

EXCLUSIVE OFFERING

91.93 ACRES ON I-20



Planned for up to 1.75 Million SF of Rail Accessible Industrial Space
ROCKDALE COUNTY | GEORGIA

Ackerman & Co.

91.93-Acre Industrial Site | Rockdale County, GA



Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of 91.93 acres of industrial land fronting on Dogwood Drive in Rockdale County, Georgia ("Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Ackerman & Co. ("Broker") and the Owner ("Owner"). This Offering Memorandum was prepared by Broker, and the information contained herein has been obtained from sources that Broker deems to be reliable, and Broker has no reason to doubt its accuracy. However, neither Owner, its affiliates, officers, directors or employees, nor the Broker, nor any other party, make any warranty or representation, expressed or implied, as to the accuracy or completeness of the information contained herein, including but not limited to financial information and projections, and any engineering and environmental information and any downloadable files, reports or studies. Prospective purchasers should make their own investigations, projections, and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the Property, including such engineering inspections as they deem necessary to determine the condition of the Property. Ackerman and Co. and Pioneer Land Group represent the Owner in this transaction and make no representations, expressed or implied, as to the foregoing matters.

This Offering Memorandum is exclusively presented by the Broker. For additional information or to schedule a property tour, please contact:

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the opportunity

Ackerman & Co. is pleased to exclusively present 91.93 acres of industrial land on Dogwood Drive in Rockdale County, Georgia (the “Property”). From a strategic perspective, the Property offers a unique opportunity to meet the demand for manufacturing and/or distribution space in a corridor that currently has a vacancy rate of 2.2%.

The property offers the following attributes:

- Planned for up to **1.75 million square feet** of industrial space.
- One of the few remaining sites of this size with **rail access** and **interstate frontage** located this close to Atlanta.
- The Property is zoned M1 (Limited Industrial District), allowing a multitude of industrial uses including manufacturing and distribution.
- Located on Interstate 20, a major east/west corridor that runs over 1,700 miles from Interstate 95 near Columbia, South Carolina to Albuquerque, New Mexico.
- Excellent access to Interstate 20 via a full diamond interchange at Salem Road less than 1 mile from the Property.
- Located approximately 17 miles from Interstate 285.
- Excellent visibility to Interstate 20 and the 67,600 vehicles that pass the site every day.
- Ability to obtain rail access via the CSX Transportation rail line adjacent to the Property.

