

Building A: ± 232,740 SF
Building B: ± 260,820 SF

LogistiCenter[®] at Lanier

5575 & 5595 Lanier Islands Pkwy, Buford, GA

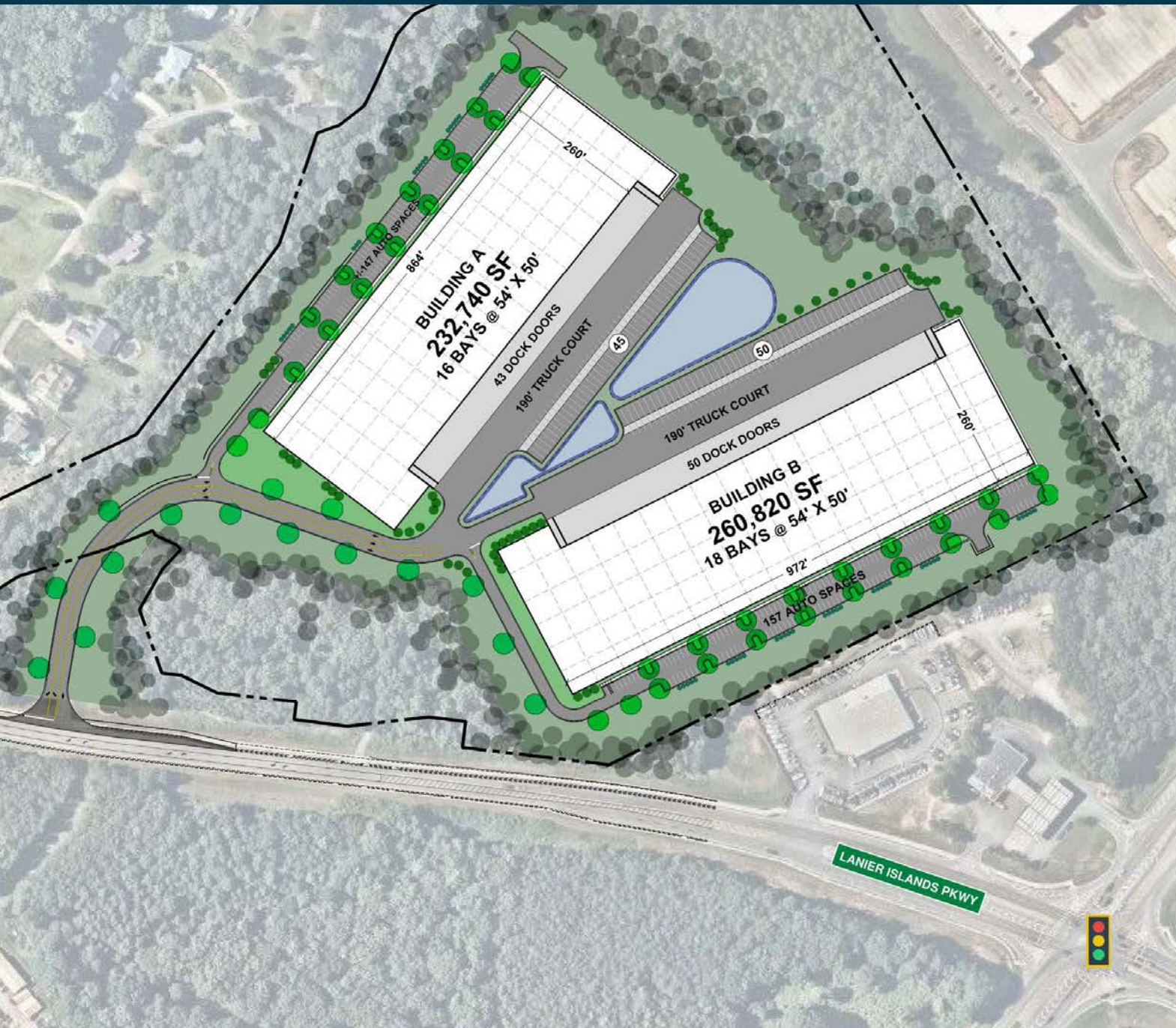
Target Delivery Q2 2027



[Dermody.com](https://www.Dermody.com)

