



Prologis Commerce Center

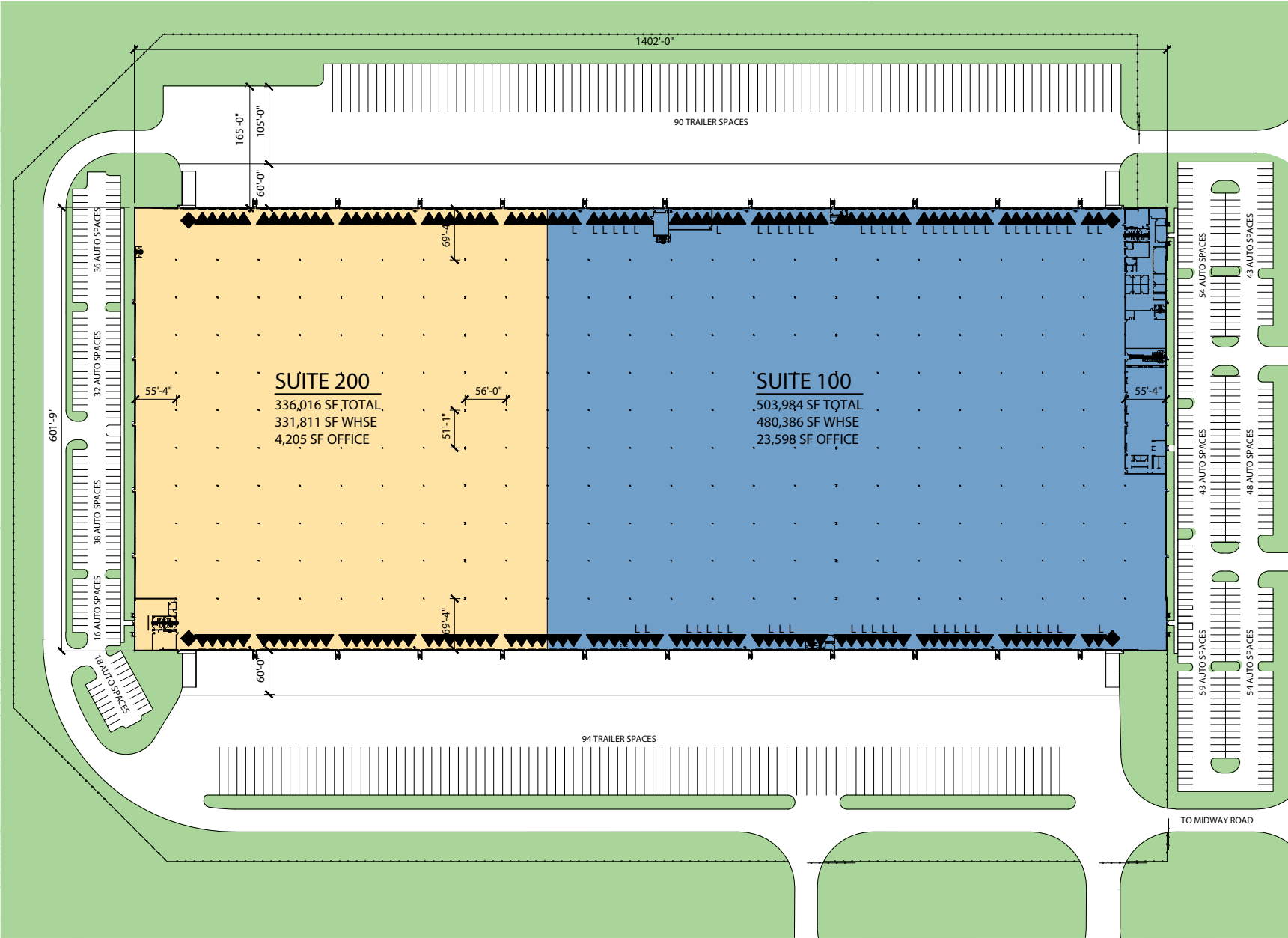
120 Midway Road
Jackson, GA



Prologis Commerce Center

Jackson, GA

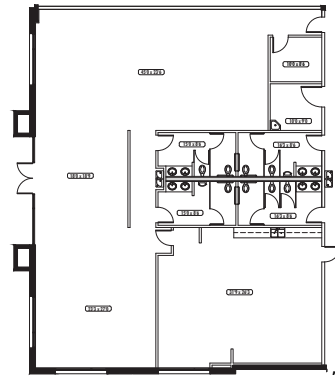
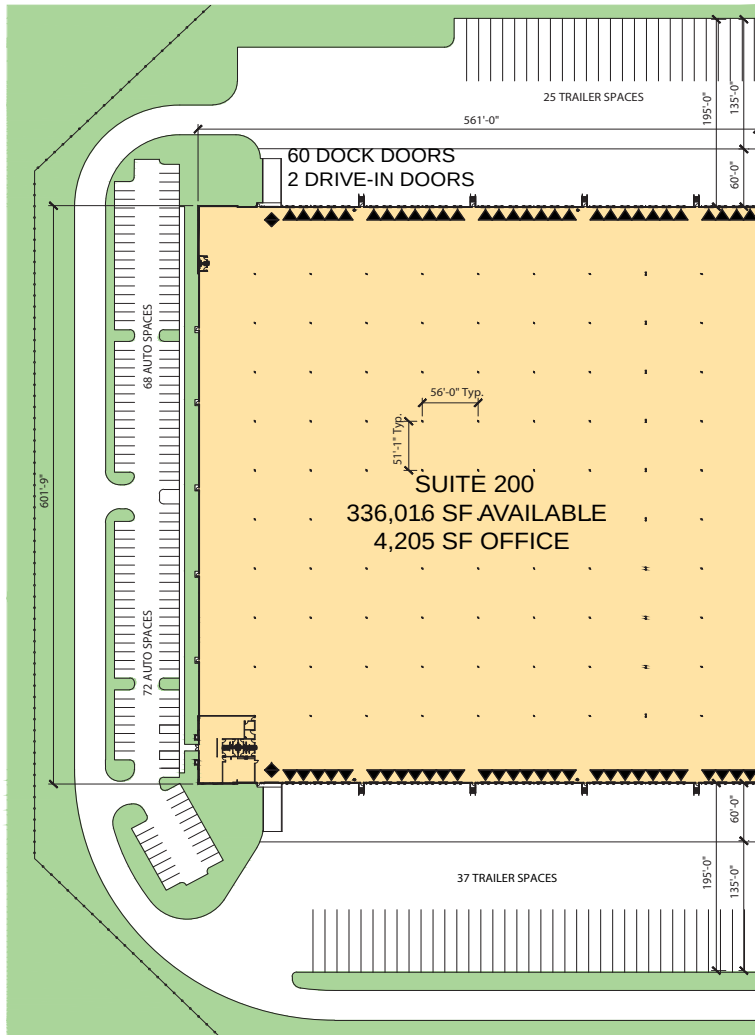
Building Site Plan



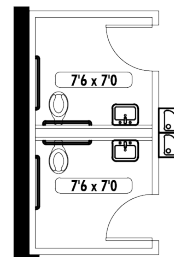
Prologis Commerce Center

Jackson, GA

Suite 200 Plan



Spec Office: 4,205 SF



NW WH Restrooms: 133 SF

Property Description