Conyers CSX Rail Line

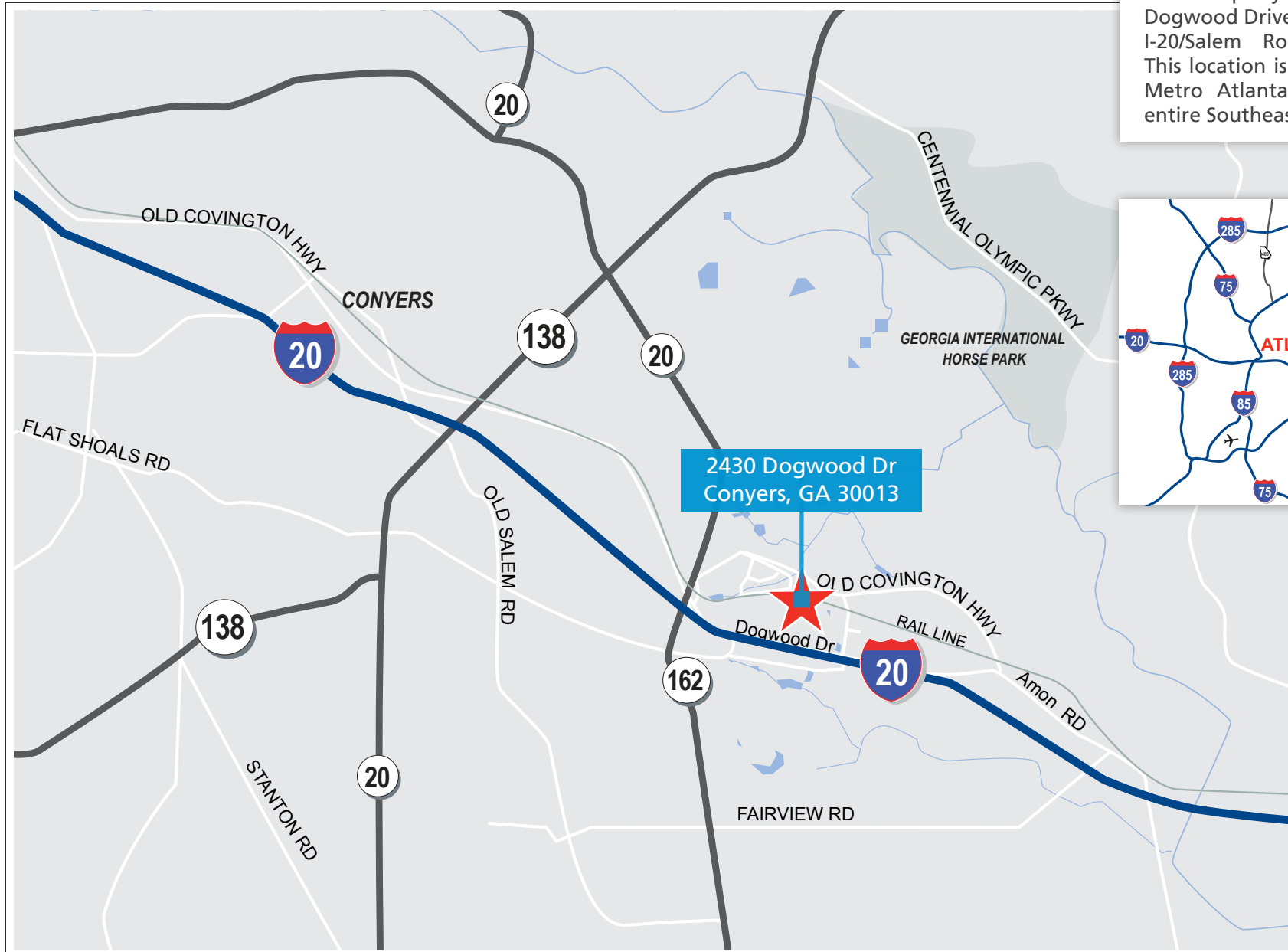


- Regular shaped property with gently sloping topography allows for higher density development at minimal development cost.
- The Property can take advantage of incentives including Foreign Trade, Enterprise, Empowerment and Opportunity zones.
- All utilities are available
- Previous subsurface investigations do not find any subsurface conditions that would negatively impact site development cost.
- Nearby retail support amenities including Publix, Wal-Mart, Kroger, Academy Sports and others.

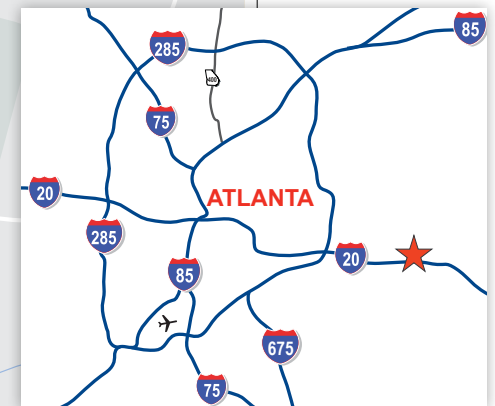
The balance of this Offering Memorandum provides additional information on the Property and the market.



the property



The Property is located on Dogwood Drive, just west of the I-20/Salem Road interchange. This location is ideal as it serves Metro Atlanta as well as the entire Southeast Region.







Property Description



the property

Nearby Industrial Users



 IMMEDIATE	 INTERSTATE	 INTERMODAL FACILITY	 PORT
The Property fronts and has direct access to Dogwood Drive, a frontage road on the north side of Interstate 20.	The property is located less than one mile from the Salem Rd/I-20 interchange, with access to Salem Rd via a traffic signal.	Distance to property: Atlanta: 28 miles Fairburn: 37 miles Austell: 46 miles	Distance to property: Savannah: 238 miles Brunswick: 293 miles



Subsurface Conditions

Piedmont Geotechnical Consultants performed a Report of Preliminary Subsurface Exploration and Geotechnical Engineering Evaluation and the full report is available upon request. Excerpts from the report are as follows:

1. The property appears to be generally suitable for the proposed construction, from a geotechnical standpoint.
2. No rock or groundwater was encountered to the depths drilled.
3. The residual soils are visually suitable for re-use as structural fill.
4. The majority of boring encountered a material that could be excavated using typical earth moving equipment.

