



Prologis Orchard Hills
139 ORCHARD BUSINESS PARKWAY, BUILDING 300
NEWNAN, GA 30263



Building 300



Building Specifications

- Up to 616,752 SF
- 8,250 SF spec office
- 113 dock doors
- 4 drive-in doors
- 153 trailer parks
- 332 auto parks
- 3 points of ingress/egress
- 40' clear height
- 50' x 57' column spacing with 60' speed bays
- 185' concrete truck court

Site Advantages

- Property tax abatement available
- Quick Start Initiative
- Job tax credits: \$1,250/job (offset up to 50% Georgia Income Tax/year)
- M - Light industrial zoning

LOCATION & ACCESS



32.7 miles to
Hartsfield-Jackson
Atlanta International
Airport



1.5 miles to
Interstate 85 via
GA-16 and US-27
ALT S / US-29 S



23.8 miles to CSX
Intermodal - Fairburn

Location

Interstates

- 30.0 Miles to Interstate 285
- 33.8 Miles to Interstate 20

Intermodal

- 50.0 miles to Norfolk Southern
Intermodal - Austell

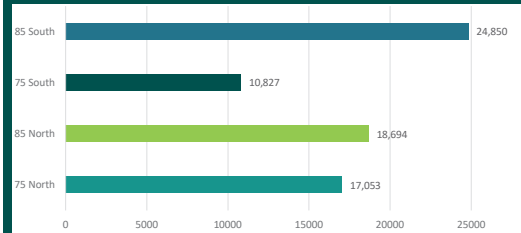
Ports

- 251 Miles to Port of Savannah
- 277 Miles to Port of Brunswick
- 341 Miles to Port of Charleston

LABOR ADVANTAGES

Labor Shed

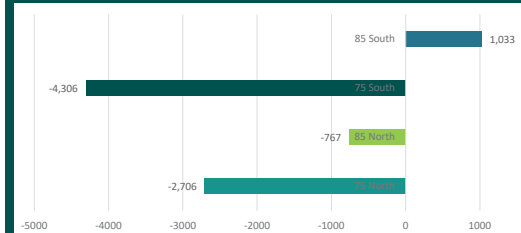
LOW-MID WAGE WORKERS RESIDING WITHIN 20 MIN. OF SITE



I-85 S submarket has the largest pool of workers earning low to mid wages (<\$40,000/per year).

Labor Resources

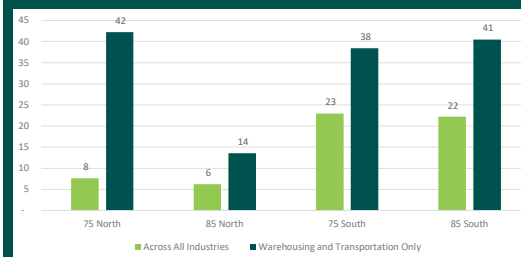
NET IN-COMMUTING OF LOW-MID WAGE WORKERS



The I-85 S submarket area is the only submarket that exports labor outside the 20 minute drive area. This translates to a workforce within close proximity that could be attracted to a closer-to-home employment option.

Labor Unions

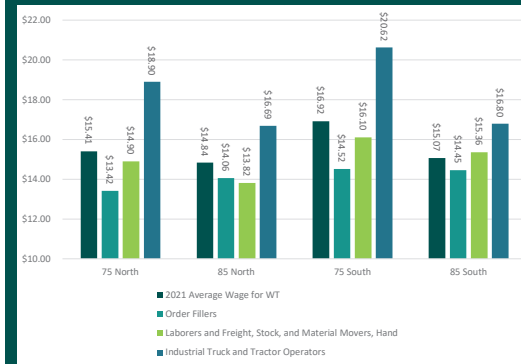
UNION ELECTIONS PER 100K WORKERS



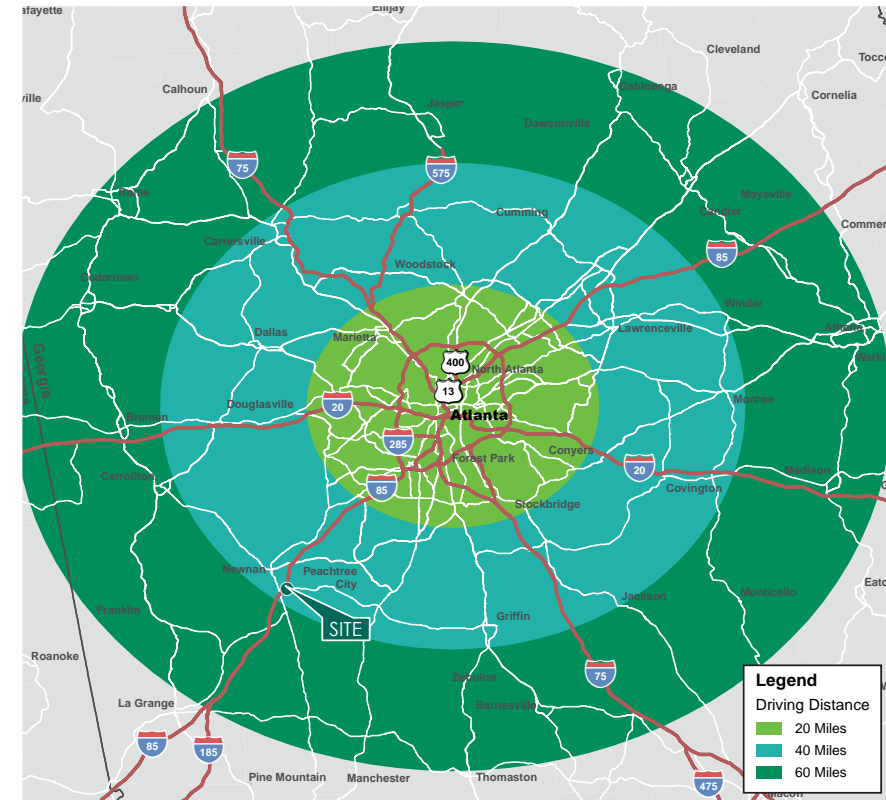
Across all industries, I-85 S has the second fewest number of union elections relative to its workforce.

Wages

2021 WAGES FOR WAREHOUSING & TRANSPORTATION LABOR



I-85 S has the best combination of low wages and deep labor resources.



Demographics



Population



Median Household Income



Per Capita Income

15 MILES »

218,710

\$87,940

\$42,109

30 MILES »

1,065,155

\$65,621

\$33,140



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ABOUT PROLOGIS

Prologis, Inc. is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. At March 31, 2024, the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 1.2 billion square feet (115 million square meters) in 19 countries. Prologis leases modern logistics facilities to a diverse base of approximately 6,700 customers principally across two major categories: business-to-business and retail/online fulfillment.

Data as of April 24, 2024, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.

