



# STOCKBRIDGE LOGISTICS CENTER

175 CANDLER ROAD STOCKBRIDGE, GA 30253



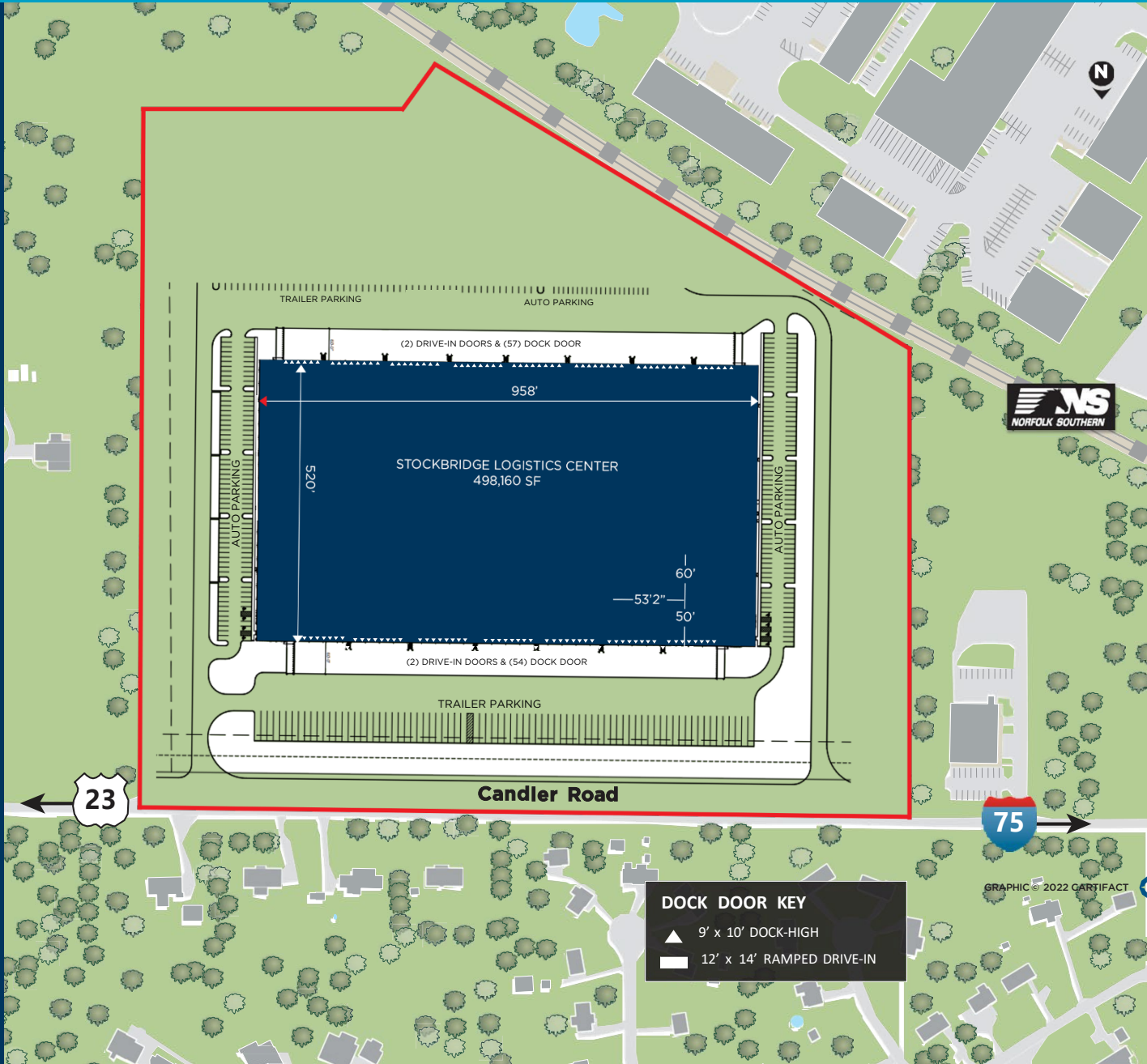
**AVAILABLE NOW**

- BEST-IN-CLASS 498,160-SF CLASS A BUILDING  
CROSS-DOCK LOGISTICS FACILITY FOR LEASE
- 3,210 SF SPEC OFFICE
- WILL SUBDIVIDE TO  $\pm$ 250,000 SF