Incentive Zones

Foreign Trade - a U.S. Foreign-Trade Zone is a secure, geographical area in or adjacent to a United States Port of Entry, authorized by the federal government, where commercial merchandise, both domestic and foreign, receives the same treatment by U.S. Customs as if it were outside the commerce of the United States.

Enterprise - an impoverished area in which incentives such as tax concessions are offered to encourage business investment and provide jobs for the residents.

Empowerment - Enterprise zones (EZs) are geographic areas in which companies can qualify for a variety of subsidies. EZ subsidies often include a series of corporate income tax credits, property tax abatements, and other tax exemptions and incentives to encourage businesses to locate in low-income areas of a city or county. Zones range in size from hundreds to several thousand acres.



Opportunity - The incentive, which is available for new or existing businesses that create two or more jobs, is a Job Tax Credit which can be taken against the business's Georgia income tax liability and payroll withholding tax. The credit is available for areas designated by DCA as an "Opportunity Zone."

Visibility

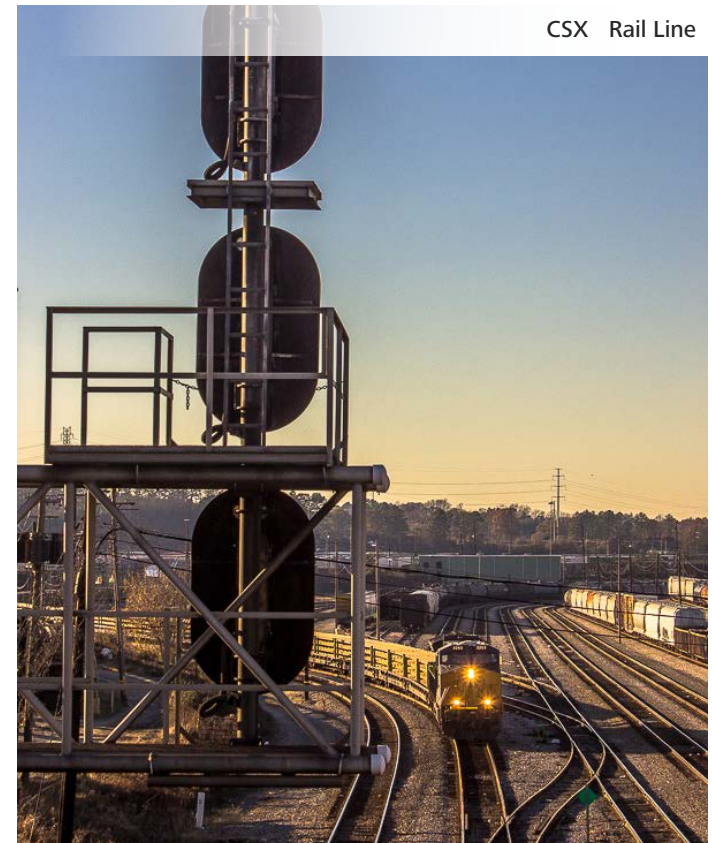
Because the Property fronts on the frontage road, it has excellent visibility from Interstate 20.

Traffic Counts

67,600 vehicles per day on Interstate 20.

