



Prologis 75 Commerce Center

Buildings from 200K SF to 1.5M SF (Expandable \pm 2M SF)

JACKSON, GA



State-of-the-Art Industrial Park in the Prime Location



Planned for buildings from 234,360 SF to 1.5 MSF (Expandable to ± 2M SF)

Capacity for EV charging stations



Significant trailer parking for all buildings



Roof designed for future solar capacity

Motion-sensor, LED lighting



Professionally landscaped, first class business park

Proximity to Atlanta, Port of Savannah & entire Southeastern U.S.

Incentives

Eligible businesses can receive a \$3,500/job/year tax credit for qualified job creation through the Georgia Job Tax Credit Program Less Developed Census Tract (LDCT)

Building Specifications

	PHASE 2			PHASE 3	
	BUILDING A	BUILDING B	BUILDING C	BUILDING D	BUILDING E
Square Footage	279,390 SF	1,337,200 SF	234,360 SF	539,400 SF	1,506,400 SF (Up to ± 2M SF)
Office	BTS	BTS	BTS	BTS	BTS
Clear Height	36'	40'	36'	40'	40'
Dock Doors	40	216	40	99	269
Drive-in Doors	2	4	2	2	4
Car Parking	258	673	146	407	670
Trailer Parking	64	474	47	252	533
Building Dimensions	834' W x 335' D	2072' W x 640' D	756' W x 310' D	1,740' W x 310' D	2,408' W x 620' D
Column Spacing	52' W x 45' D	56' W x 50' D	52' W x 50' D	52' W x 50' D	56' W x 55' D
Speed Bays	60'	60'	60'	60'	60'
Sprinkler System	ESFR	ESFR	ESFR	ESFR	ESFR