# SITE PLAN

LOCATION	
Address	Candler Road
City/State/Zip	Stockbridge, GA 30253
SIZE	
Total SF	498,160 SF
Office SF	3,210
Store Fronts	2
Site Acreage	43.68 acres
FEATURES	
Clear Height	40' minimum at 6" inside first column
Construction	Concrete Tilt-Wall
Floors	7" - 4,000 PSI
Loading	Cross Dock
Column Spacing	53'2" W x 50' D (60' staging)
Building Dimensions	958' x 520'
Truck Court Depth	185' (60' concrete apron)
Dock Positions	111 (9' x 10') Dock High 15 equipped with 40,000 lbs capacity levelers
Ramped Drive-In Doors	4 (12' x 14')
Trailer Parking Spaces	197
Auto Parking Spaces	270
FIRE/LIGHTING/POWER	
Fire Protection	ESFR
Building Power	1,500 KVA, 270/480v, 3-phase
ROOF INFORMATION	
Roof Type	45-mil TPO
Roof Installed	2023
Roof Warranty	15 Years



# CLASS A NEW CONSTRUCTION



40'  
CLEAR HEIGHT



ESFR  
SPRINKLERS



185' & 270'  
TRUCK COURTS



MULTIPLE STORE  
FRONTS



60' STAGING  
BAYS

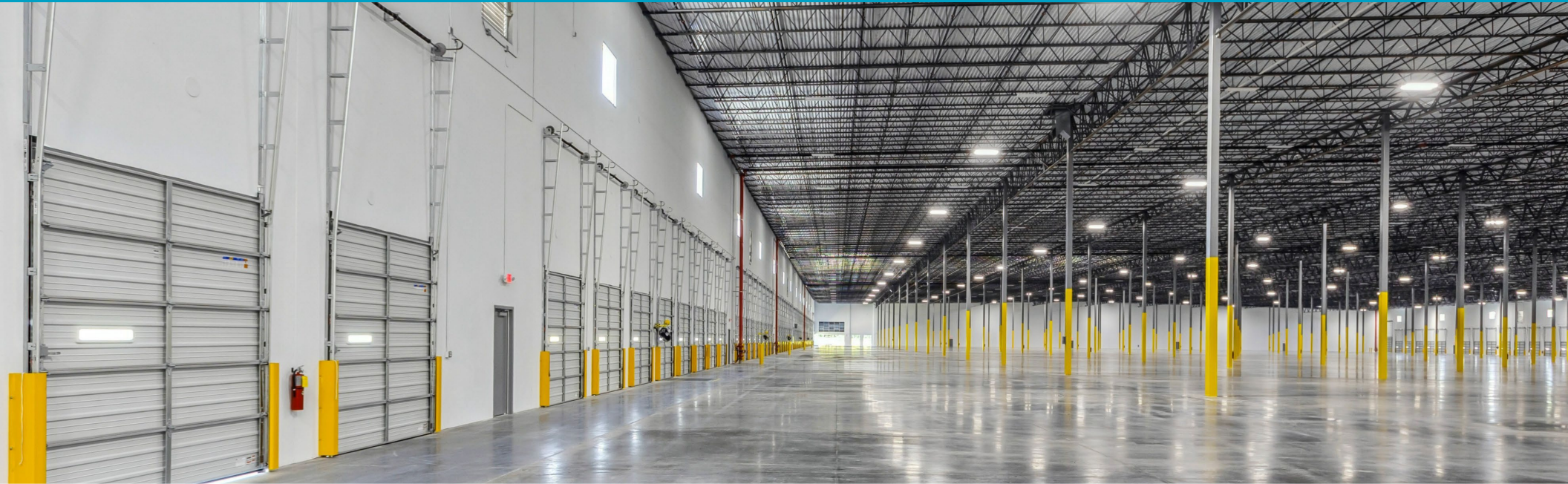
111  
DOCK-HIGH  
&  
4 DRIVE-IN  
LOADING  
POSITIONS



# PROPERTY GALLERY



# PROPERTY GALLERY



# PROPERTY HIGHLIGHTS

Stockbridge Logistics Center (the “Property”), a 498,160-SF best-in-class cross-dock logistics facility located in Atlanta’s preeminent I-75 South submarket. Strategically located 2 miles from a full-diamond I-75 interchange, Stockbridge Logistics Center provides unmatched access to Atlanta’s major transportation arteries, demand drivers and residential rooftops, perfectly positioning this state-of-the-art facility to accommodate tenants needing “last-mile” and “last touch” locations. Further, the Property’s location is 6.5 miles (approximately a 15-minute drive) closer to Atlanta than the McDonough/Hwy 155 concentration industrial assets and associated challenging traffic congestion, offering a highly-competitive leasing advantage for tenants focused on the I-75 South corridor.

