

GEORGIA NORTH LOGISTICS CENTER

100-400 INTERNATIONAL PARKWAY, ADAIRSVILLE, GA 30103

AshleyCapital



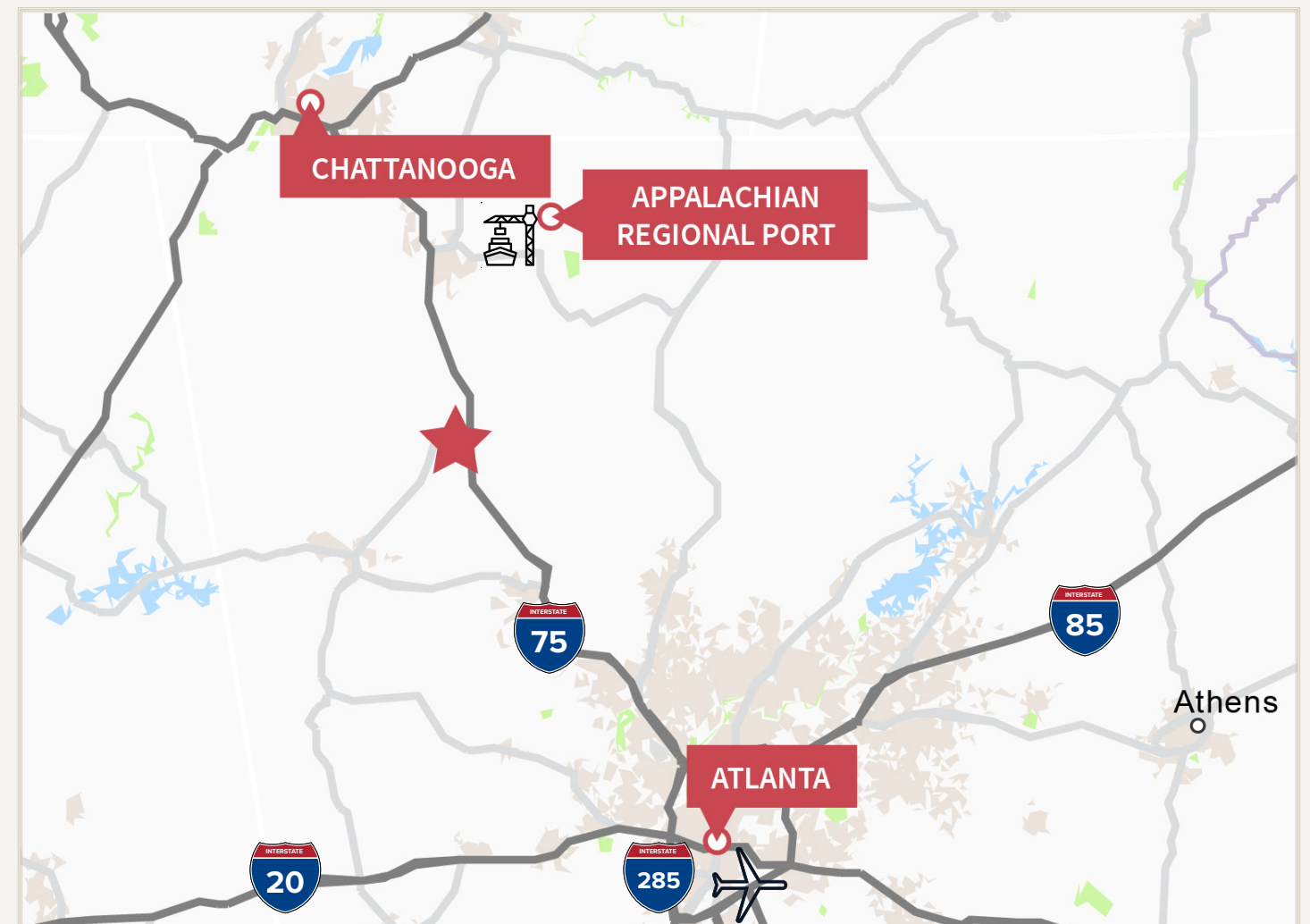


Over 2.2M SF Class A Space Available

Strategically located in Northwest Georgia along the I-75 corridor, Georgia North Logistics Center offers immediate availability with high interstate visibility in a strong labor pool.