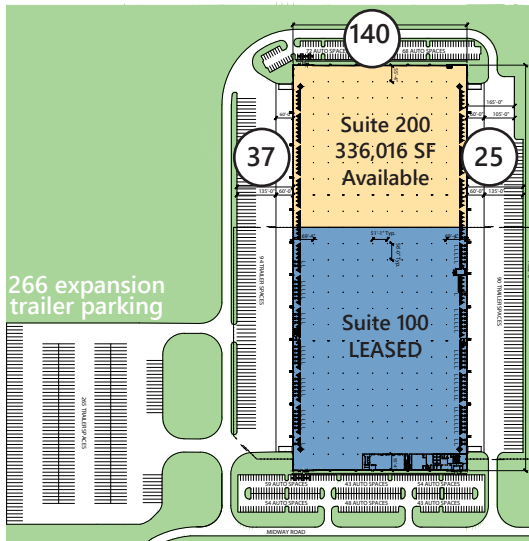
- 40' minimum clear height at first column
- 56'w x 51'd column spacing
- 70' speed bay
- 600' building depth
- LED lighting (30FC) with motion sensors
- Two full concrete truck courts (195')
- 140 car parking spaces
- 62 trailer parking spaces
- 60 dock doors (9' x 10')
- 2 drive-in ramp doors (12' 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

