

Notable Distances

Air

Athens Regional Airport	19 miles
Hartsfield-Jackson Atlanta International Airport	70 miles
Charlotte Douglas International Airport	180 miles

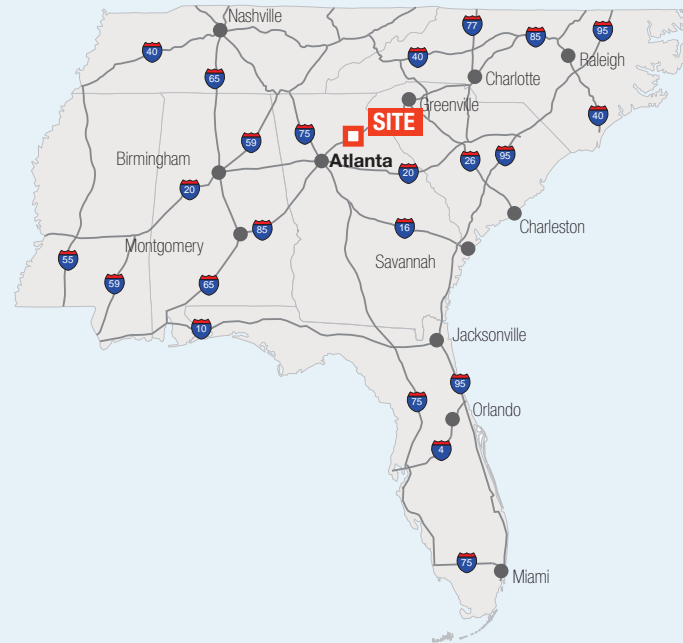
Interstate

I-85	0.6 miles
I-285	45 miles
I-75 N	58 miles
I-75 S	61 miles
I-20	64 miles
I-26	122 miles

Port Cities

Savannah, GA	300 miles
Charleston, SC	300 miles
Brunswick, GA	360 miles
Jacksonville, FL	400 miles
Norfolk, VA	510 miles
Miami, FL	715 miles

Jefferson Distribution Center is located in an Opportunity Zone in the Northeast Atlanta submarket. Jefferson boasts two sites that can provide a user with a campus opportunity of up to 1.8 MSF.



JEFFERSON DISTRIBUTION CENTER Building C

Logistics Center Parkway, Jefferson, GA 30567



For more information, or to set up a tour, please contact:

Todd Barton, SIOR
+1.404.923.1435
todd.barton@cbre.com

Greg Haynes, SIOR
+1.404.923.1436
greg.haynes@cbre.com

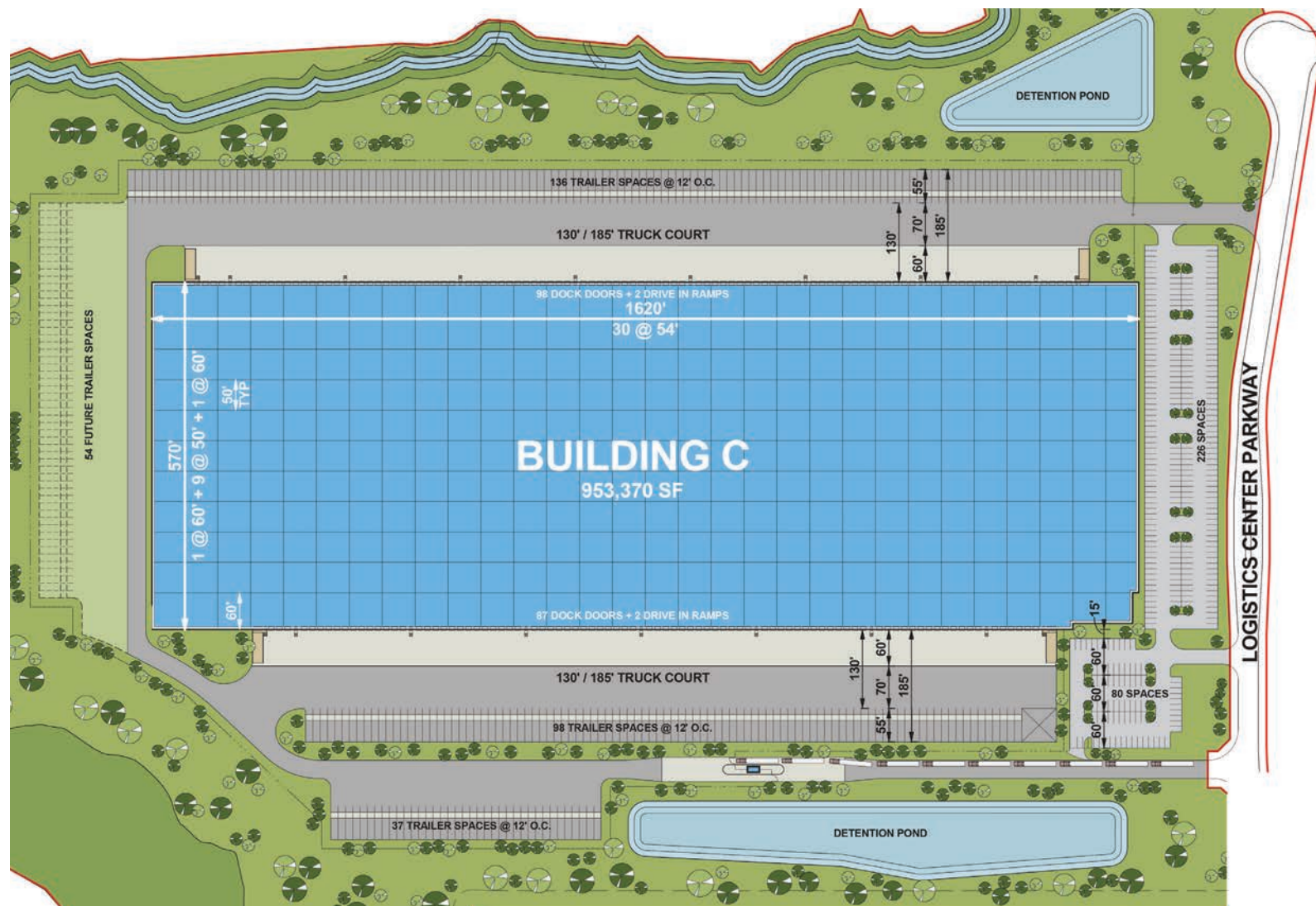
Ryan Wood
+1.404.479.1642
ryan.wood@brookfieldlogistics.com