Key Distances

Interstate 75	1.8 miles
Appalachian Regional Port	41 miles
Chattanooga	54 miles
Atlanta	56 miles
Hartsfield-Jackson International Airport	68 miles
Port of Savannah	311 miles
Port of Charleston	368 miles



Labor and Demographics

Labor force activity (November 2024)

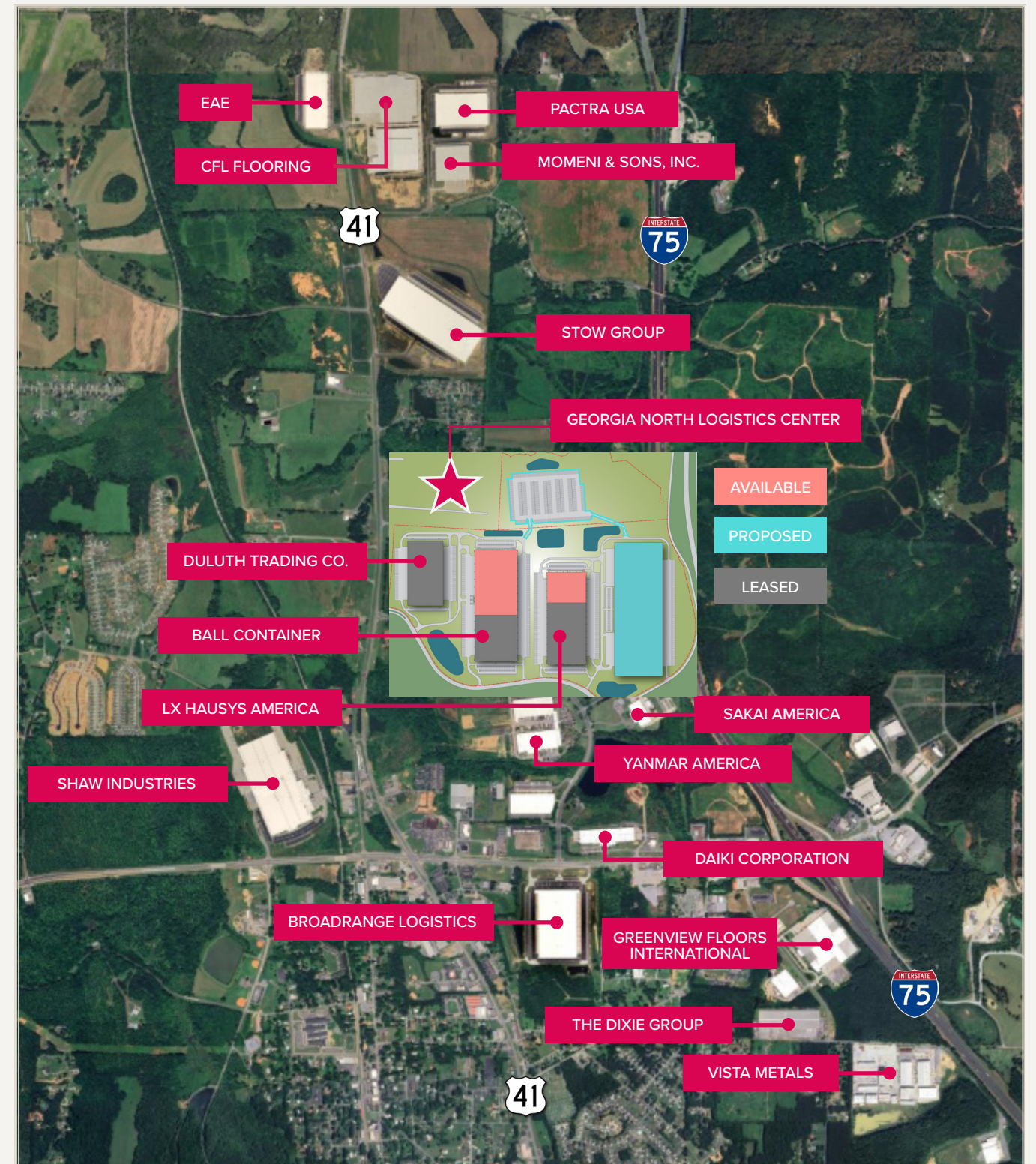
	Labor force	Employed	Unemployed	Unemployment Rate	Unemployment Rate (Oct. 2024)	Unemployment Rate (Nov. 2023)
Bartow County	53,616	51,714	2,902	3.5%	3.5%	2.7%
Bartow LDA	848,328	821,610	26,718	3.3%	3.2%	2.6%
NWGA Region	446,503	431,046	15,457	3.5%	3.4%	2.6%
Atlanta MSA	3,258,351	3,142,894	115,457	3.5%	3.5%	2.8%
Georgia	5,391,499	5,200,105	191,394	3.5%	3.5%	2.8%
United States	168,164,000	161,456,000	6,708,000	4.0%	3.0%	3.5%