Building Park

ARTHUR K. BOLTON PARKWAY

<1 MI TO I-75



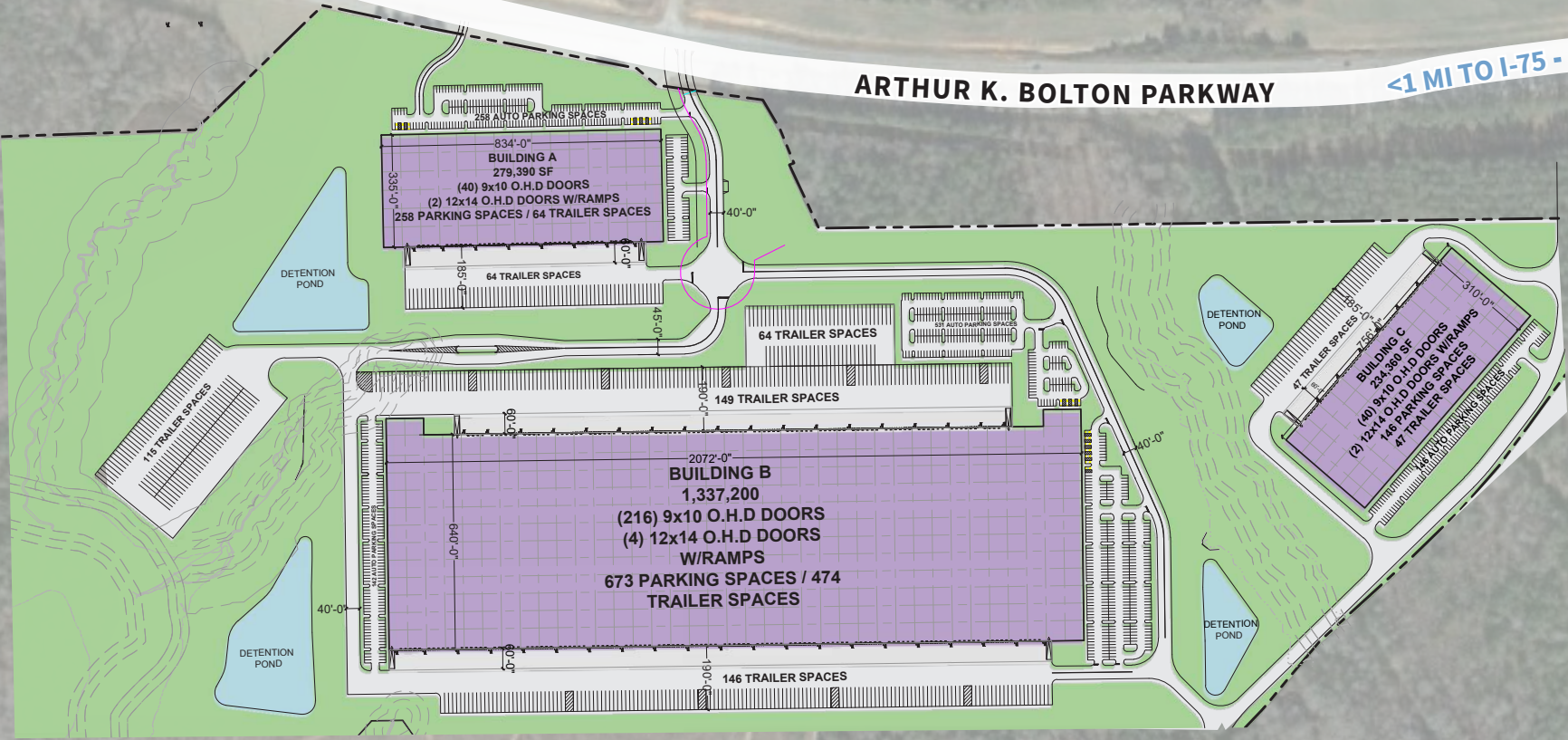
Cabin Creek



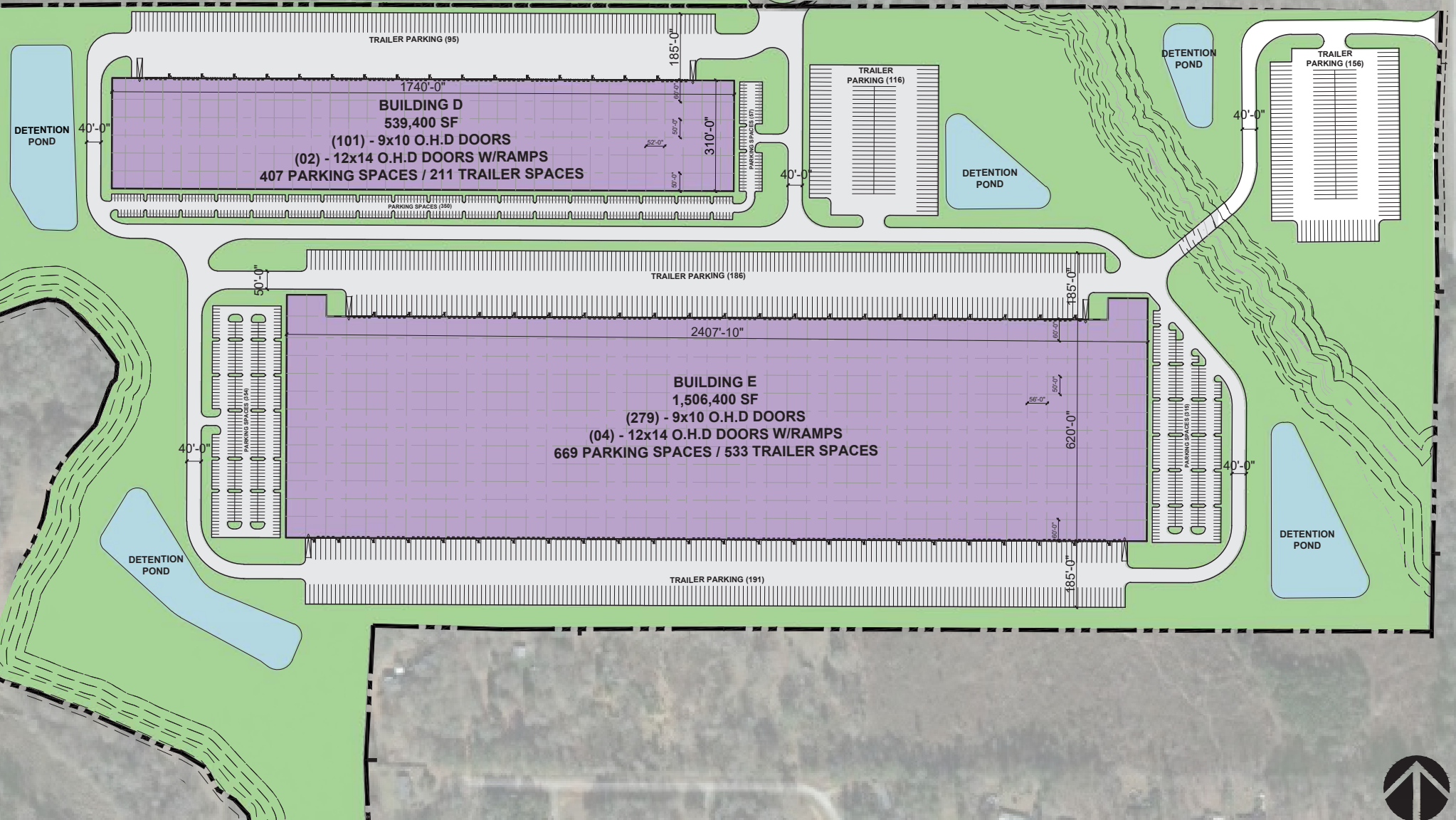
Phase 2

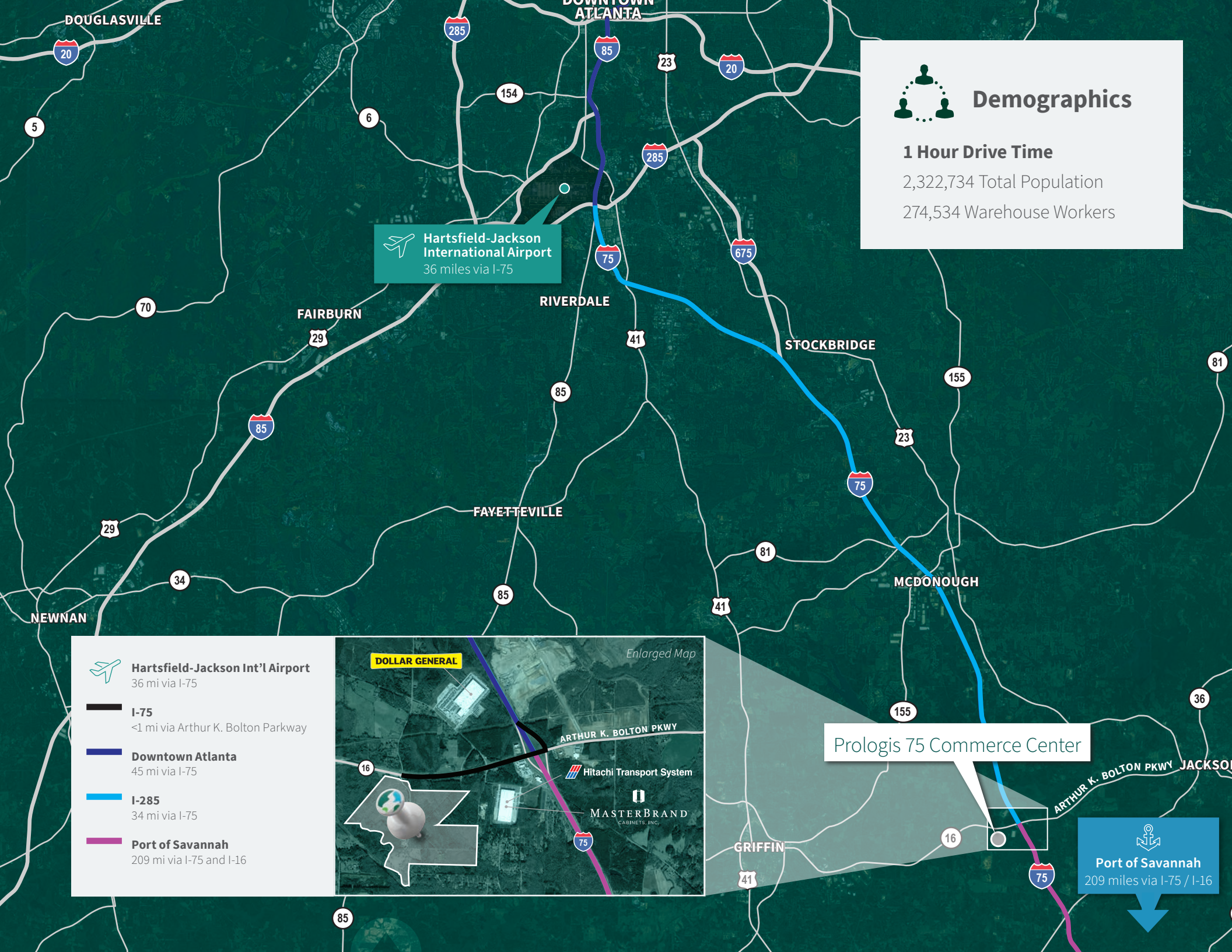
ARTHUR K. BOLTON PARKWAY

<1 MI TO I-75



Phase 3





Demographics

1 Hour Drive Time

2,322,734 Total Population


