



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
- INFILL ATLANTA / I-75 SOUTH CORRIDOR



CUSHMAN &
WAKEFIELD

SITE PLAN

LOCATION

Address 175 Candler Road
 City/State/Zip Stockbridge, GA 30281

SIZE

Total SF 498,160 SF
 Office SF 3,210 SF
 Store Fronts 2
 Site Acreage 43.68 acres

FEATURES

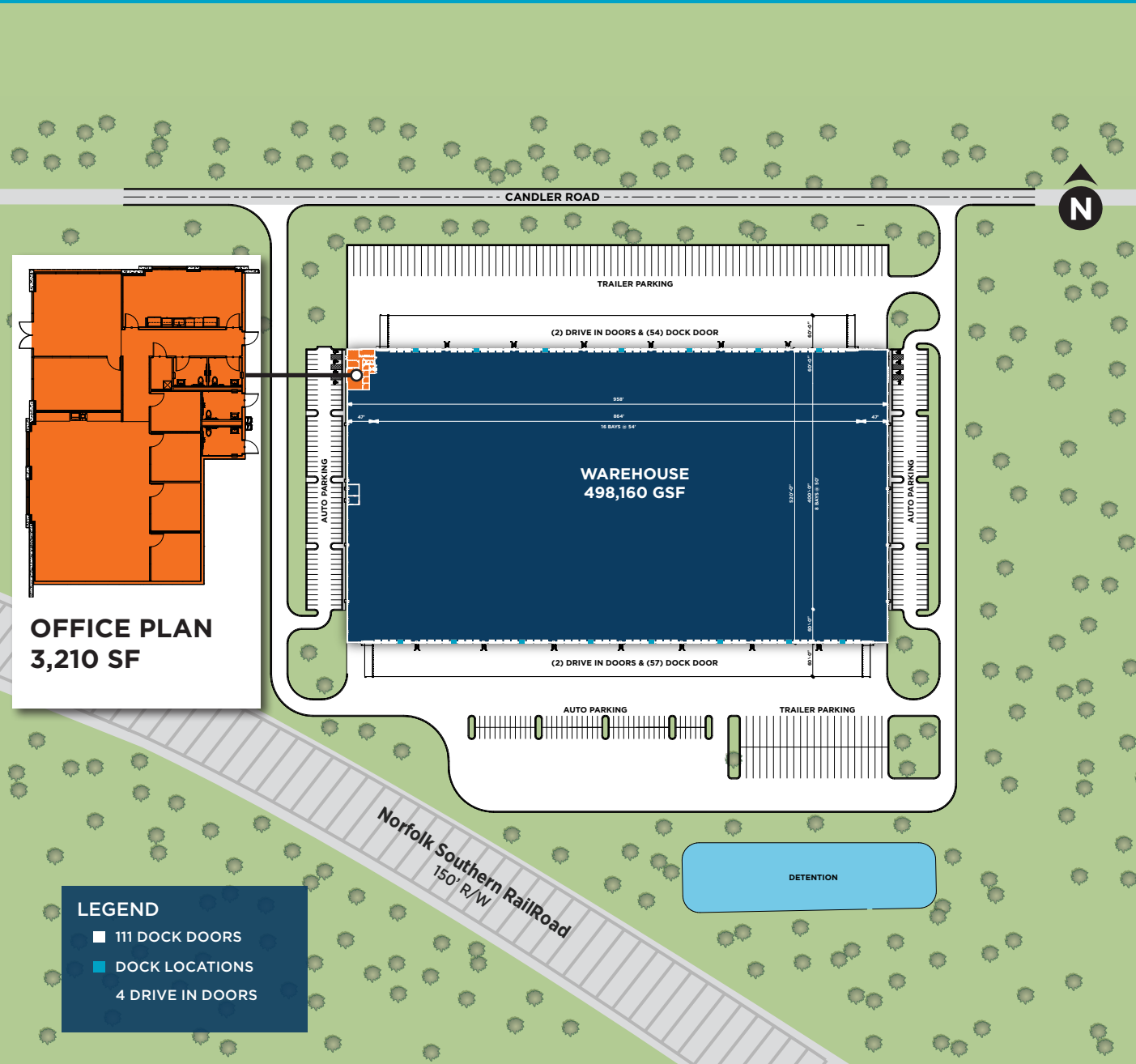
Clear Height 40' minimum at 6" inside first column
 Estimated Delivery ± May 2024
 Construction Concrete Tilt-Wall
 Floors 7" - 4,000 PSI
 Loading Cross-Dock
 Column Spacing 54' wide x 50' deep
 Building Dimensions 958' x 520'
 Truck Court Depth 185' (60' concrete apron)
 Dock High Doors 111 (9' x 10')
 Ramped Drive-In Doors 4 (12' x 14')
 Trailer Parking Spaces 199
 Auto Parking Spaces 278