Bartow County Demographics (2024 Estimates)

	Population	Households	Annual Growth	Avg. Income	Daytime Employment	Consumer Spending
2-mile radius	6,322	2,381	3.9%	\$69,605	3,268	\$68.5M
5-mile radius	14,565	5,382	2.0%	\$74,202	6,495	\$166.8M
10-mile radius	64,328	23,795	1.3%	\$74,994	25,288	\$714.2M



Neighboring Tenants





Park Specifications

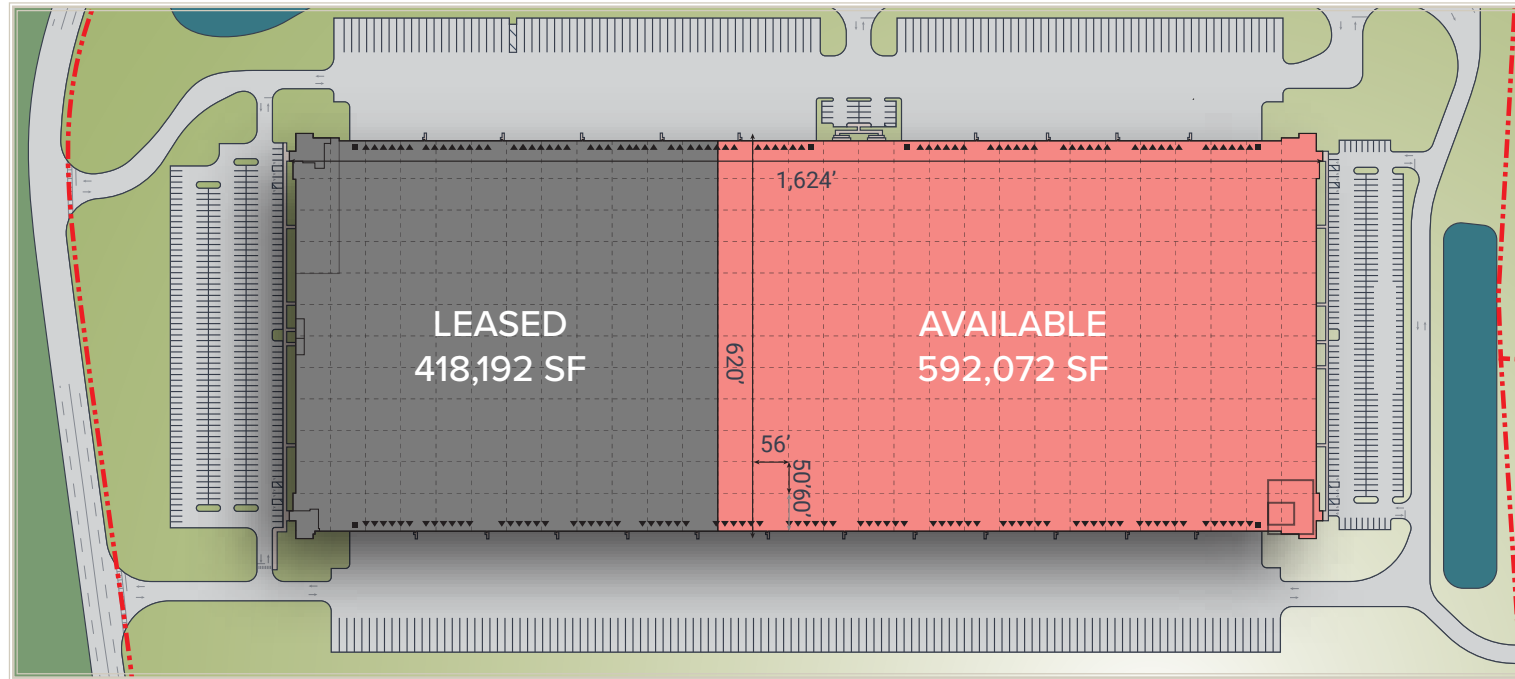


Park Features and Site Utilities

Developer	Ashley Capital	Electricity	Georgia Power
General Contractor	ARCO Design/Build	Gas	City of Adairsville
Site design and engineering	Georgia Civil, Inc.	Water	City of Adairsville
		Fiber	AT&T

