



## PREP'S DEDICATED KITCHEN FACILITY (PREP 3):

AFFORDABLE. PERMIT-READY. EXCLUSIVE.

PREP is expanding its offering by releasing 28 new construction, permit-ready dedicated commercial kitchens. Once complete, PREP's culinary campus will consist of over 83,000 square feet of commercial kitchen space on over 6.8 acres. The newly released kitchens now ready for Membership range from 75 to 5,000 square feet.

### What's Included:

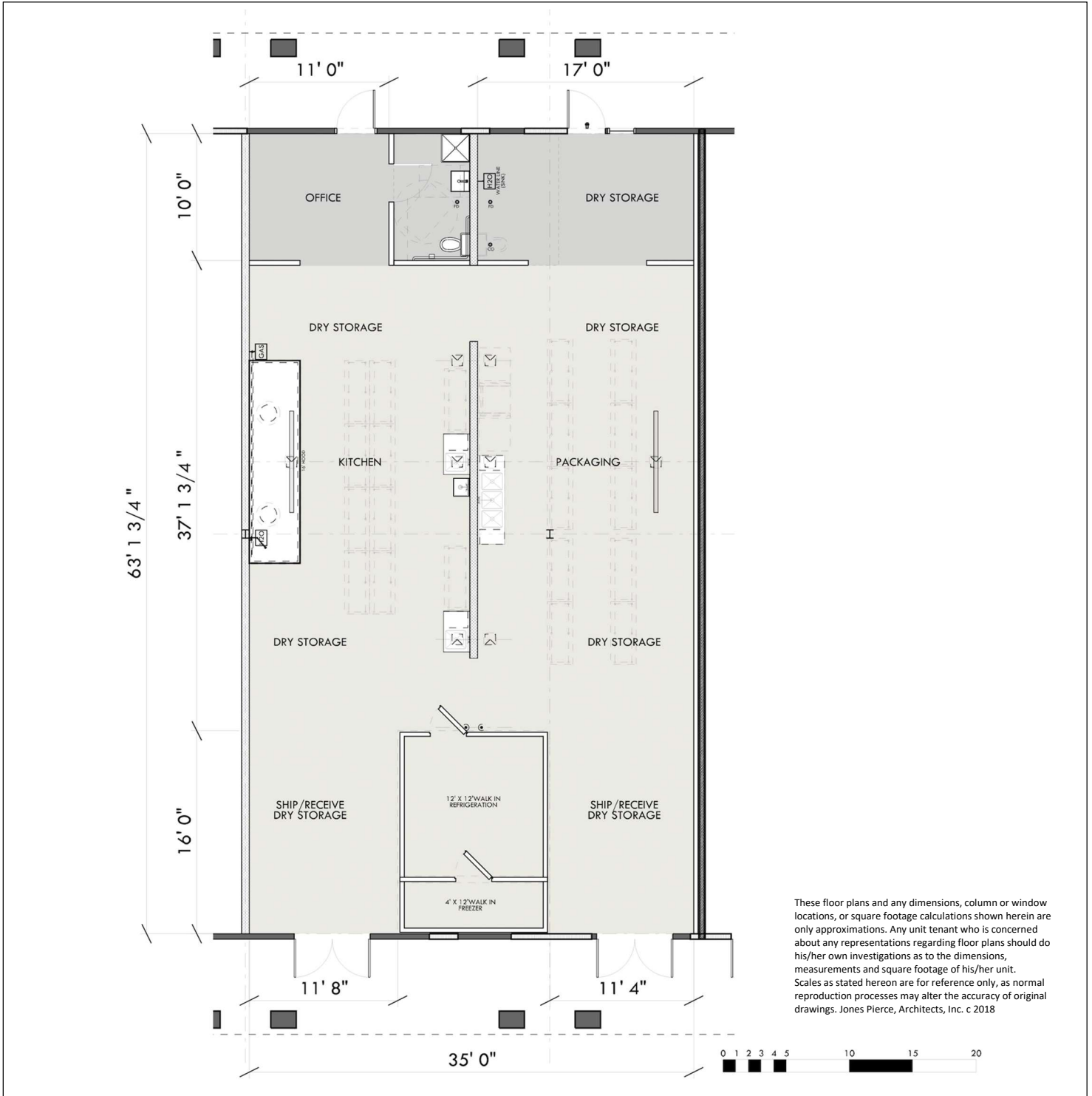
- 28 pre-approved, state of the art, permit-ready food production kitchen spaces
- Conveniently located inside the perimeter with immediate access to I-85 and I-285, one block from the MARTA Bus Line
- Each production space is exclusive to one Member-Company. Your space is your own!
- Permit ready per Georgia Department of Agriculture, USDA, FDA and DeKalb County Department of Health regulations
- Customer Facing Entrances for potential retail sales
- Walk-in coolers and freezers in most space configurations
- Dry storage areas
- Shipping & Receiving zones (some units)
- Covered Loading zones
- Brand new individual HVAC systems, electrical and plumbing
- Plumbing fixtures available – 3 compartment sinks, prep sinks, hand sinks, mop sinks
- Separated, 3-phase power to each dedicated unit
- 6'-20' hoods depending on kitchen size
- Gas cooking lines and monitored Ansul fire suppression systems
- Tile and approved sealed floors
- Warehouse areas with 13' ceilings (most units)
- 6' double metal doors for receiving / shipping / loading in most units
- Separate customer entrance zones and parking
- Access to lift gates and loading areas
- Access controlled, 24-hour community
- Unit layout may include office space, retail, showroom, conference rooms, rest rooms, packaging and shipping areas.
- Utilities are separately billed at pass-through group buying power rates
- On-site parking for commercial vehicles including box trucks, food trucks and delivery trucks
- Grey water dumping station
- Fresh water fill station
- Co-working space
- 2 Common Conference Rooms
- On-site access to additional a la carte cooler and freezer storage
- Expedited permitting processes for: Retail &/or Wholesale License, Catering License and Vending License for Food Trucks
- Group buying power through PREP's exclusive Procurement joint venture with Gordon Food Service

