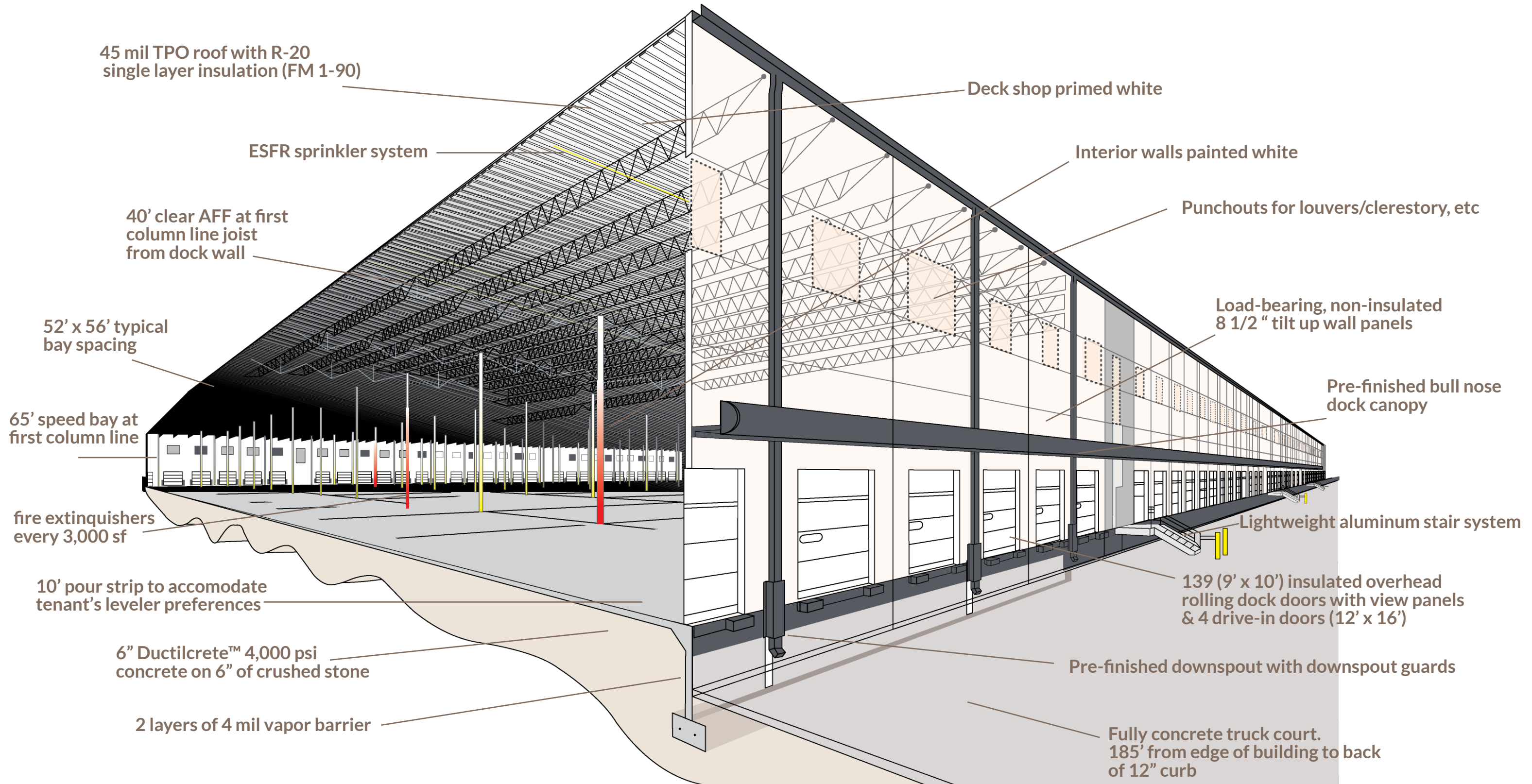
INDUSTRIAL | WAREHOUSE | DISTRIBUTION

Building features & site plan

- Total square footage 907,665 s.f.
- Building dimensions 650' width x 1,400' length
- Column spacing 52' x 56' bays, all painted safety yellow 12' FFE
- Speed bay depth 65' bays at dock walls
- Clear height 40' clear minimum
- Truck court Fully concrete. 185' deep from edge of building to back of 12" curb
- Dock configuration Cross-dock
- Dock high doors 139 (9' x 10') insulated overhead rolling dock doors with view panels
- Drive-in doors 4 (12' x 14' manual)
- Roof 45 Mil TPO with R-20 single layer insulation (FM 1-90)
- Auto parking 340 spaces, expandable to 370
- Trailer storage 161 (12' x 60') storage spaces (Expandable to 477)
- Office square footage BTS
- Walls Painted white
- Deck Shop primed white
- Floors 6" Ductilcrete slab (4,000 psi)
- Interior lighting 4' LED 36 K lumen high bay fixtures with motion sensors
- Exterior lighting Wall packs and decorative poles to achieve 1.5 FC minimum
- Sprinkler system ESFR fire protection system
- Fire extinguishers 1 per every 3,000 square feet
- Ventilation 16 HVLS fans (24')
- Electricity providers Georgia Power, Greystone EMC, City of Fairburn
- Gas provider Atlanta Gas & Light
- Water provider City of Fairburn & Fulton County
- Fiber provider AT&T
- Future loop road Graded with storm in place