Building 300

Building Specifications & Site Plan



Available SF	592,072 SF
Office SF	2,450 SF
Total SF	1,010,100 SF
Building dimensions	620' width x 1,624' length
Column spacing	50' x 56' bays, columns painted safety yellow
Speed bay depth	60' bays at dock walls
Clear height	40' clear minimum
Truck court	Fully concrete 195' deep from edge of building to back of 6" curb
Dock high doors	95 (9' x 10') doors with 48 (40k lb) hydraulic levelers
Drive-in doors	4 (13' x 14')
Dock configuration	Cross-dock
Auto parking	242 spaces
Trailer parking	112 (12'x 60') storage spaces
Sprinklers	ESFR

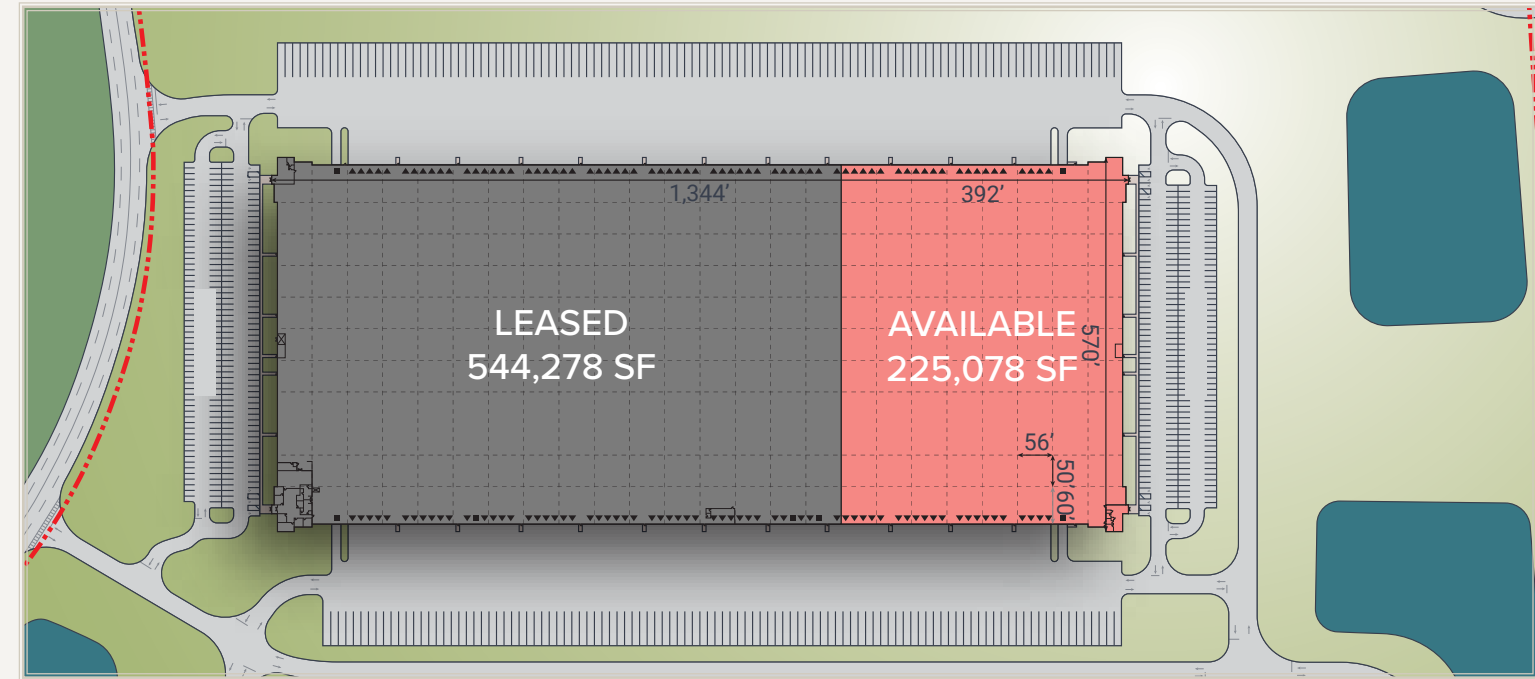
Power	One 3,000 amp panel
Ventilation	28 rooftop mounted exhaust fans
Roof	45 MIL TPO with R-22 single layer insulation
Interior	Walls & deck painted white
Slab	7" concrete (4,000 psi)
Interior lighting	48,000 lumen high bay LED fixtures Avg. 25FC at 36" AFF with motion sensors
Exterior lighting	Wall packs & decorative poles to achieve 1.5 FC min.
Fire extinguishers	1 per every 9,000 SF
Zoning	Industrial