### PREP will assume the expense on the following:

- Grease trap pumping and maintenance
- Maintenance of roof, walls, structure, utilities runs to unit, parking areas, access control systems, common area lighting and landscaping
- Hood Cleaning and maintenance
- HVAC maintenance
- Walk-in and reach in Cooler and Freezer maintenance
- High speed Internet
- FOG permit
- Fire system and extinguisher inspections and permitting
- Facility pest control
- Sanitation & Recycling

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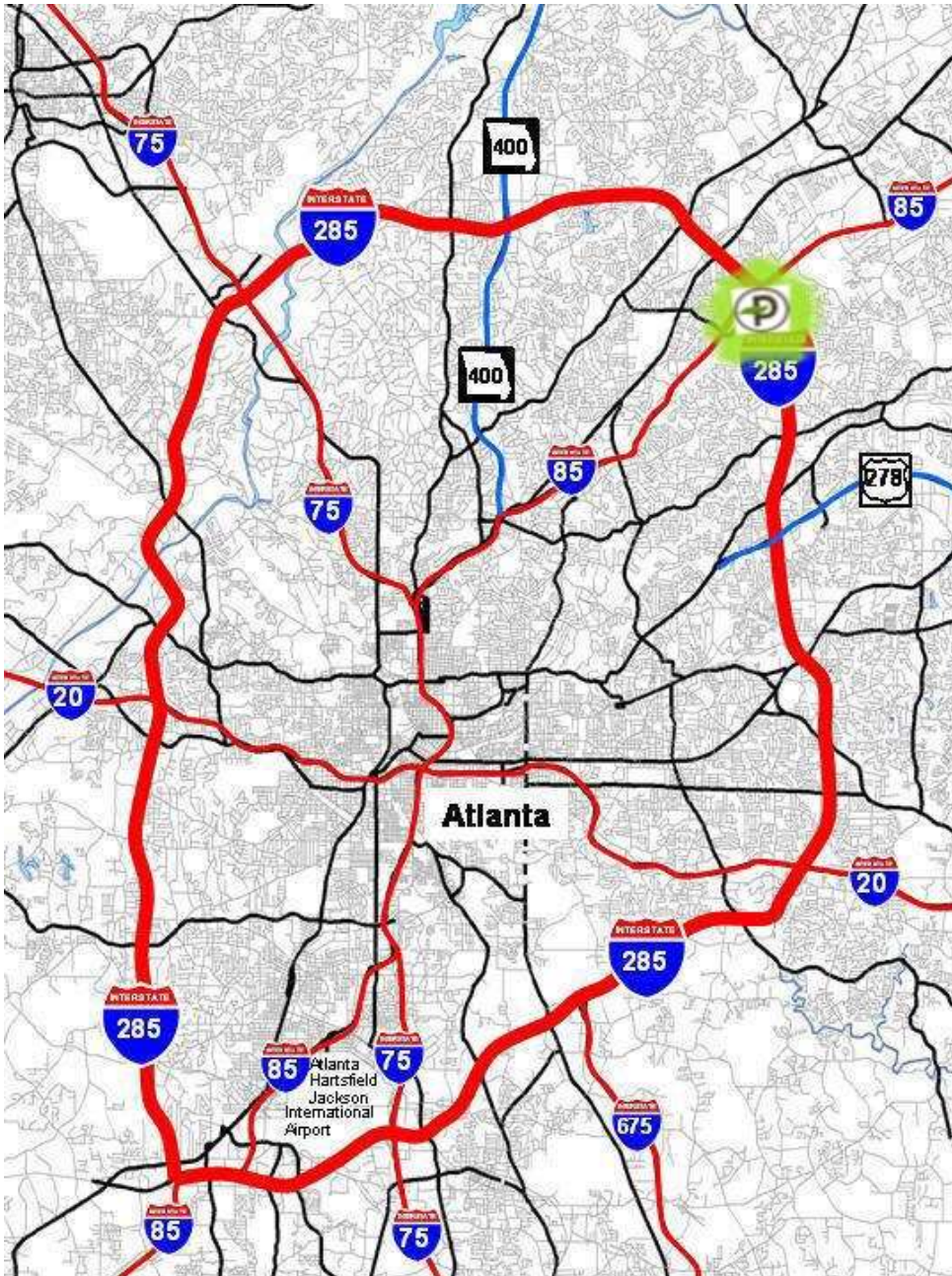
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## Area Map