Park Master Plan

LogistiCenter® at Lanier



Project Highlights

Two (2) building,
Class A logistics park totaling
±495,000 SF

Strategic, in-fill location situated
within the northeast Atlanta
submarket

Immediate access to I-985

Supportive, pro-business
municipal environment

22 miles to
Gainesville Inland Port

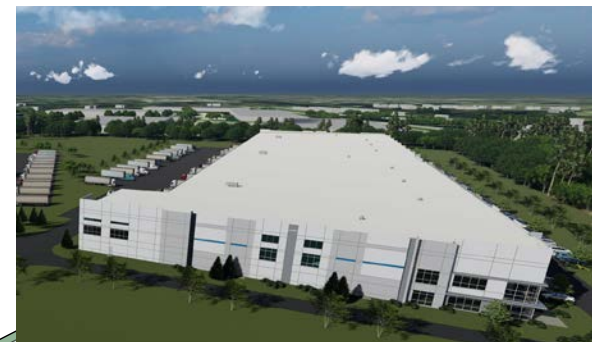
Manufacturing employment is
50 - 70% higher than the metro
Atlanta average

Building A Specifications

5595 Lanier Islands Parkway

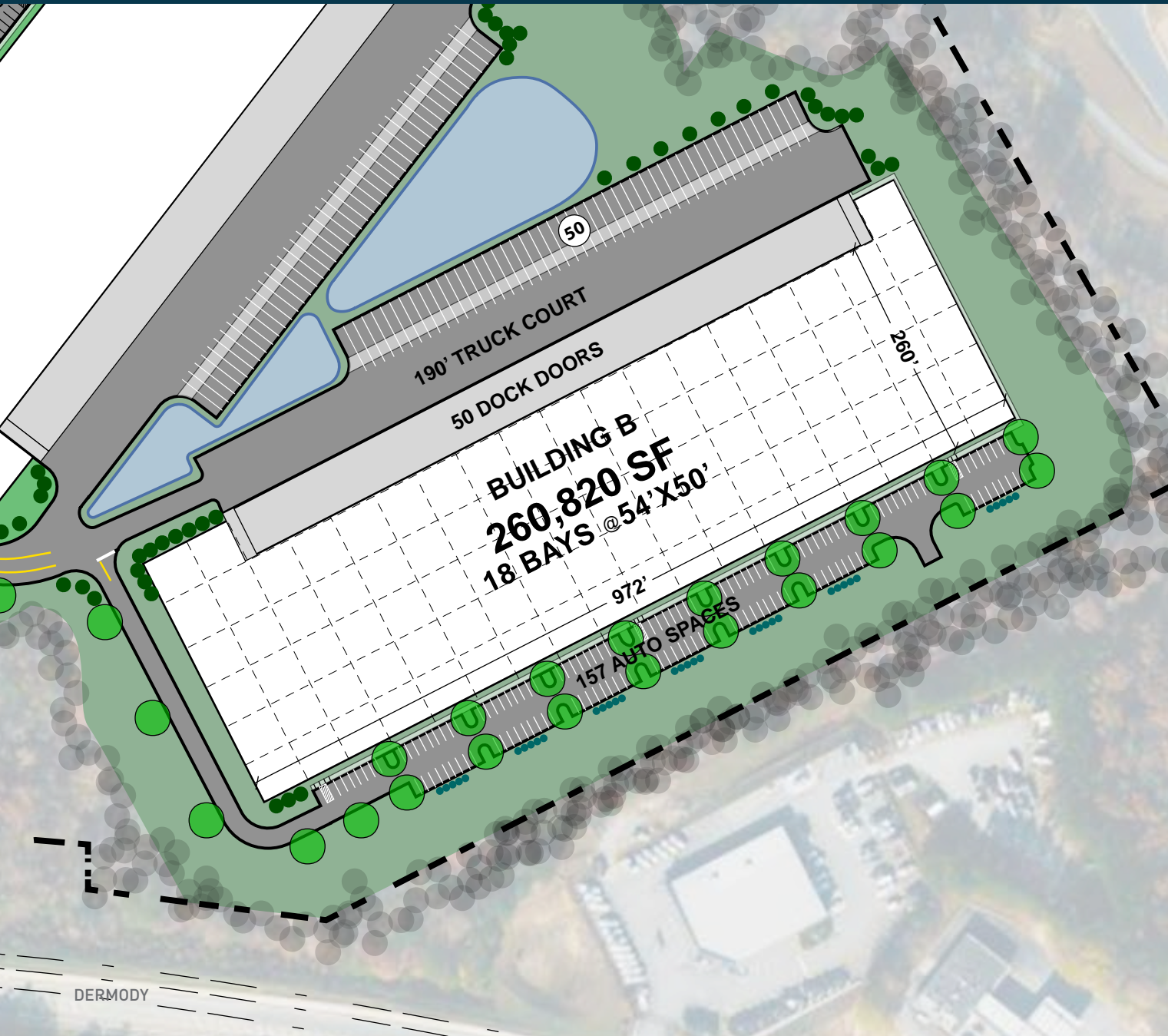


Total SF	±232,740
Dimensions	260' x 864'
Bay Spacing	54' x 50' (typical) 54' x 60' (speed bay)
Clear Height	36'
Floor Slab	7" (4,000 psi)
Dock Doors	43 (9' x 10')
Levelers	22 - 40,000 lb mechanical
Drive-In Doors	2 (14' x 16')
Truck Court	190'
Trailer Parking	45
Auto Parking	±147
Power	3,000 amps
Roof	60-mil TPO
Lighting	30fc LED w/ motion sensors
Fire Protection	ESFR
Spec Office	±3,375 SF