www.brookfieldlogisticsproperties.com

IDI Gazeley
Brookfield Logistics Properties

www.brookfieldlogisticsproperties.com

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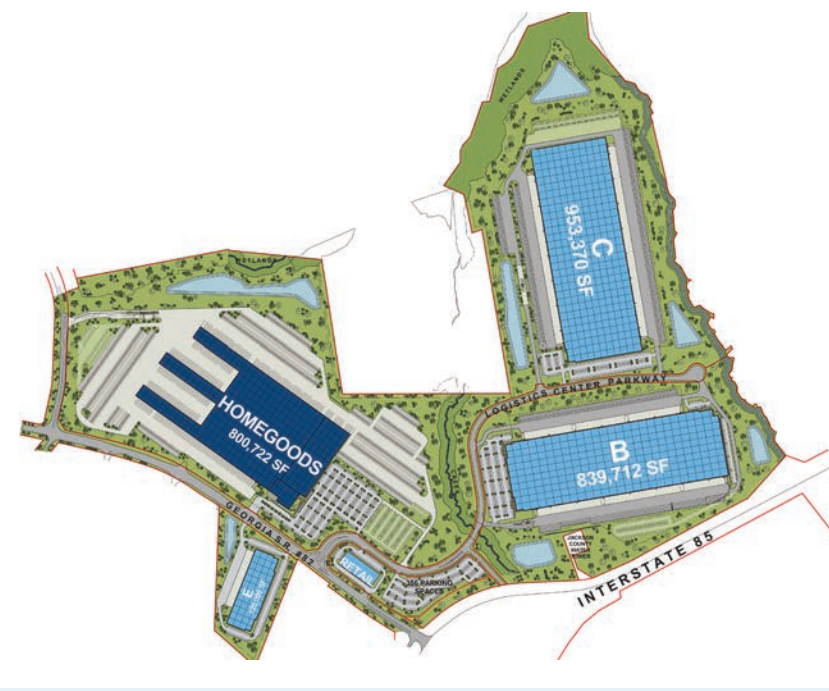


953,370 square feet

WAREHOUSE:	953,370 SF
OFFICE:	Build-to-suit
BUILDING TYPE:	Cross-dock

**Now Available
Class A Distribution Space**

- BUILDING DEPTH: 570'
- CEILING CLEAR HEIGHT: 36' minimum, first column line back
- TRUCK DOORS: (185) 9' x 10' dock doors; (4) 12' x 14' drive-in doors
- TRUCK COURT: 185' deep all concrete
- AUTO PARKING: 306 spaces (expandable)
- TRAILER STORAGE: 271 stalls (expandable)
- COLUMN SPACING: 54' wide x 50' deep; 60' deep at loading docks and end bays
- ELECTRICAL SERVICE: 3 each 1200 amps; 277/480 volts, 3 phase
- SPRINKLER: ESFR
- FLOOR SLAB: 6" Ductilcrete®
- INCENTIVES: Opportunity Zone tax credits = \$3,500/job/year for 5 years (\$17,500/job)



Jefferson Distribution Center Building C is a planned, Class A distribution facility in metro Atlanta's largest submarket – Northeast Atlanta. With two sites located just off I-85 in Jefferson, GA, Jefferson Distribution Center provides a campus opportunity of up to 1.8 MSF.

Jefferson Distribution Center is located within one of Georgia's designated Opportunity Zones, and businesses locating here are eligible for significant tax credits for new jobs they create. The job tax credit allows businesses to claim a credit of \$3,500 per net new job for five years to offset Georgia income taxes and Georgia payroll withholding taxes. There is no limit on the number of jobs that may be claimed under the program.

For more information, please visit: <http://www.dca.state.ga.us>

