Prologis Commerce Center
120 Midway Road
Jackson, GA
Prologis Commerce Center
Jackson, GA

Building Site Plan

NOTE: THIS CONCEPTUAL PLAN IS FOR MARKETING PURPOSES ONLY AND HAS BEEN PREPARED BASED ON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSION AREA CALCULATIONS ARE SUBJECT TO VERIFICATION BY A PROFESSIONAL ENGINEER FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
Property Description

- 40’ minimum clear height at first column
- 56’w x 51’d column spacing
- 70’ speed bay
- 600’ building depth
- LED lighting (30FC) with motion sensors
- Two full concrete truck courts (195’)
- 140 car parking spaces
- 62 trailer parking spaces
- 60 dock doors (9’ x 10’)
- 2 drive-in ramp doors (12’ x 14’)
- 44 clerestory windows
- 4’ continuous canopy over dock-high doors
- ESFR sprinkler system with 275K gallon water tank
- 45 mil white TPO roof membrane over R20.5 insulation, with a 15-year warranty included
- 6” stone under slab
- 7” fiber-reinforced slab and reduced number of joints in speed bay for increased durability
- Vapor barrier under entire slab
- 8” smooth finish concrete tilt-wall
- White box and columns painted yellow to 10’
- Power: 277/480 V, 2,000 amps
- LEED® Gold Certified
- AT&T fiber ready

Prologis Essentials Marketplace
Prologis Commerce Center
Jackson, GA

Site Layout Options

Option A - Additional trailer parking
- 143 car parking spaces
- 328 trailer parking spaces

Option B - Additional rear-load building
- 351 car parking spaces
- 85 trailer parking spaces

Option C - Additional auto parking
- 1,213 car parking spaces
- 62 trailer parking spaces
Prologis Commerce Center
Jackson, GA

**Corporate Neighbors**

**Interstate**
- < 1/2 mile to Interstate 75

**Air**
- 36 miles to Hartsfield-Jackson Atlanta International Airport

**Intermodal**
- 49.9 miles to Norfolk Southern Intermodal at Inman
- 40 miles to CSX Atlanta Intermodal at Carroll Street

**Hubs**
- 31 miles to UPS hub
- 31.7 miles to FedEx hub

**Port**
- 210 miles to Port of Savannah
Prologis Commerce Center
Jackson, GA

Driving Distances

Drive Time
- 1 day
- 2 days

- Downtown Atlanta: 42.6 miles / 42 minutes
- Hartsfield-Jackson International Airport: 35.8 miles / 38 minutes
Prologis Commerce Center
Jackson, GA

Area Demographics

Fact: A 40% higher available labor rate exists within a 45-minute drive time of Prologis Commerce Center than the average rate for metrowide Atlanta.

<table>
<thead>
<tr>
<th></th>
<th>30 minute drive time</th>
<th>45 minute drive time</th>
<th>60 minute drive time</th>
<th>Atlanta market</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019 Total population</td>
<td>340,085</td>
<td>1,126,865</td>
<td>2,507,129</td>
<td>5,986,262</td>
<td>332,417,793</td>
</tr>
<tr>
<td>2019 - 2024 Population: Annual growth rate</td>
<td>1.52%</td>
<td>1.01%</td>
<td>1.09%</td>
<td>1.46%</td>
<td>0.77%</td>
</tr>
<tr>
<td>2019 Unemployment rate</td>
<td>5.3%</td>
<td>6.3%</td>
<td>6.1%</td>
<td>4.5%</td>
<td>4.6%</td>
</tr>
<tr>
<td>2019 Civilian population age 16+ in labor force</td>
<td>156,421</td>
<td>548,591</td>
<td>1,249,241</td>
<td>2,971,030</td>
<td>168,210,525</td>
</tr>
<tr>
<td>2019 Median household income</td>
<td>$56,187</td>
<td>$52,315</td>
<td>$54,445</td>
<td>$66,656</td>
<td>$60,548</td>
</tr>
<tr>
<td>2019 Total businesses</td>
<td>10,140</td>
<td>34,290</td>
<td>86,819</td>
<td>218,915</td>
<td>12,112,147</td>
</tr>
<tr>
<td>2019 Total employees</td>
<td>106,756</td>
<td>397,606</td>
<td>1,253,638</td>
<td>2,756,530</td>
<td>150,271,675</td>
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<tr>
<td>Industrial labor force</td>
<td>49,897</td>
<td>135,335</td>
<td>257,331</td>
<td>547,558</td>
<td>28,118,655</td>
</tr>
</tbody>
</table>

Source: ESRI Industrial Market Highlight, 2019
Tax Incentives

Prologis Commerce Center is located in a Less Developed Census Tract. $3,500 tax credit per new job created in Georgia for up to five years. The tax credit is initially applied towards any Georgia income taxes due, then to any payroll taxes.

200 jobs created

$700K per year or $2.08 psf

5 years

= $3,500,000 in tax savings

Potential additional property tax savings available.

Note: The above example of the Less Developed Census Tract savings is based on 336,016 square feet.

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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 750 million square feet owned and under management in 20 countries on four continents.

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