Building B Specifications

5575 Lanier Islands Parkway

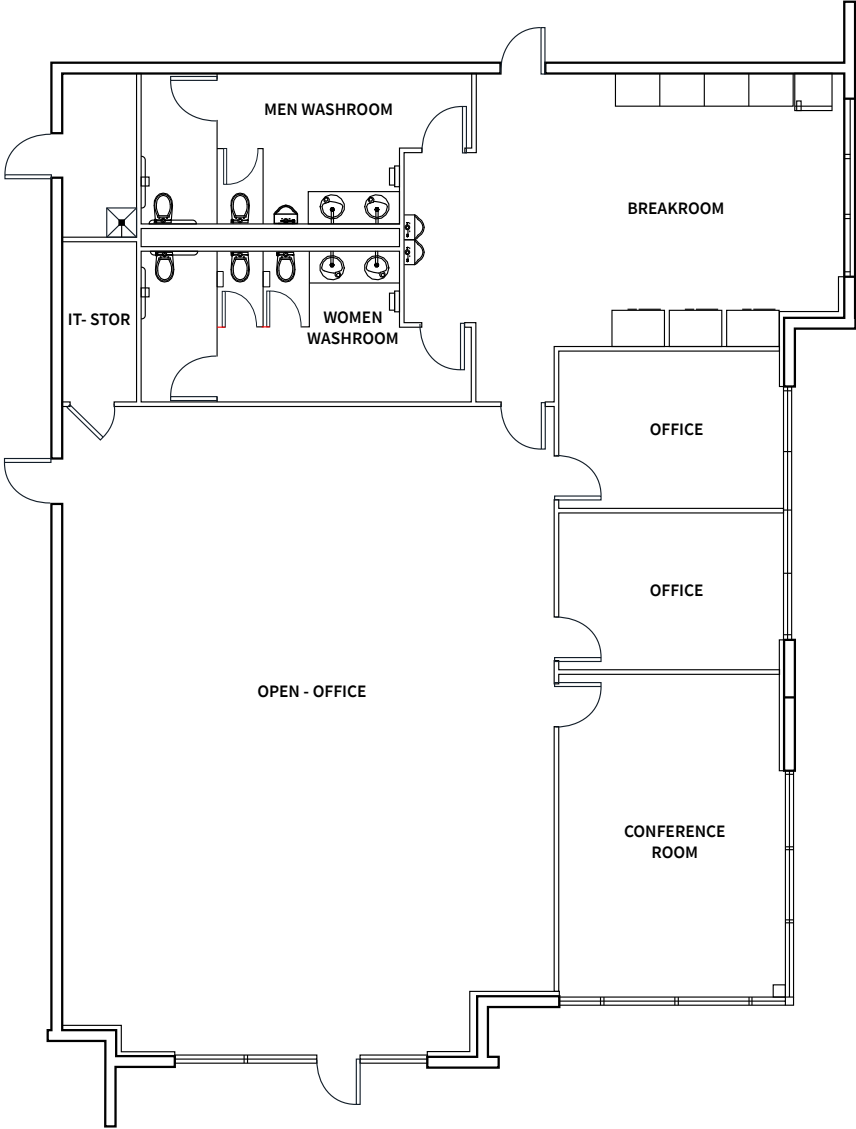


Total SF	±260,820
Dimensions	260' x 972'
Bay Spacing	54' x 50' (typical) 54' x 60' (speed bay)
Clear Height	36'
Floor Slab	7" (4,000 psi)
Dock Doors	50 (9' x 10')
Levelers	25 - 40,000 lb mechanical
Drive-In Doors	2 (14' x 16')
Truck Court	190'
Trailer Parking	50
Auto Parking	±157
Power	3,000 amps
Roof	60-mil TPO
Lighting	30fc LED w/ motion sensors
Fire Protection	ESFR
Spec Office	±3,375 SF