Developed by InLight Estate Partners, Property’s modern design, coupled with exceptional functionality, provides a competitive advantage with the ability to accommodate a full building user or multiple tenants.



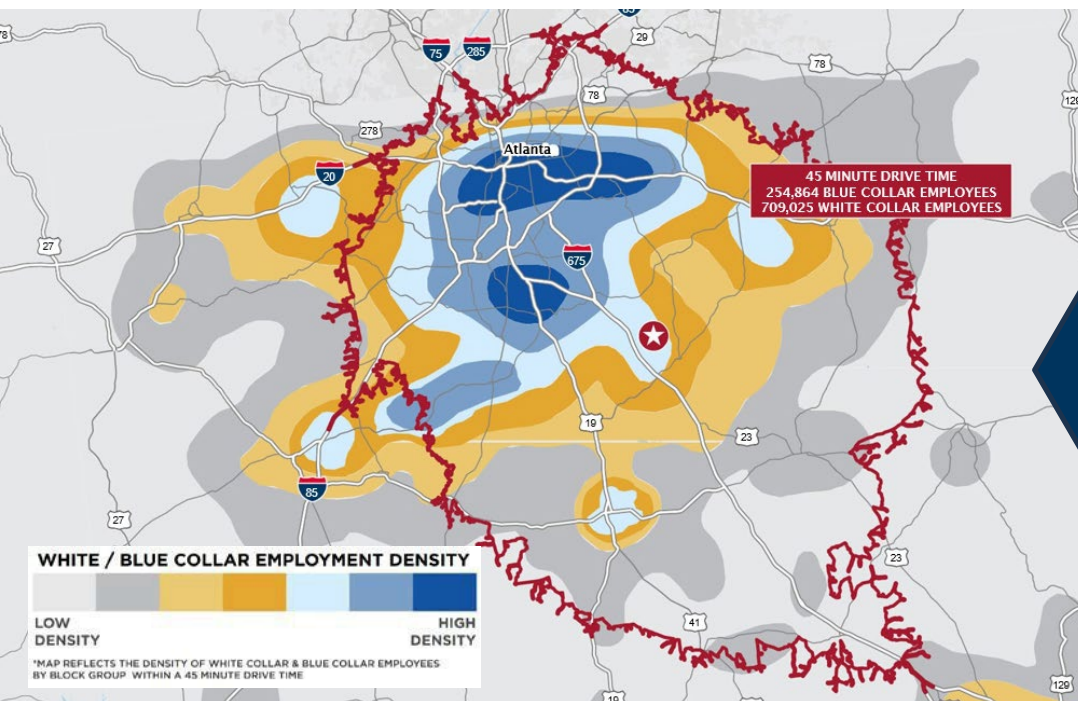
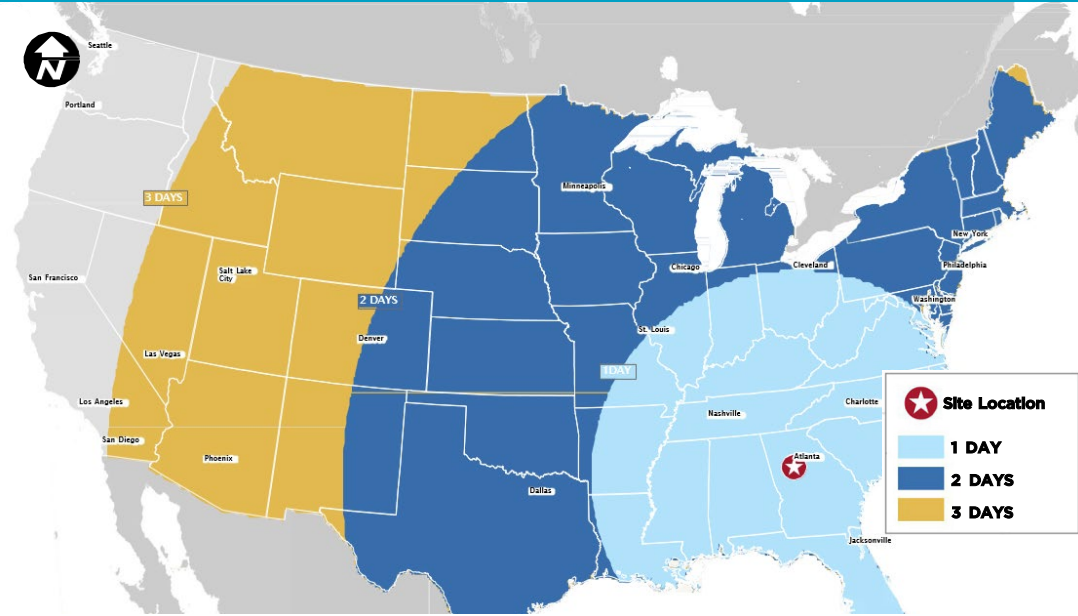
# PRIME ATLANTA LOGISTICS LOCATION