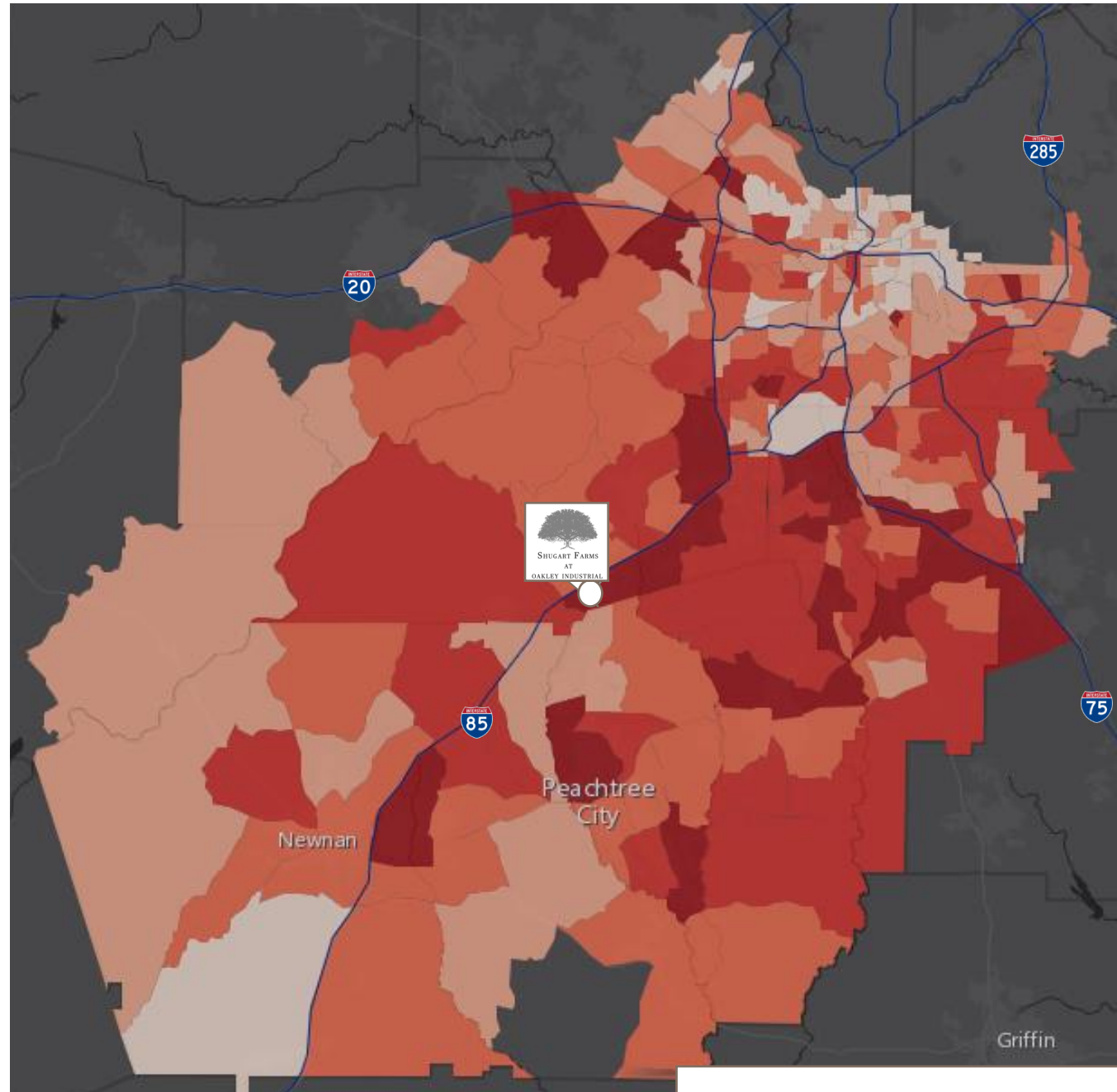
Building cross-section



Labor market map | 30 minute drive-time analysis

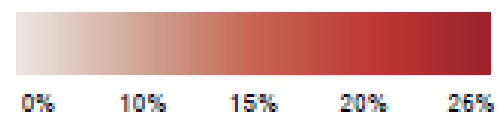
The Shugart Farms site has a competitive advantage, with a large pool of talented workers for distribution employment in the industrial labor force*, with 107,362 targeted workers within a 30-minute drive-time of Shugart Farms.

*The industrial labor force includes transportation and warehouse workers.



Shugart Farms Site
 Total population: 1,174,809
 Total employed labor force: 588,387
 Industrial labor force: 107,362
Unemployment rate: 16.6%

2020 Industry: Industrial workers by Census tract, % of total population



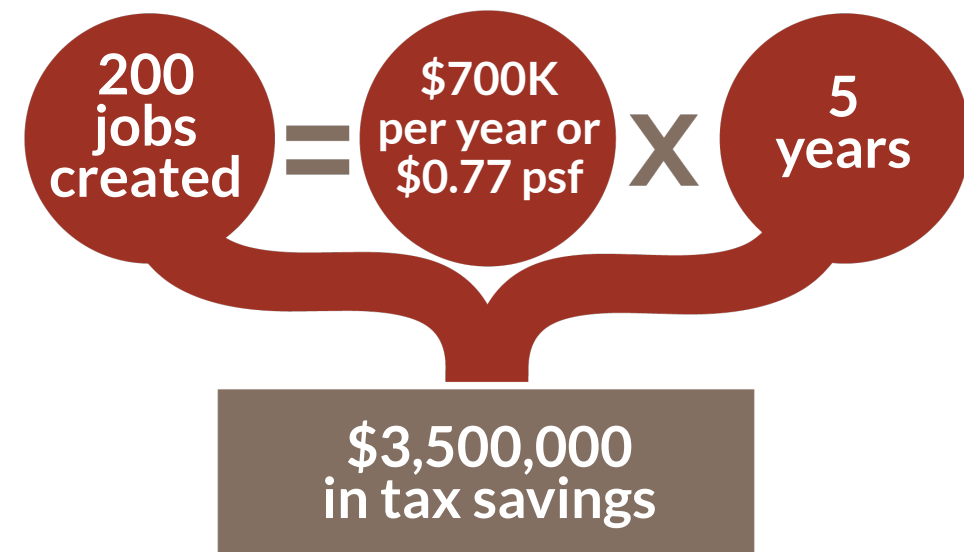
Labor market statistics | drive-time analysis

	Shugart Farms 30 minute drive-time	Shugart Farms 45 minute drive-time	Shugart Farms 60 minute drive-time	Atlanta MSA	United States
Total Population, 2020	1,174,809	2,817,713	4,587,206	6,049,686	333,793,107
Median Household Income, 2020	\$55,567	\$63,327	\$66,513	\$70,630	\$62,203
Unemployment Rate, 2020	16.7%	14.8%	14.2%	13.7%	13.0%

Tax Incentives

Shugart Farms is located in a **Less Developed Census Tract**.

\$3,500 tax credit per new job created in Georgia for up to five years. The tax credit is initially applied towards any Georgia income taxes due, then to any payroll taxes.



Note: The above scenario is based on 907,610 square feet.



Key distances

-  Interstate 85: 1.8 miles
-  Hartsfield Jackson Atlanta International Airport: 12 miles
-  CSX Atlanta Intermodal: 2.3 miles
-  UPS Hub: 18.7 miles
FedEx Hub: 20 miles
-  Port of Savannah: 256 miles
Port of Charleston: 315 miles



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