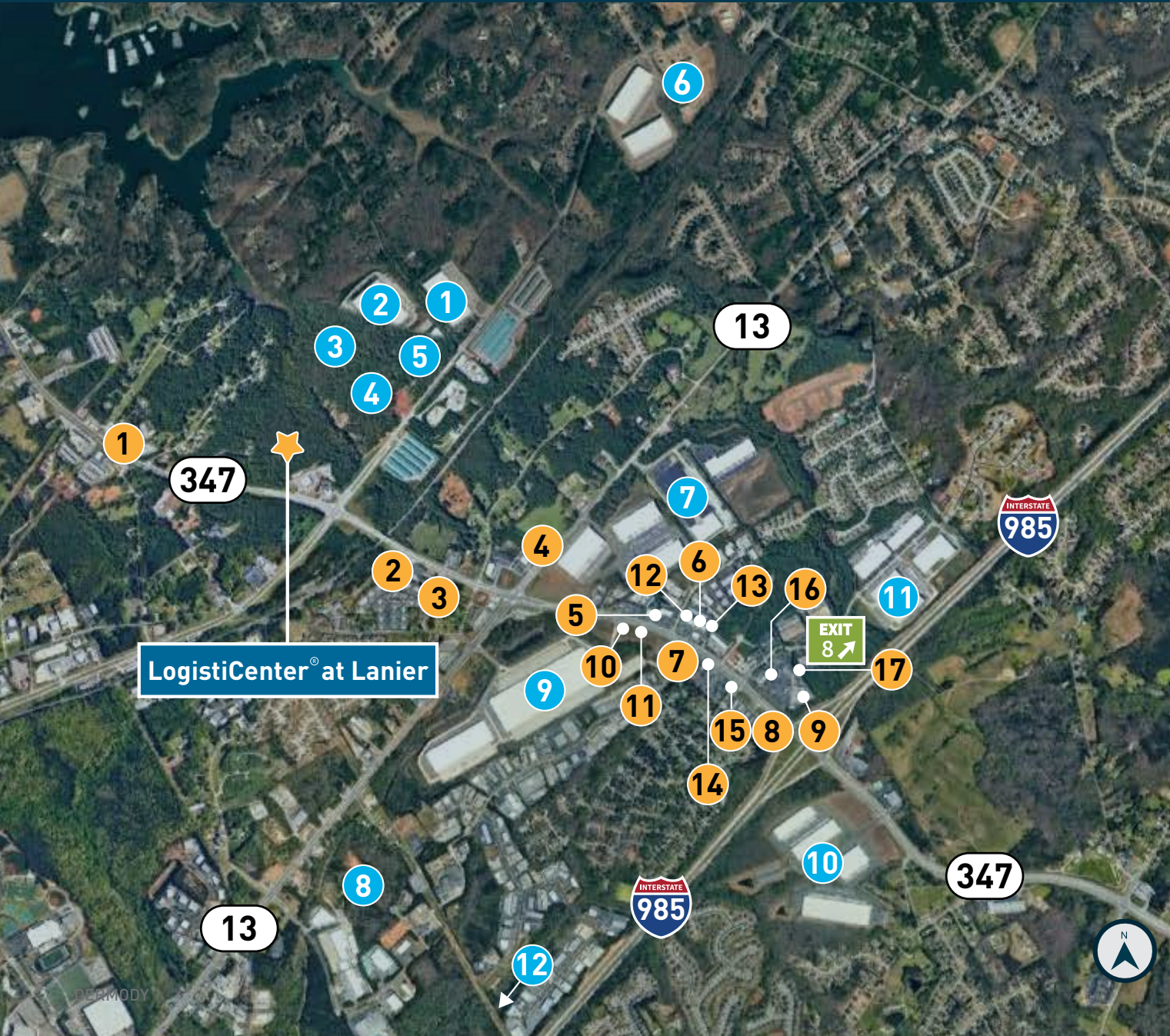


Spec Office Floor Plan

LogistiCenter® at Lanier