PREP community sits right off 285/85 Chamblee Tucker Rd Exit near Spaghetti Junction.

Collection Street I-85  
Cross Street I-285 NE  
Traffic Volume 10,240  
Year 2017

Collection Street I-285  
Cross Street I-85 NW  
Traffic Volume 36,350  
Year 2017

Collection Street I-285  
Cross Street I-85 NW  
Traffic Volume 8,560  
Year 2017

Collection Street I-285  
Cross Street Chamblee Tucker Rd  
Traffic Volume 108,000  
Year 2017

Collection Street Presidential Pkwy  
Cross Street Presidential DR, SW  
Traffic Volume 1,050  
Year 2013

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These floor plans and any dimensions, column or window locations, or square footage calculations shown herein are only approximations. Any unit tenant who is concerned about any representations regarding floor plans should do his/her own investigations as to the dimensions, measurements and square footage of his/her unit. Scales as stated hereon are for reference only, as normal reproduction processes may alter the accuracy of original drawings. Jones Pierce, Architects, Inc. c 2018

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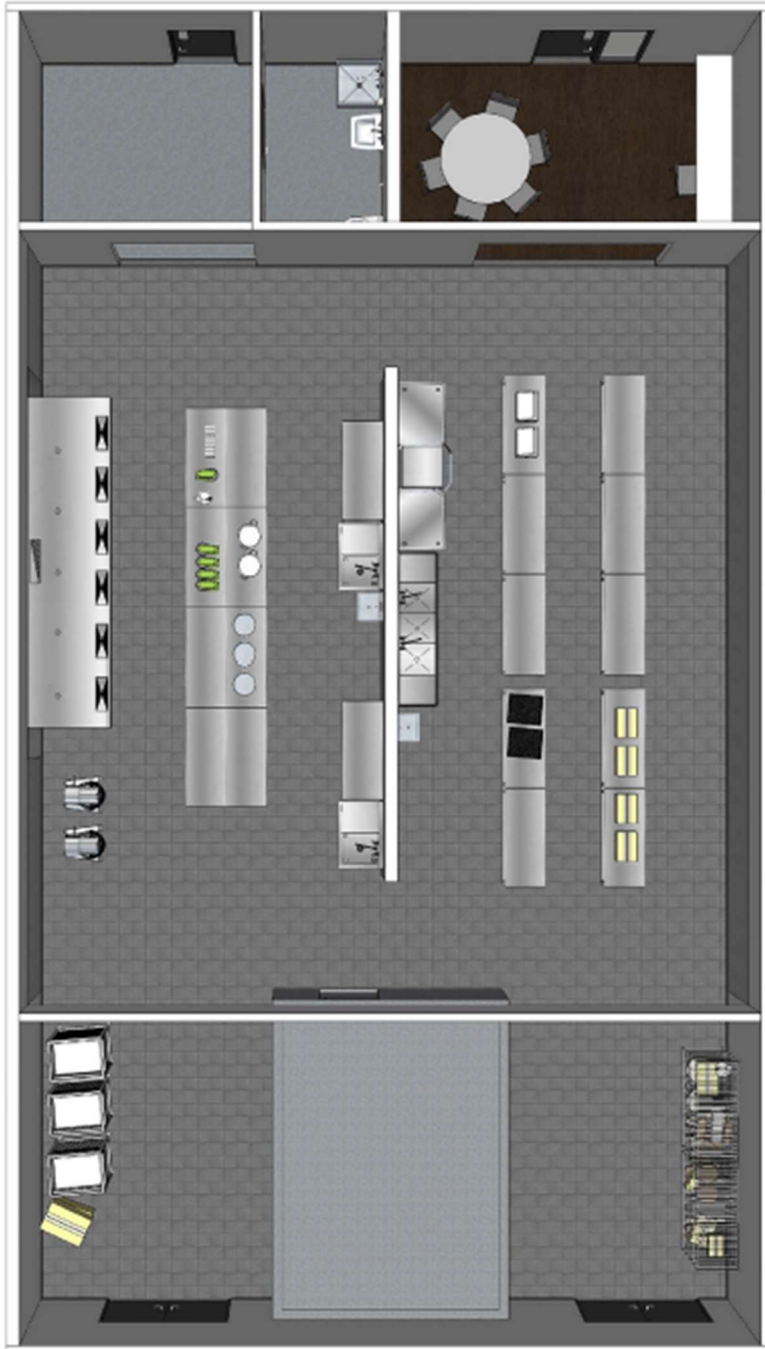
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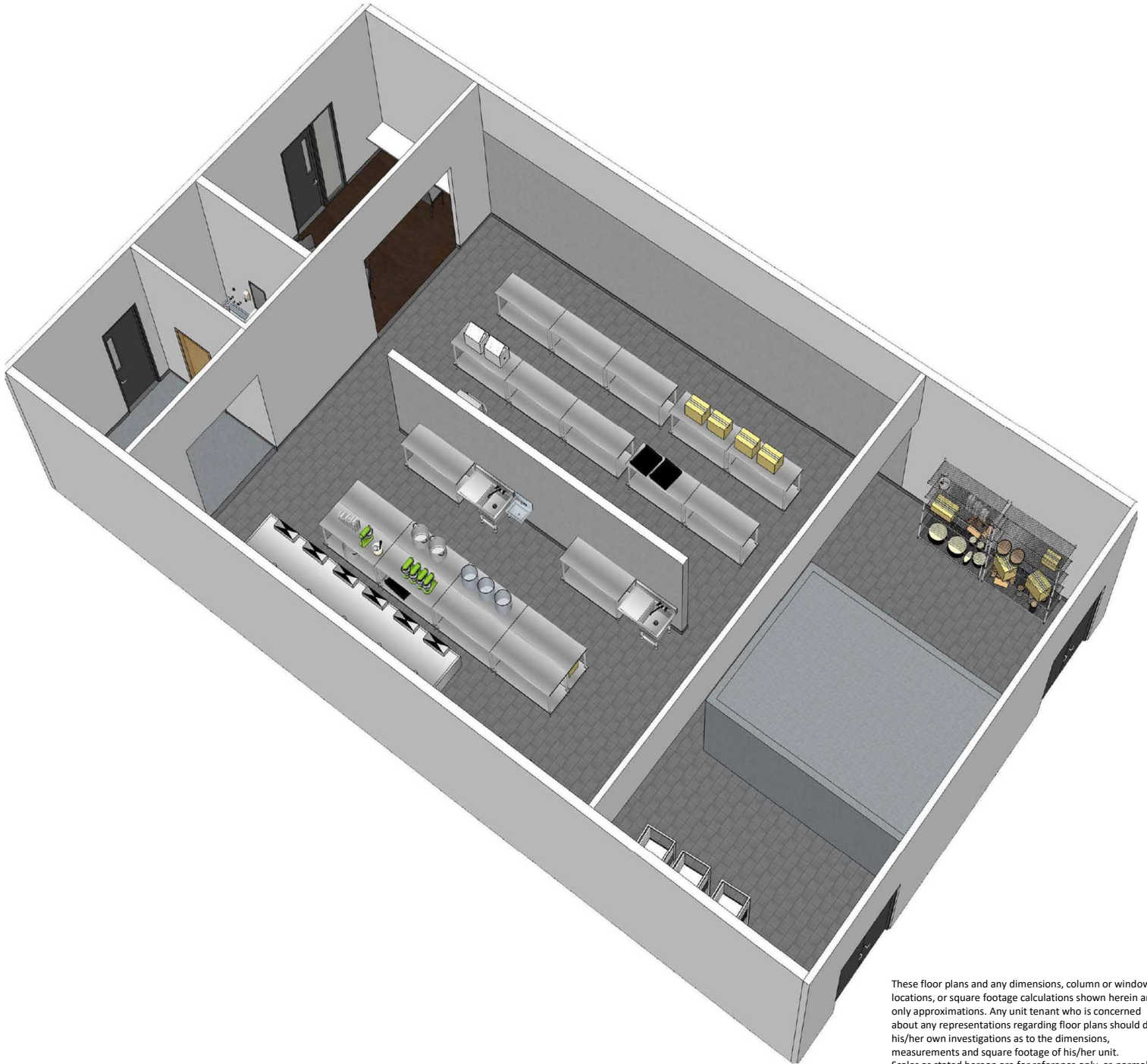
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