 Hartsfield-Jackson  
Atlanta International Airport.  
20 MILES

 Stockbridge  
Logistics Center

2-MILE ACCESS  
TO I-75  
(THREE TURN)





## PREMIER ATLANTA / I-75 SOUTH LOCATION

-  Strategic Stockbridge location offers quick and convenient access to I-75 being 6.5 miles (approximately a 15-minute drive) closer to Atlanta than the main McDonough/Hwy 155 industrial micro market and associated traffic congestion.
-  Exceptional access to the 9th largest and one of the fastest growing MSA's in the country with over 6 million residents, expected to increase to 6.4 million over the next five years.
-  Unparalleled labor force of approximately 4M workers within a 45-minute drive of the Property.



# PROPERTY SPECIFICATIONS

## JOB TAX CREDITS

Georgia provides a statewide job tax credit that could benefit companies located at Stockbridge Logistics Center. Tier 3 County Job Tax Credits available for this location are \$1,250 per net new job\* for 5 years, which can offset 50% of state income tax liability with a 10 year carry forward.

\*A minimum of 15 net new jobs paying the minimum wage requirement is required to realize this benefit.

## WHO QUALIFIES?

To qualify, the Georgia facility must be engaged in, or the headquarters of, a specified industry including:

- Manufacturing
- Warehouse, Distribution
- Logistics
- Software Development
- FinTech
- Data Centers
- Contact Centers
- Telecommunications
- Research and Development Facilities

## JOB TAX CREDIT CALCULATION

A logistics company chooses to locate to Stockbridge Logistics Center, and creates 100 jobs new to Georgia, which are maintained for 5 years.



Job Tax Credits are subject to program requirements as outlined in O.C.G.A. § 48-7-40 and rules published by the Georgia Department of Community Affairs in Chapter 110-9.1 and the Georgia Department of Revenue in Regulation 560-7-8-.36.

# AMENITIES



# DEVELOPER OVERVIEW



## DEVELOPER OVERVIEW

Founded in early 2021, InLight Real Estate Partners is a privately owned commercial real estate investment and development firm headquartered in Ponte Vedra Beach, Florida. Their business strategy focuses on the acquisition of strategic land sites, development and leasing of speculative and build-to-suit projects, as well as value-add acquisitions of existing industrial facilities. The company's development strategy is primarily focused on distribution center development in key population centers and logistics hubs throughout the Southeast and Midwest United States, with future planned development projects in Atlanta, Chicago, Jacksonville, Norfolk, Tampa, and Savannah.

The managing partners of InLight represent more than 75 years of combined real estate investment and development experience with more than 10 million square feet of successful projects in excess of \$2 billion in value to date. The company is determined to run its business with a holistic approach built around the guiding principle that "we succeed only when our clients and partners succeed - period". This alignment serves as the backbone of everything the company does.

## INLIGHT REAL ESTATE PARTNERS CLIENTS



## EXTENSIVE BUILD-TO-SUIT EXPERIENCE



75 YEARS OF COMBINED EXPERIENCE



OVER 10 MILLION SQ. FT.



VALUE IN EXCESS OF \$2 BILLION



# STOCKBRIDGE LOGISTICS CENTER



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