Rail Services

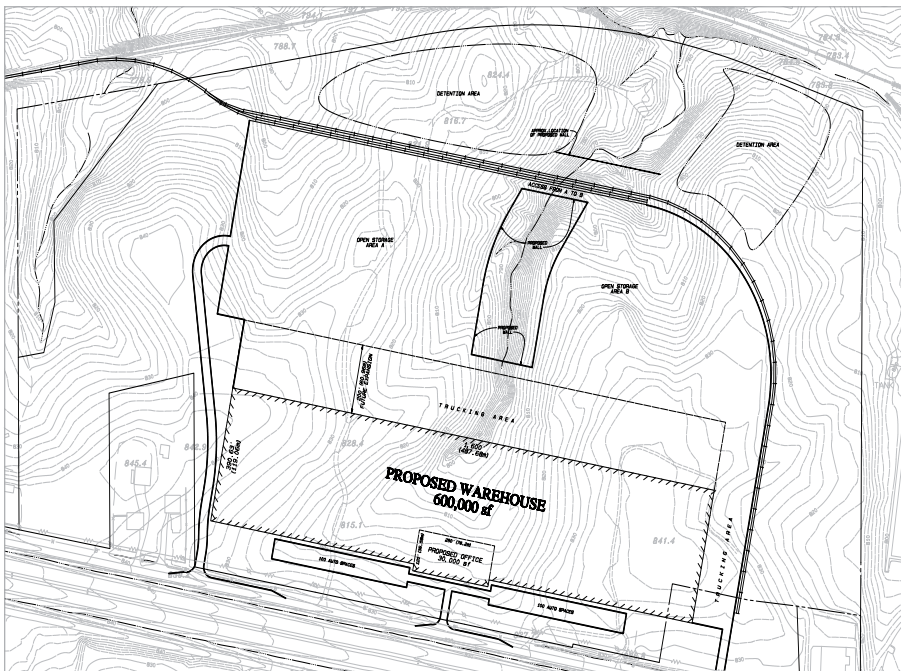
A CSX Transportation rail line runs along the Property's northern boundary. CSX has stated that they are in the business of serving customers and will work with any purchasers who desire rail access. A letter from CSX stating their position is included in the Support Documentation section of this Offering Memorandum.



CSX Rail Line

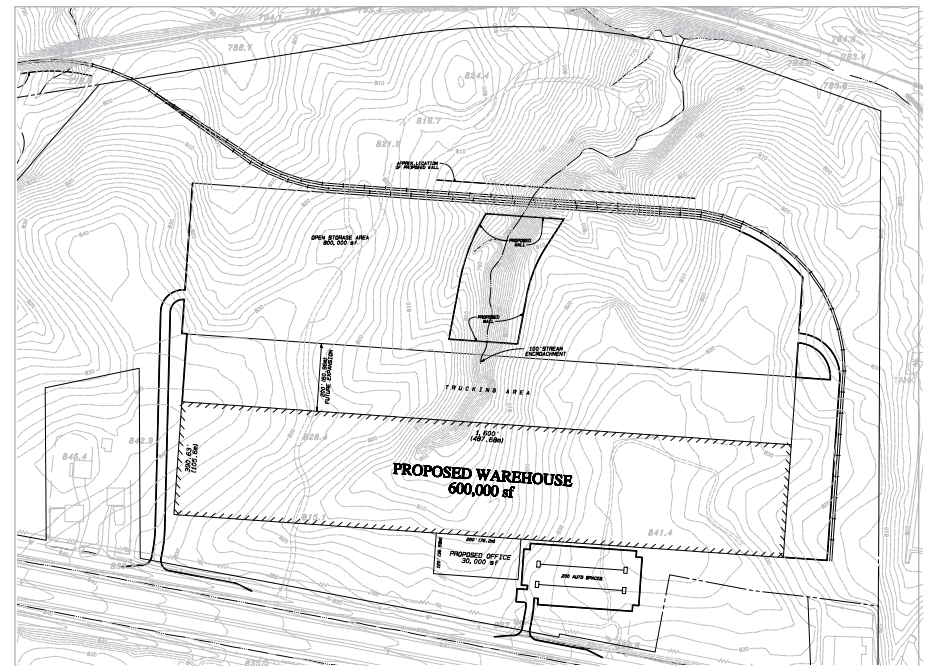
conceptual development plans

The Owner of the Property engaged Urban Engineering to prepare multiple concept plans for the property. Clearly, the Property will support more square footage than shown if fully built out. The initial building on Concept Plans A and B can be built without addressing the stream. The contiguous expansion will require piping of less than 300 linear feet of stream which can be done under a nationwide permit that takes approximately four months to obtain.