Vicinity Map

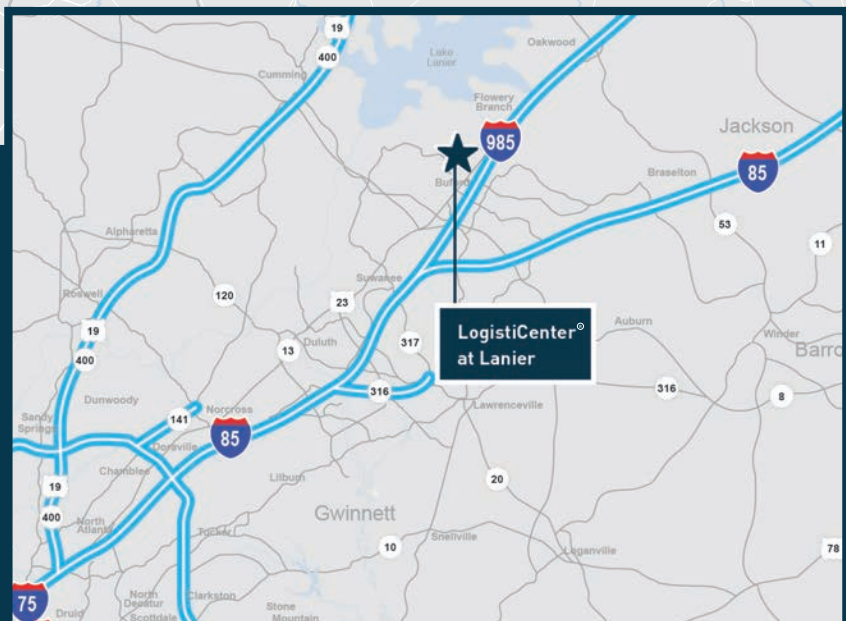
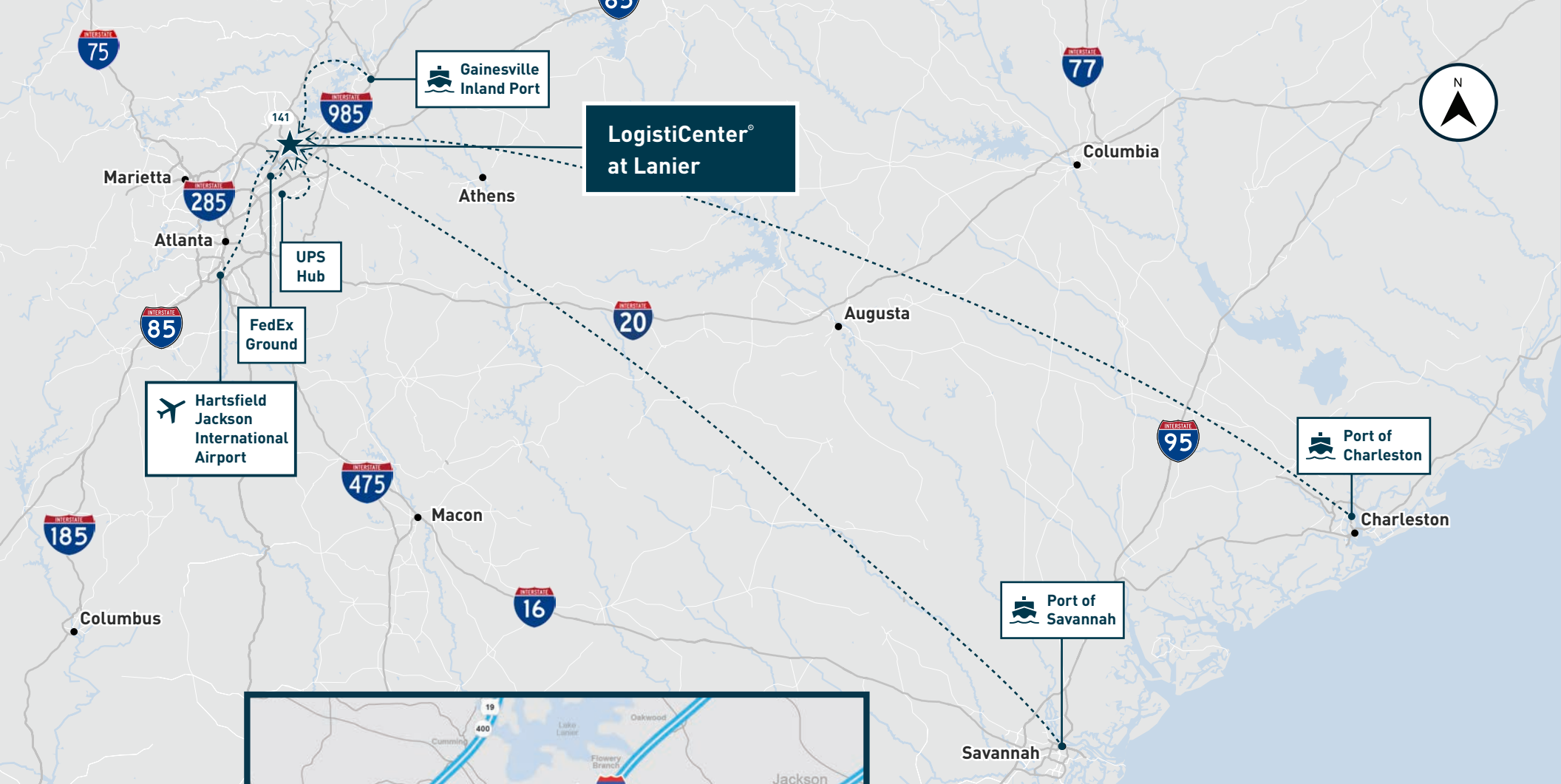