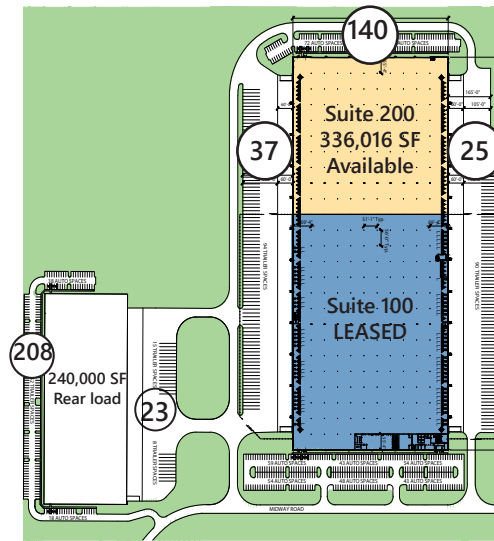
Site Layout Options

Option A - Additional trailer parking



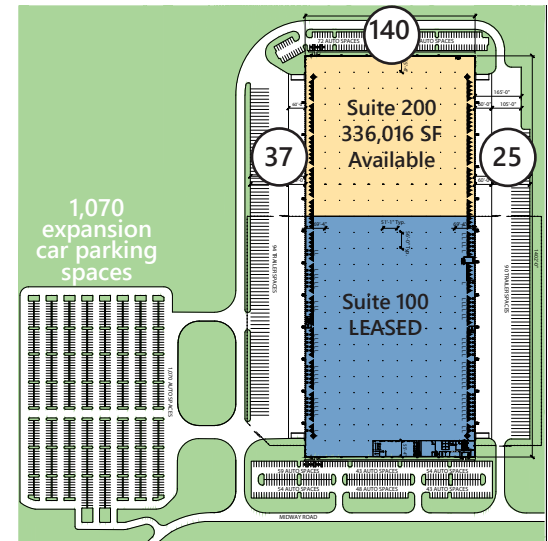
- 140 car parking spaces
- 328 trailer parking spaces