FIRE/LIGHTING/POWER

Fire Protection ESFR
 Building Power 1,500 KVA, 277/480V,
 3-Phase Transformer

ROOF INFORMATION

Roof Type 45-mil TPO
 Roof Insulation R-15
 Roof Installed 2023
 Roof Warranty 15 Years



OFFICE PLAN
3,210 SF

LEGEND

- 111 DOCK DOORS
- DOCK LOCATIONS
- 4 DRIVE IN DOORS

CLASS A

NEW CONSTRUCTION

111
DOCK-HIGH
&
4 DRIVE-IN
LOADING
POSITIONS



60' STAGING
BAYS



185' & 270'
TRUCK COURTS



POWER READY



MULTIPLE STORE
FRONTS



40'
CLEAR HEIGHT



ESFR
SPRINKLERS

PROPERTY HIGHLIGHTS

Stockbridge Logistics Center (the “Property”), a 498,160-SF best-in-class cross-dock logistics facility currently under construction 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.

Stockbridge Logistics Center is being developed InLight Real Estate Partners with an estimated delivery date of May 2024. The Property’s modern design, coupled with exceptional functionality, provides a competitive leasing advantage with the ability to accommodate a full building user or multiple tenants.



LOGISTICS LOCATION



 **Stockbridge
Logistics Center**

 **Hartsfield-Jackson**
Atlanta International Airport.
20 MILES

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



2-MILE ACCESS
TO I-75
(ON JODECO)



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.