Scan to view available floor plans



Building 200

Building Specifications & Site Plan



Available SF	225,078 SF
Office SF	1,335 SF
Total SF	769,356 SF
Building dimensions	570' width x 1,344' length
Column spacing	50' x 56' with 60' bays, columns painted safety yellow
Speed bay depth	60' bays at dock walls
Clear height	36' clear minimum
Truck court	190' on both sides of building
Dock high doors	34; 12 outfitted with hydraulic levelers
Drive-in doors	2
Dock configuration	Cross-dock
Auto parking	229
Trailer parking	68
Sprinklers	ESFR
Interior	Walls & deck painted white

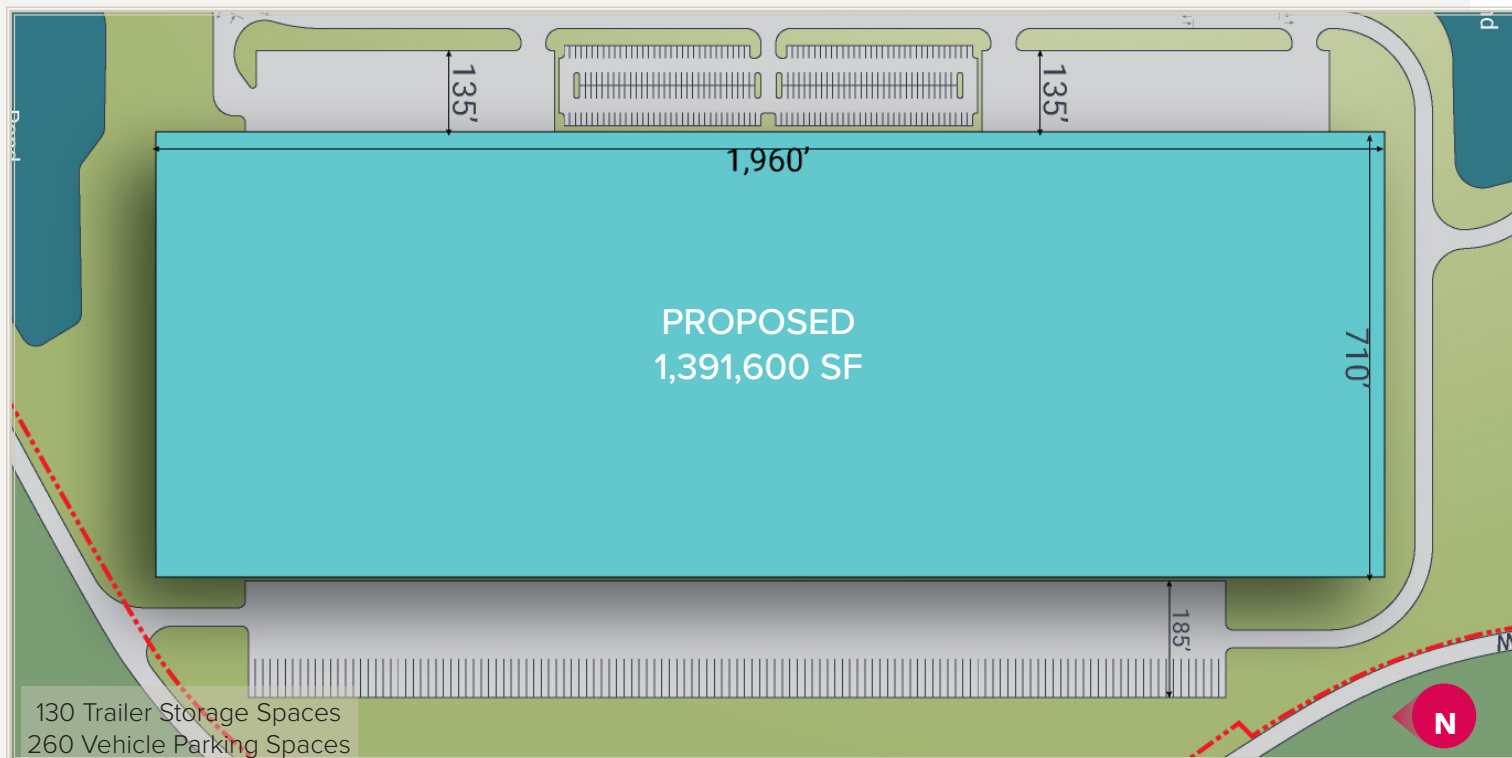
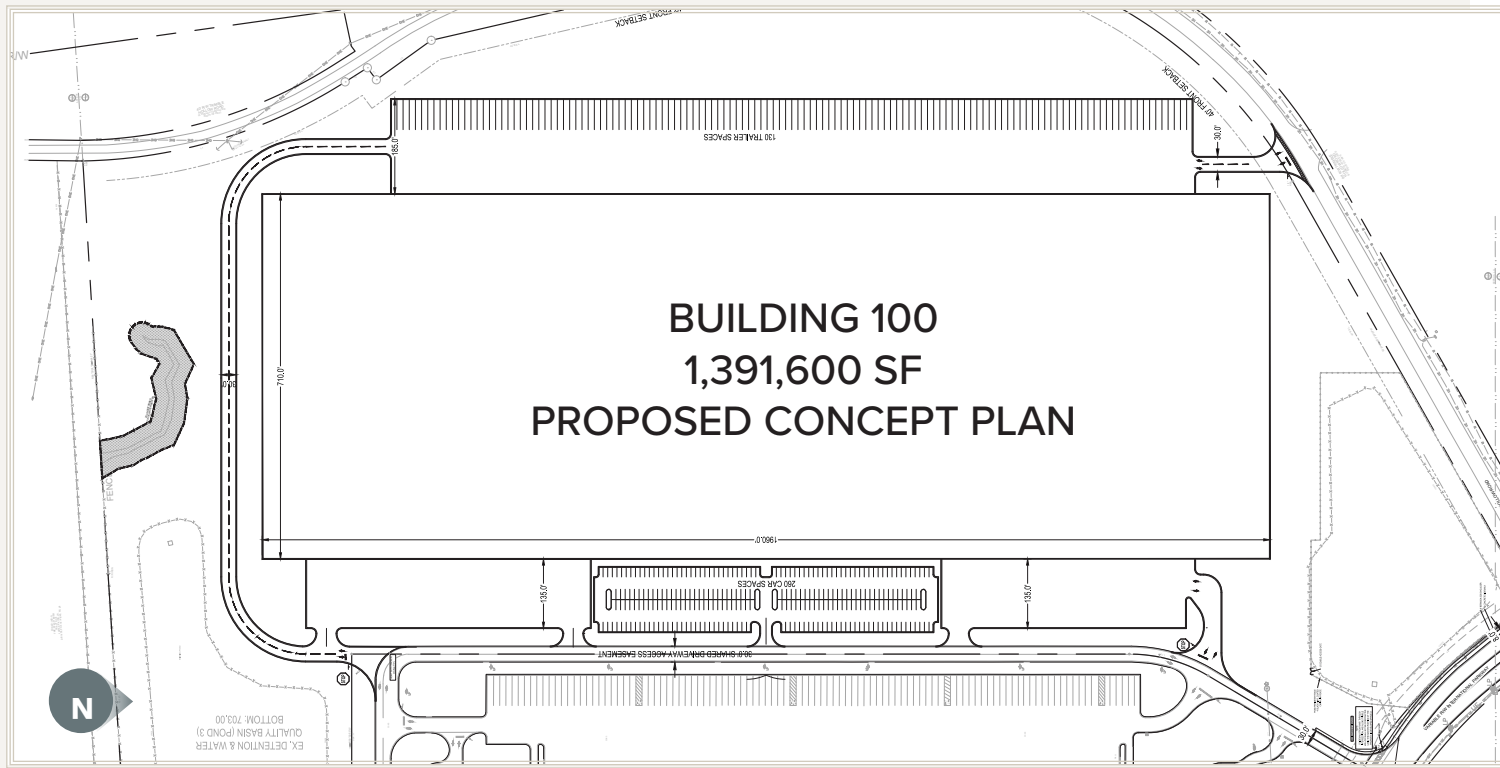
Power	2,000 amps, 480/277v, 3-phase
Ventilation	Gas fired unit heaters & up-blast fans
Roof	Single ply 45 MIL TPO membrane & R20 insulation
Slab	7" concrete, 4,000 psi
Warehouse floor	Provide food-grade sealer to ductilcrete slab
Interior lighting	LED lighting
Zoning	Industrial

Scan to view available floor plan



Building 100 (Proposed)

Building Specifications & Site Plan





Georgia North Logistics Center

100-400 INTERNATIONAL
PARKWAY
ADAIRSVILLE, GA 30103

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