Option B - Additional rear-load building



- 348 car parking spaces
- 85 trailer parking spaces

Option C - Additional auto parking

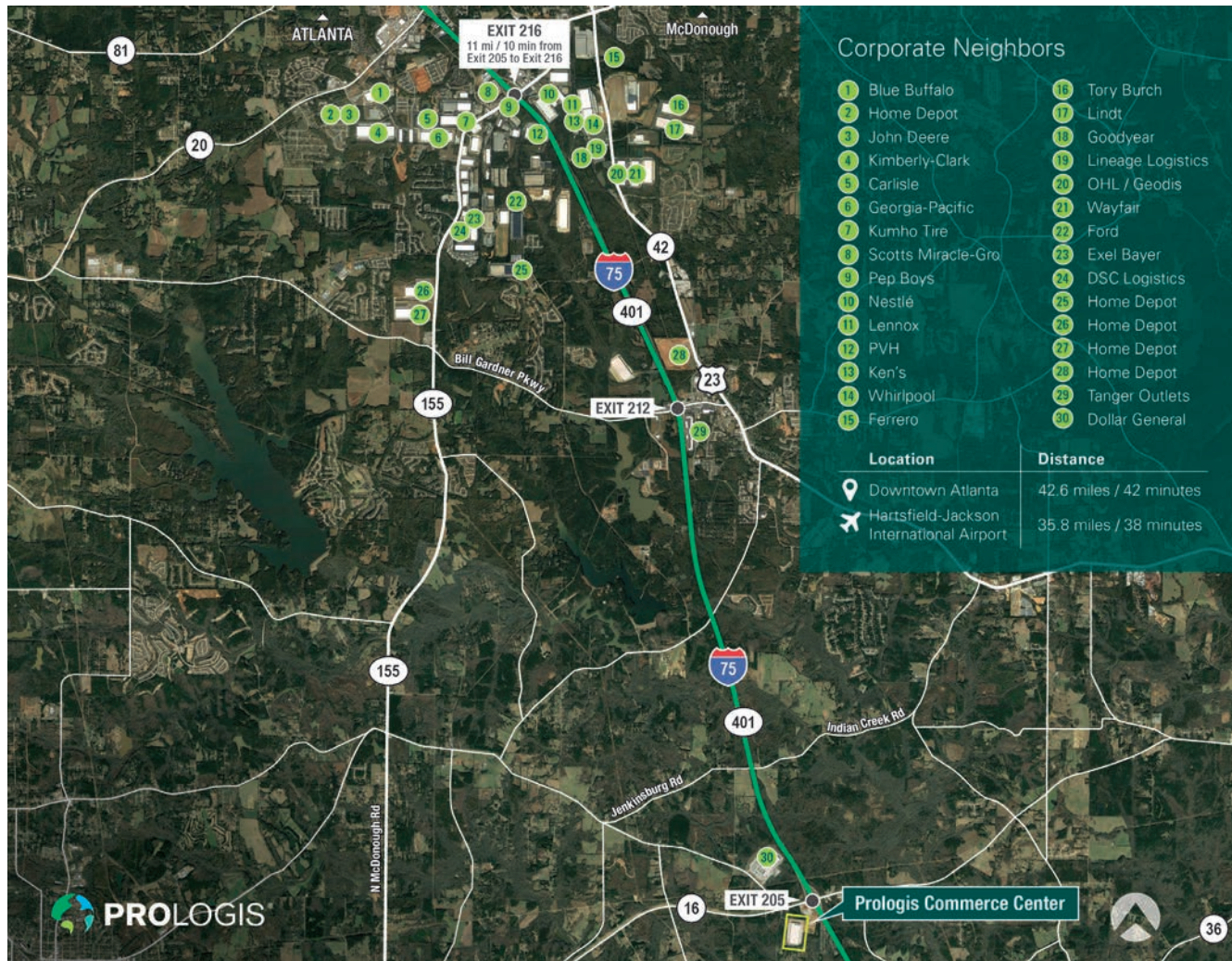


- 1,210 car parking spaces
- 62 trailer parking spaces

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

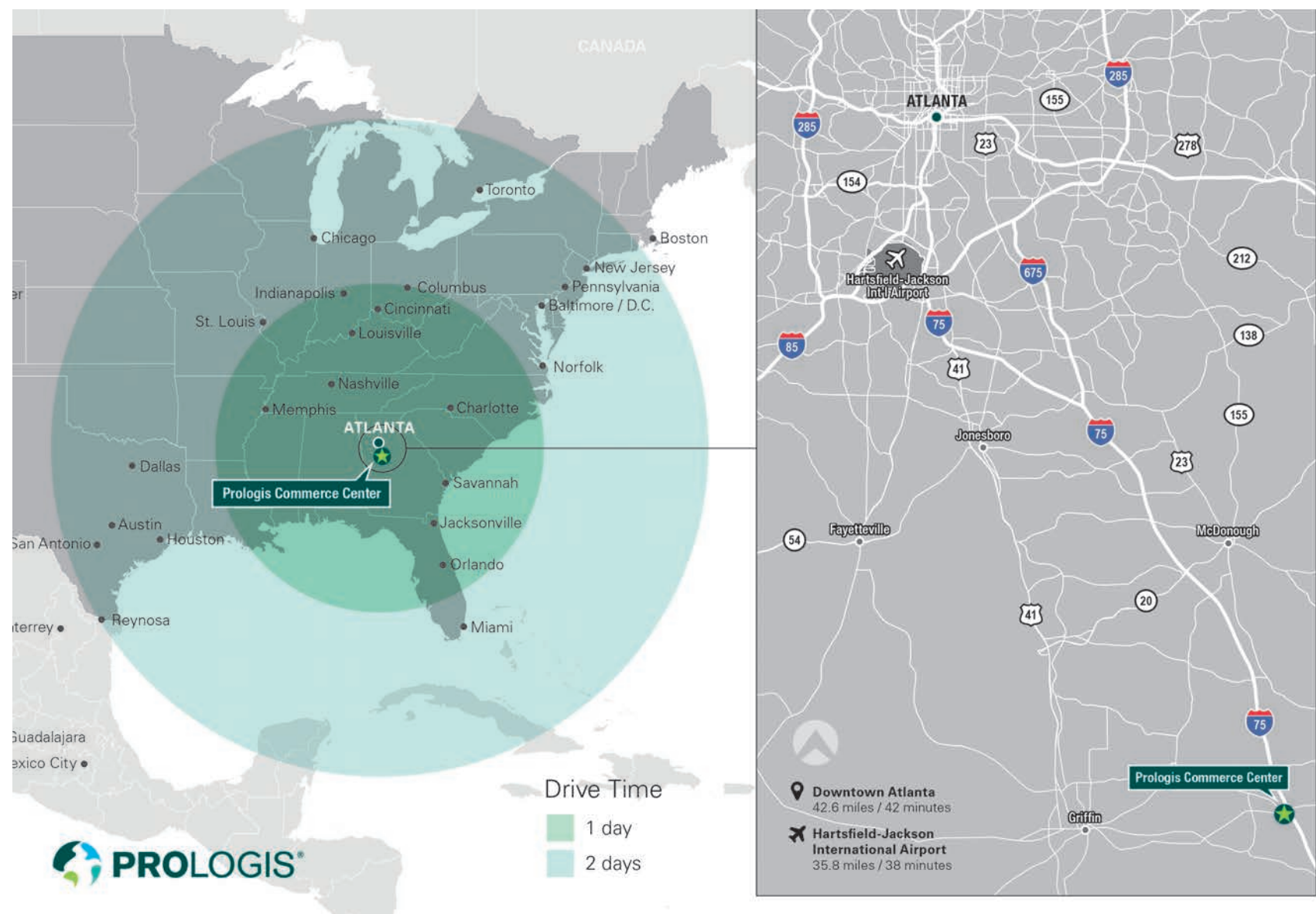
Port

- 210 miles to Port of Savannah

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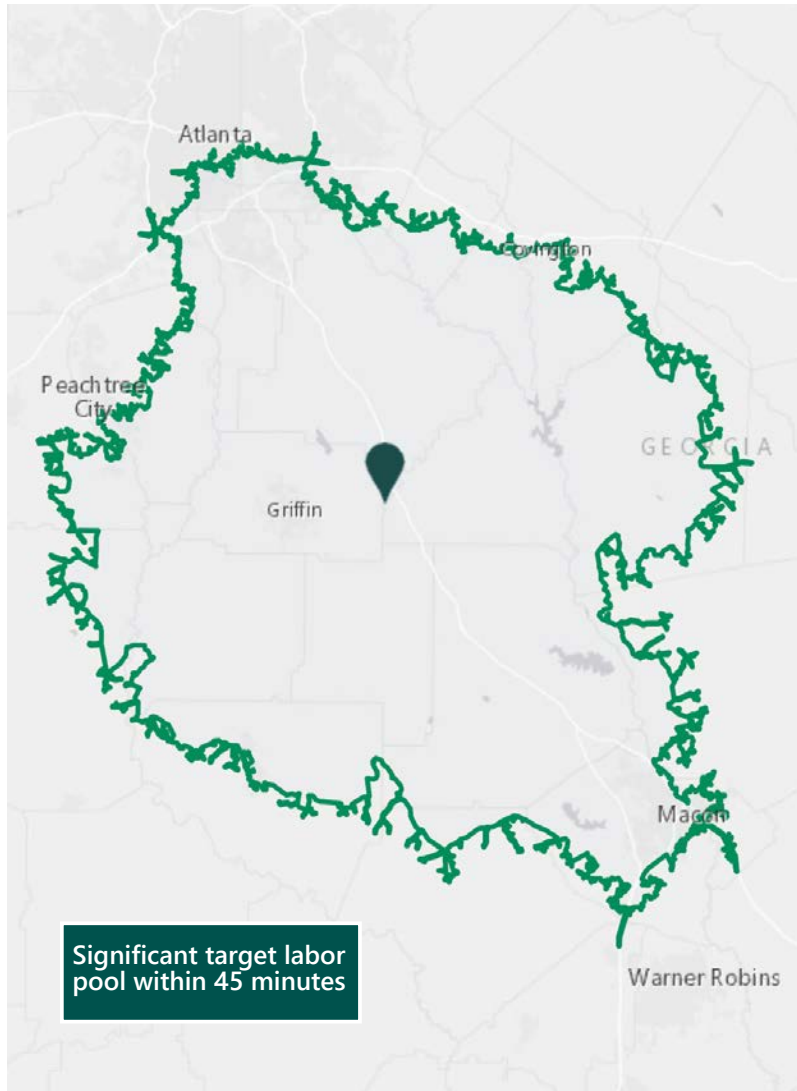
Driving Distances



Prologis Commerce Center

Jackson, GA

Area Demographics



2.76

Average Household
Size



1,126,865

Population



34,290

Total Businesses



52,315

Median Household
Income



397,606

Total Employees



6.3%

Unemployment Rate



16%

Bachelor's Degree



28%

High School Diploma



22%

Some College

Labor Advantages

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.

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

Source: ESRI Industrial Market Highlight, 2019



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Prologis

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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.