Corporate Neighbors

1. Contemporary Marketing
2. UPS
3. Sampa UPS
4. Nicor Scanfil Global Industries
5. Midway International
6. Buford Trade Center
7. Sherwin-Williams
8. Thermacell
9. Amazon
10. Friendship Distribution Center
11. Viking Distributing
12. Atlanta

Amenities & Convenience

1. The Black Pig BBQ
2. Coastal Breeze Seafood
3. Blue's Jamaican Restaurant
4. Five Spot Café
5. Pizza by Vinny's
6. La Cazuela
7. Starbucks
8. Cracker Barrell
9. Publix
10. Whataburger
11. Chipotle Mexican Grill
12. Jimmy John's
13. Noshi Sushi
14. Wendy's
15. Zaxby's Chicken
16. McDonald's
17. Your Pie Pizza

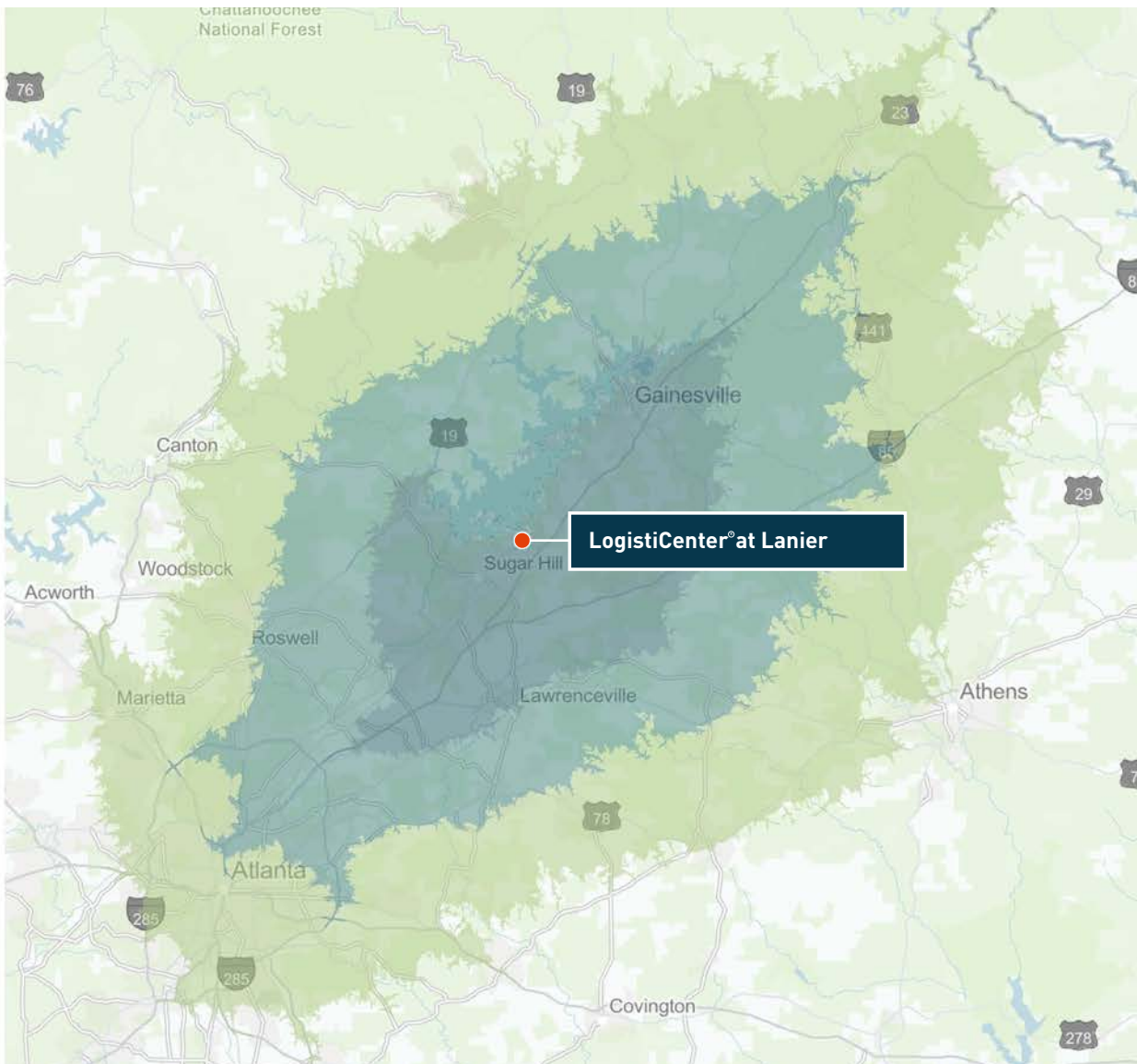


NOTABLE DISTANCES

I-985	2.8 miles
I-85	8.7 miles
UPS Hub	2.8 miles
FedEx Hub	14.7 miles
Gainesville Inland Port	22.5 miles
Hartsfield-Jackson Atlanta Int'l Airport	52 miles
Port of Savannah	259 miles
Port of Charleston	295 miles

Demographics

LogistiCenter® at Lanier



Demographic variable	30 min	45 min	60 min
2025 Total Population	804,939	2,244,658	3,953,523
2025 - 2030 Population: Compound Annual Growth Rate	1.38%	1.00%	0.87%
2025 Civilian Population Age 16+ in Labor Force	409,552	1,174,489	2,063,570
Total daytime population	835,032	2,374,377	4,291,006
2025 Daytime Population: Workers	435,675	1,292,182	2,384,340
2025 Daytime Population: Residents	399,357	1,082,195	1,906,666
2025 Unemployment Rate	3.3%	3.3%	3.8%
2025 Total Households	273,886	812,796	1,502,479
2025 Median Age	37.5	37.4	37.2
2025 Median Household Income	\$96,415	\$100,632	\$95,677
Industrial workforce total	86,244	205,032	341,422
Industrial workforce as % of labor force	3.45%	12.30%	73.51%
2025 Transportation/warehouse businesses (NAICS 48-49)	556	1,516	3,005
2025 Occupation: Transportation/Material Moving	30,065	75,655	141,794
2025 Industry: Transportation/Warehousing	20,924	55,489	111,104



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at Lanier

5575 Lanier Islands Parkway
Buford, GA

About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Boston, Chicago, Dallas, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit www.Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

About JLL

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