CONCEPT PLAN A

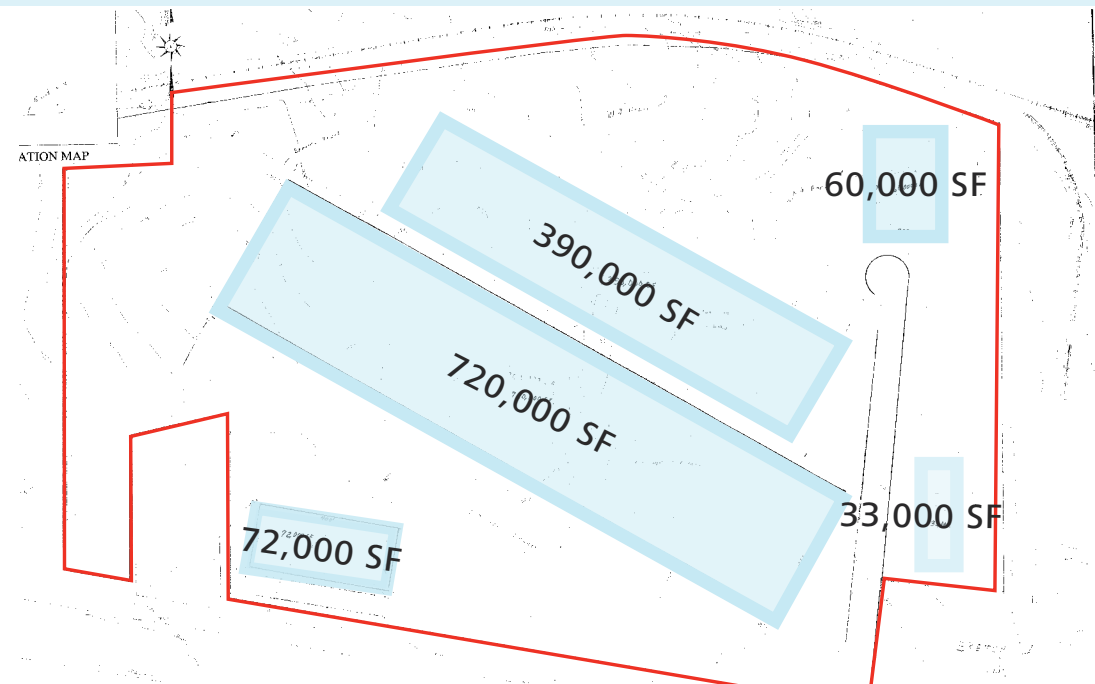
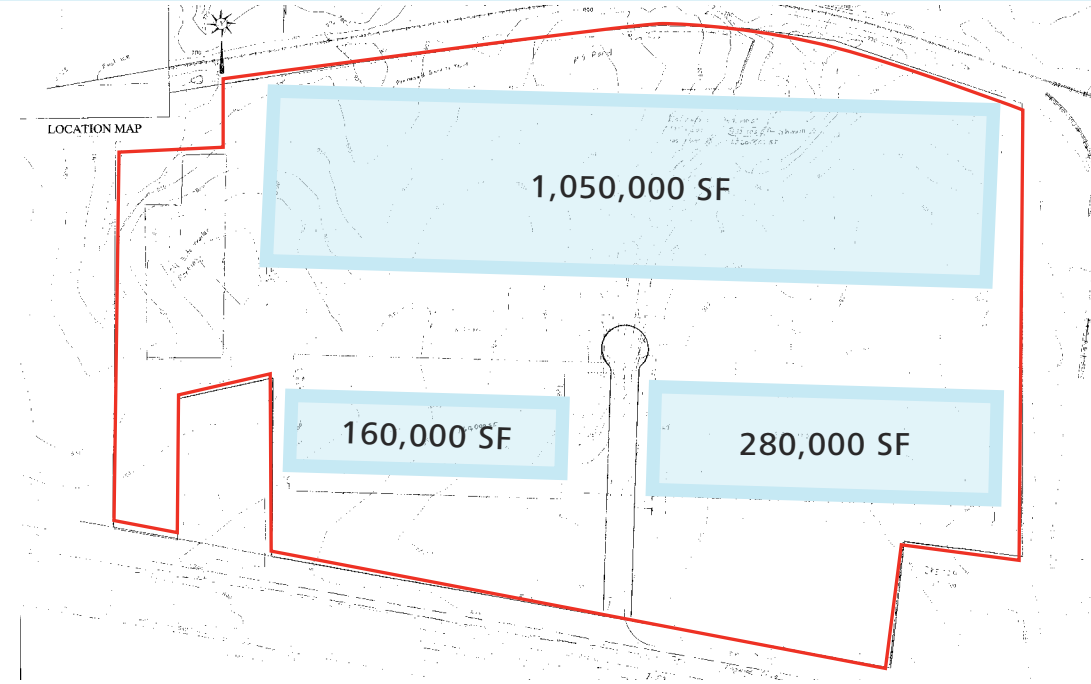
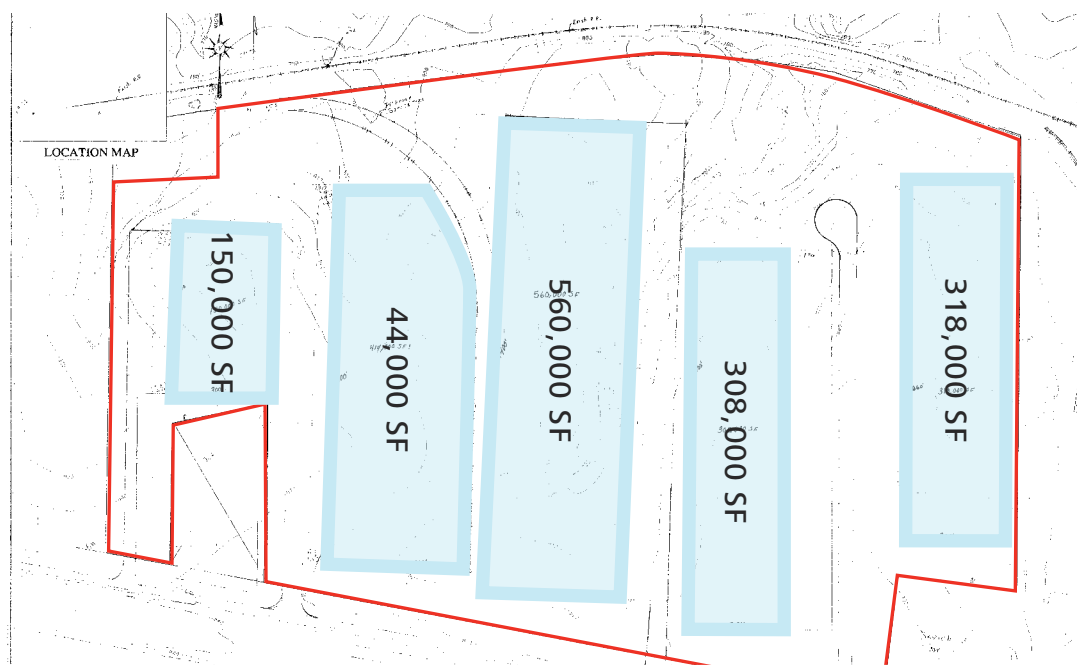
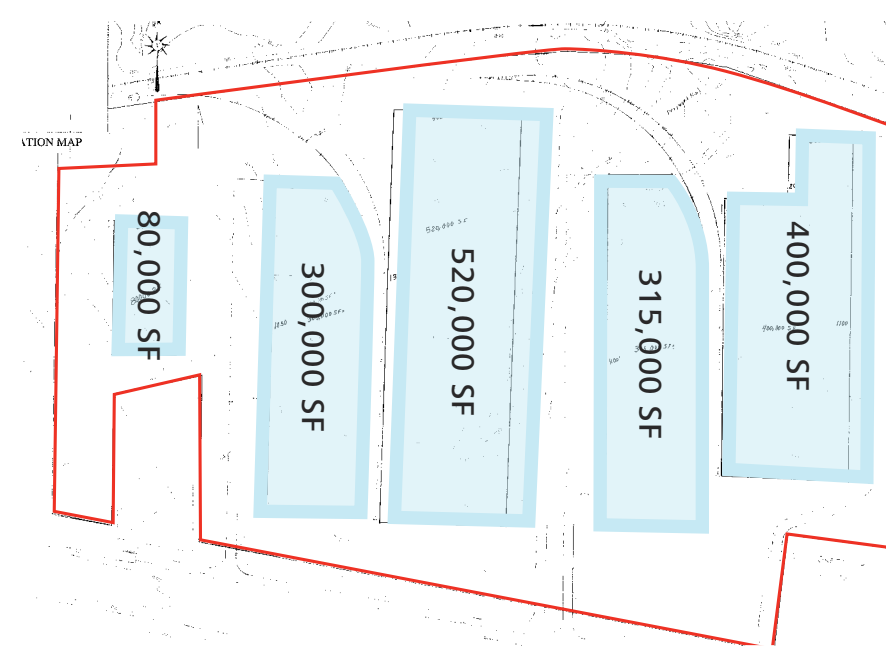
Initial Building Size	600,000 SF
Building Dimension	1,600' long x 391.63 deep
Contiguous Expansion Size	320,000 SF
Expansion Dimension	1,600' long x 200' deep
Land for Outdoor Storage or Additional Buildings	20 to 30 acres