EXCELLENT ACCESS TO LABOR

EMPLOYMENT HIGHLIGHTS

TOP 15%

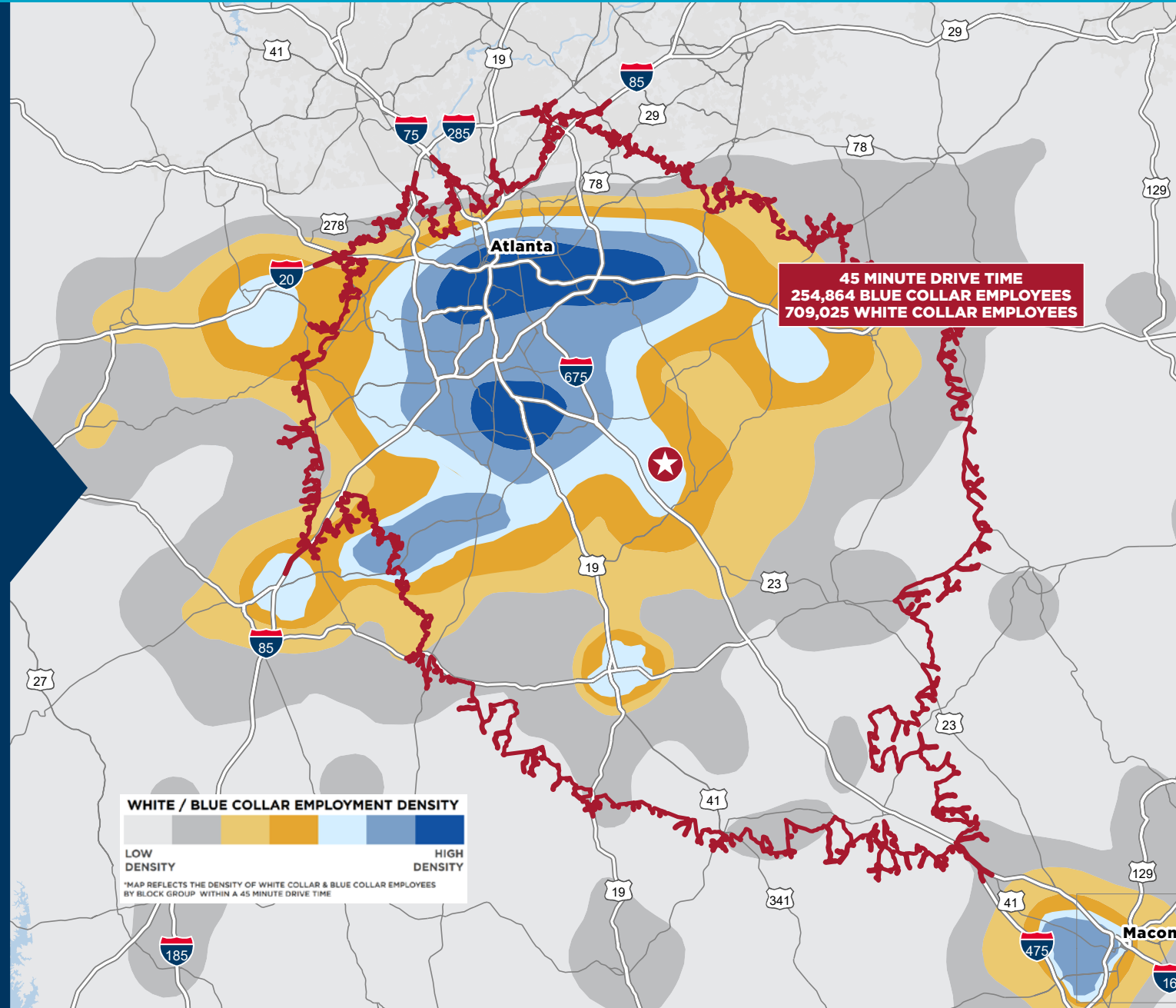
WalletHub ranked Atlanta in the top 15% of 2022's best cities for jobs