274,534 Warehouse Workers





Hartsfield-Jackson International Airport
36 miles via I-75


Prologis 75 Commerce Center


Port of Savannah
209 miles via I-75 / I-16

 **Hartsfield-Jackson Int'l Airport**
36 mi via I-75

 **I-75**
<1 mi via Arthur K. Bolton Parkway

 **Downtown Atlanta**
45 mi via I-75

 **I-285**
34 mi via I-75

 **Port of Savannah**
209 mi via I-75 and I-16

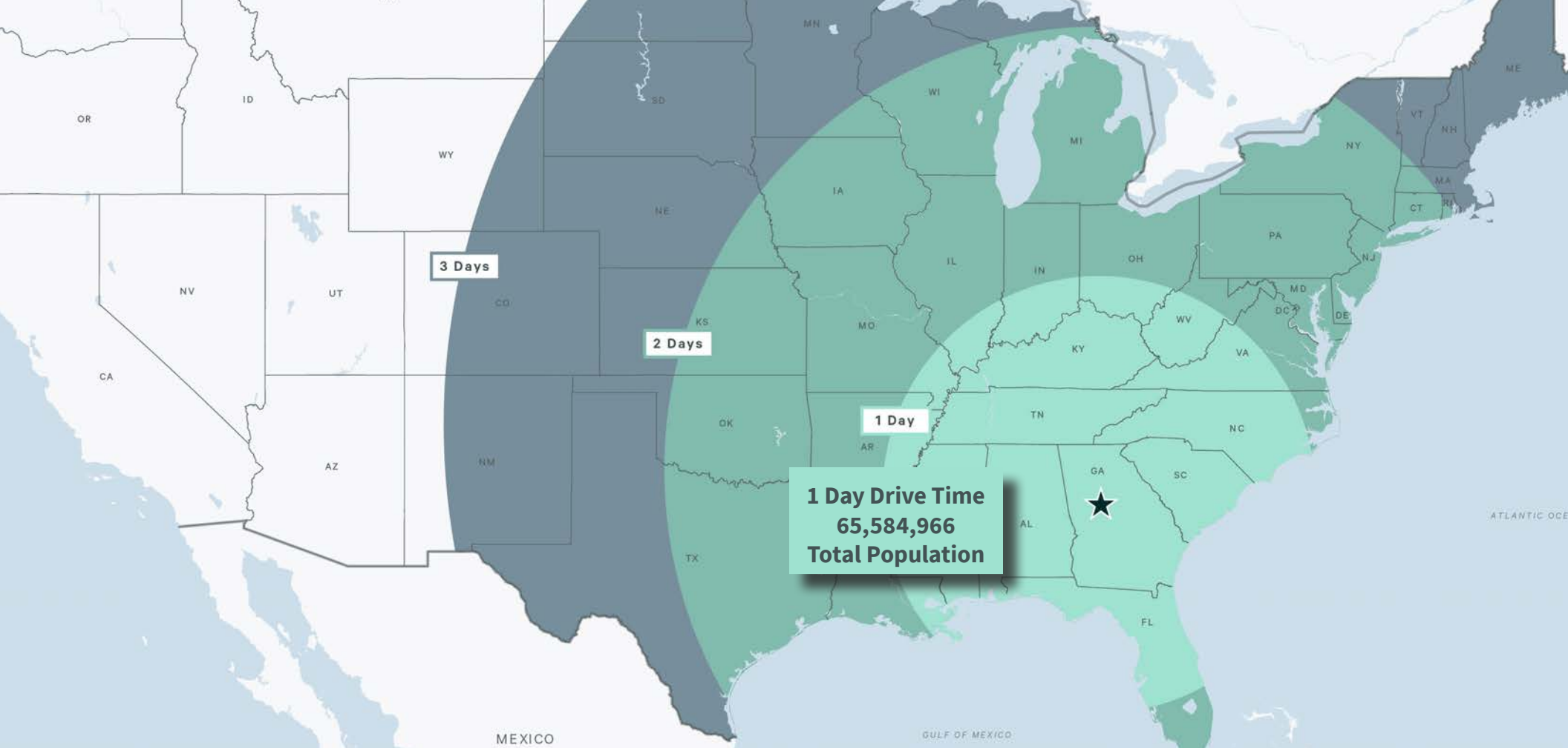
DOLLAR GENERAL

Enlarged Map

ARTHUR K. BOLTON PKWY

Hitachi Transport System

MASTERBRAND CABINETS, INC.



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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.