CONCEPT PLAN B

Initial Building Size	600,000 SF
Building Dimension	1,250' long x 480' deep
Contiguous Expansion Size	250,000 SF
Expansion Dimension	1,250' long x 200' deep
Land for Outdoor Storage or Additional Buildings	20 to 30 acres

Concept Plans C, D, E and F, as shown below, offer additional options that maximize the development potential of the Property. These plans will require permits to disturb more than 300 feet of stream and typically take 12 to 14 months to obtain.

CONCEPT PLAN C: 1,273,000 SF**CONCEPT PLAN D: 1,490,000 SF****CONCEPT PLAN E: 1,750,000 SF****CONCEPT PLAN F: 1,615,000 SF**

the market

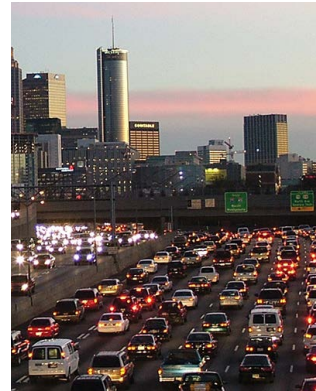
The State of Georgia

The state of Georgia currently has 1,249 miles of interstate, 5,000 miles of rail lines and a major sea port located in Savannah. Because of these transportation benefits, Georgia is home to dozens of Fortune 500 companies specializing in the distribution and manufacturing of various kinds of products and goods.

Metro Atlanta

The Atlanta Metro area consists of 28 counties and is home to 53 million people and more than 150,000 businesses. Hartsfield-Jackson International Airport is one of the world's leading airports in the number of flights both nationally and internationally. Both rail companies with CSX and Norfolk Southern railroad have intermodal terminals in the area. With Atlanta's location and interstate system, a one-day drive time can reach 35.6 million people but a two-day drive can reach 228.6 million people.

Atlanta is widely considered one of the top five industrial market in the United States. There are approximately 683 million square feet of industrial properties in the city and surrounding area.



Port of Savannah



Metro Atlanta Skyline

Baxter International

The Conyers Rockdale County area is home to corporations specializing in healthcare, manufacturing and the movie television industry. Baxter International recently built a one million square-foot complex in the area. Other companies in the area include 21st Century Fox, Pratt Industries and Solo Cup Company.



Conyers/Rockdale County

The Atlanta industrial submarket of I-20 East has approximately 50 million square feet and is currently 95% occupied. Within the I-20 east submarket, Rockdale/Newton County has 24 million square feet and is 98% occupied.



CSX



Downtown Conyers



Rail Line in Conyers

support documentation

Below are links to the Support Information documents and the files can be downloaded. Some of the files may not be compatible on mobile devices and will need to be downloaded on a desktop.

Click the links to open the files.

- [Property Survey](#)
- [Conceptual Plans](#)
- [Utility Letters](#)
- [Proposed Sewer Plan](#)
- [Report of Preliminary Subsurface Exploration and Geotechnical Engineering Evaluation](#)
- [CSX Transportation Letter for Rail Access](#)

To view all downloadable documents in one folder [click HERE](#).



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