1.2 MIL

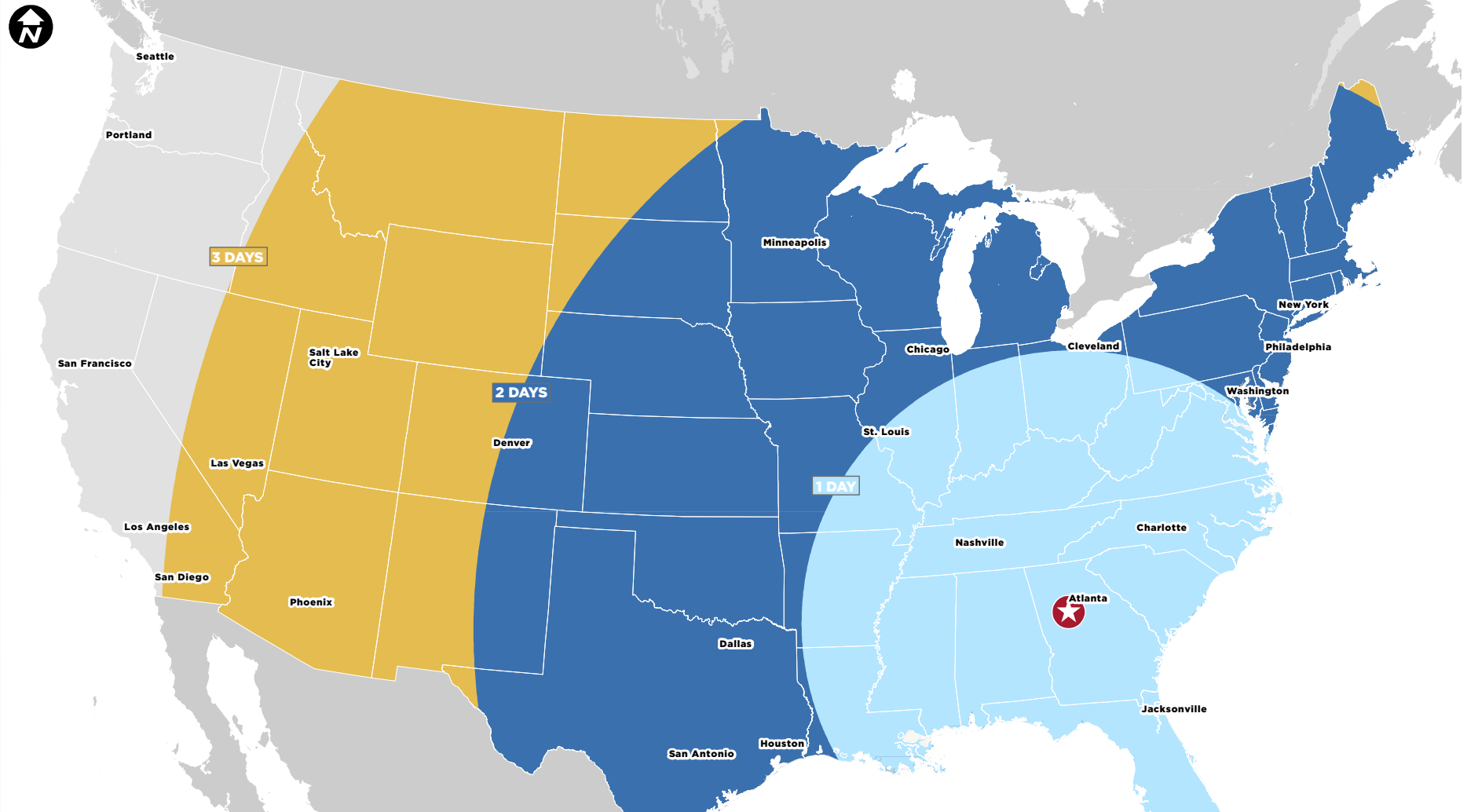
Atlanta is expected to add more than 1.2 million jobs by 2050






A significant number of Atlanta's blue collar workforce resides in the I-75 South submarket, providing a dense labor pool within close proximity







DRIVE TIMES



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

-  **Site Location**
-  **1 DAY**
-  **2 DAYS**
-  **3 DAYS**

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-SUITE EXPERIENCE



20 YEARS OF EXPERIENCE



OVER 10 MILLION SQ FT



VALUE IN EXCESS OF \$2 BILLION

STATE OF GEORGIA



GEORGIA - #1 STATE FOR BUSINESS

Georgia remains on a record pace for economic development investments and job creation in the state during fiscal year 2021, increasing investments by 56% and jobs by 45% compared to the same time frame last year.



FASTEST GROWING EAST COAST PORT

- » Atlanta is a four-hour drive to the Port of Savannah, the fastest growing deep-water port on the U.S. east coast
- » Third largest port by container volume behind only LA and NY/NJ
- » First major east coast port of service outside of Florida for ships moving from Asia via the Panama Canal
- » Daily CSX and Norfolk Southern rail service direct to Atlanta's intermodal network
- » Port dredging project is in its final phase ensuring Savannah's continued dominance as the #1 East Coast port



LOW CORPORATE TAXES

Georgia was the first Southeastern state to pass single-factor corporate tax apportionment. This means that in-state sales are the only relevant factor in determining the portion of taxable income to which the 5.75% corporate tax rate is applied.



CRITICAL RAIL NETWORK CONNECTION

- » Unsurpassed class I rail access with numerous CSX and Norfolk Southern rail lines and intermodal shipping yards throughout the metro area
- » Atlanta is an ideal central location for the growing volume of direct inbound port traffic coming from both the Port of Savannah and Port of Charleston



CORPORATE HEADQUARTERS MAGNET

Industry giants like The Home Depot, UPS, The Coca-Cola Company and Delta Air Lines are just a few of the 18 Fortune 500 and 30 Fortune 1000 companies that chose Georgia for their headquarters.

GEORGIA'S FORTUNE 500 COMPANIES





STOCKBRIDGE LOGISTICS CENTER



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