

Tradepoint 75

I-75 NW ATLANTA
INDUSTRIAL SUBMARKET
EXIT 310—UNION GROVE ROAD
FREEPORT TAX EXEMPTIONS



UP TO
1.66M SF Available in 1 Building

1,755,040 SF on the 3 Building Plan



TradePoint

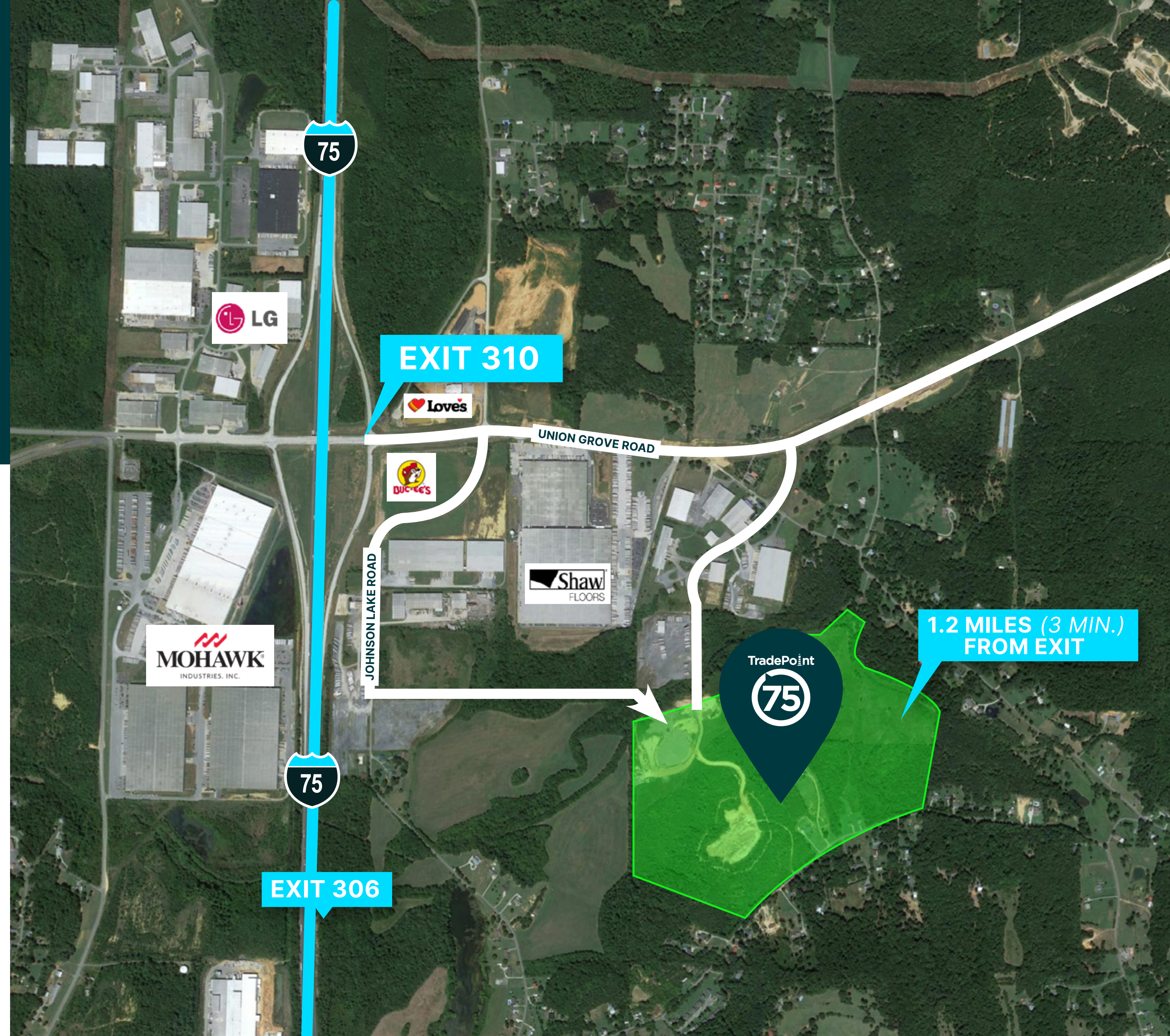


BUILD-TO-SUIT OPPORTUNITY | FOR LEASE OR FOR SALE

Access Everywhere

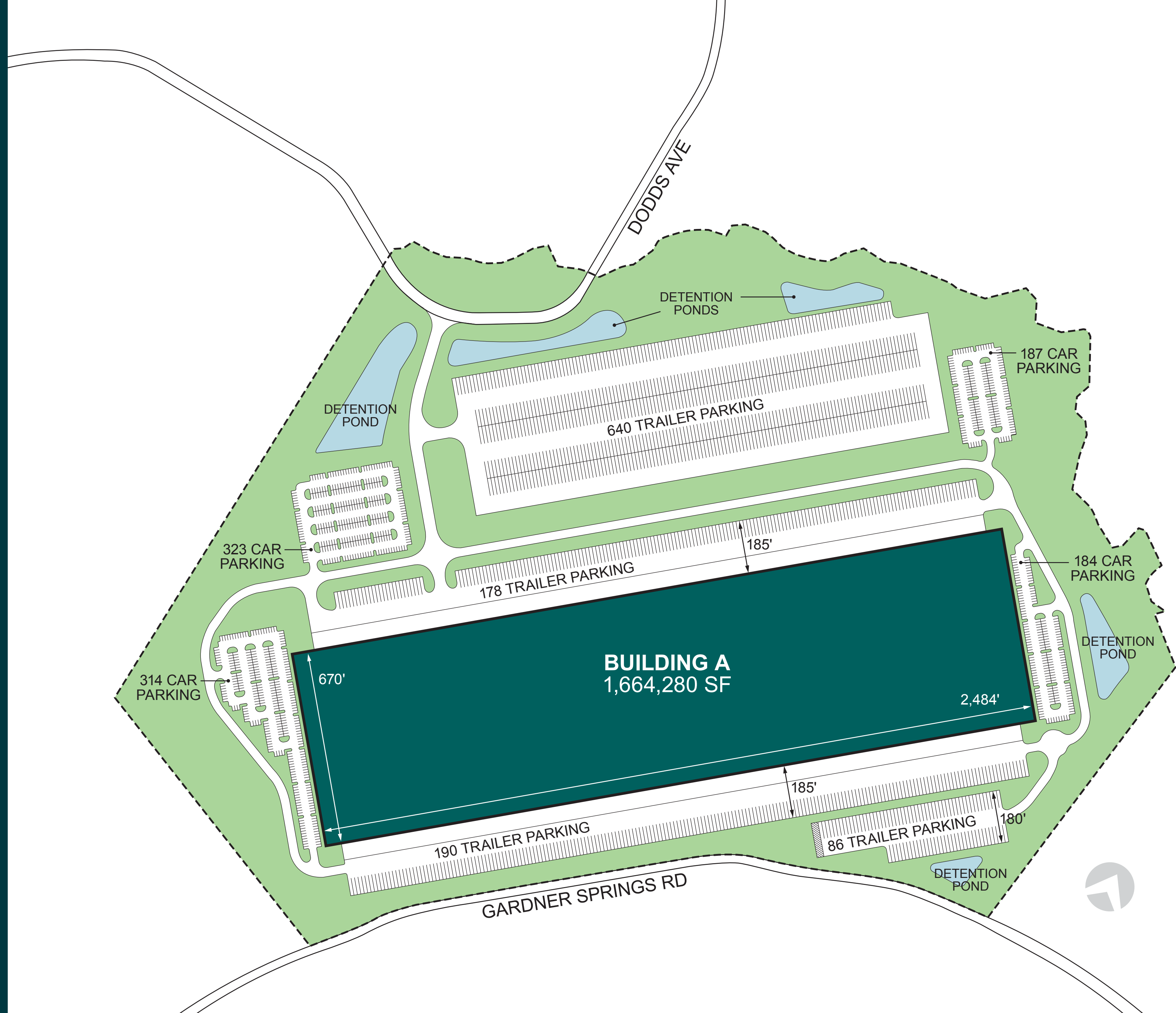
Move the materials and goods you need with access to prominent transportation.

- ✓ 7 minutes to FedEx Onsite
- ✓ 12 minutes to UPS (Dalton)
- ✓ 50 minutes to Appalachian Inland Port
- ✓ 55 minutes to Chattanooga, TN
- ✓ 1 hour and 5 minutes to Atlanta, GA
- ✓ 4 hours and 30 minutes to Savannah, GA
- ✓ 2 hours and 15 minutes to Knoxville, TN
- ✓ 2 hours and 55 minutes to Nashville, TN



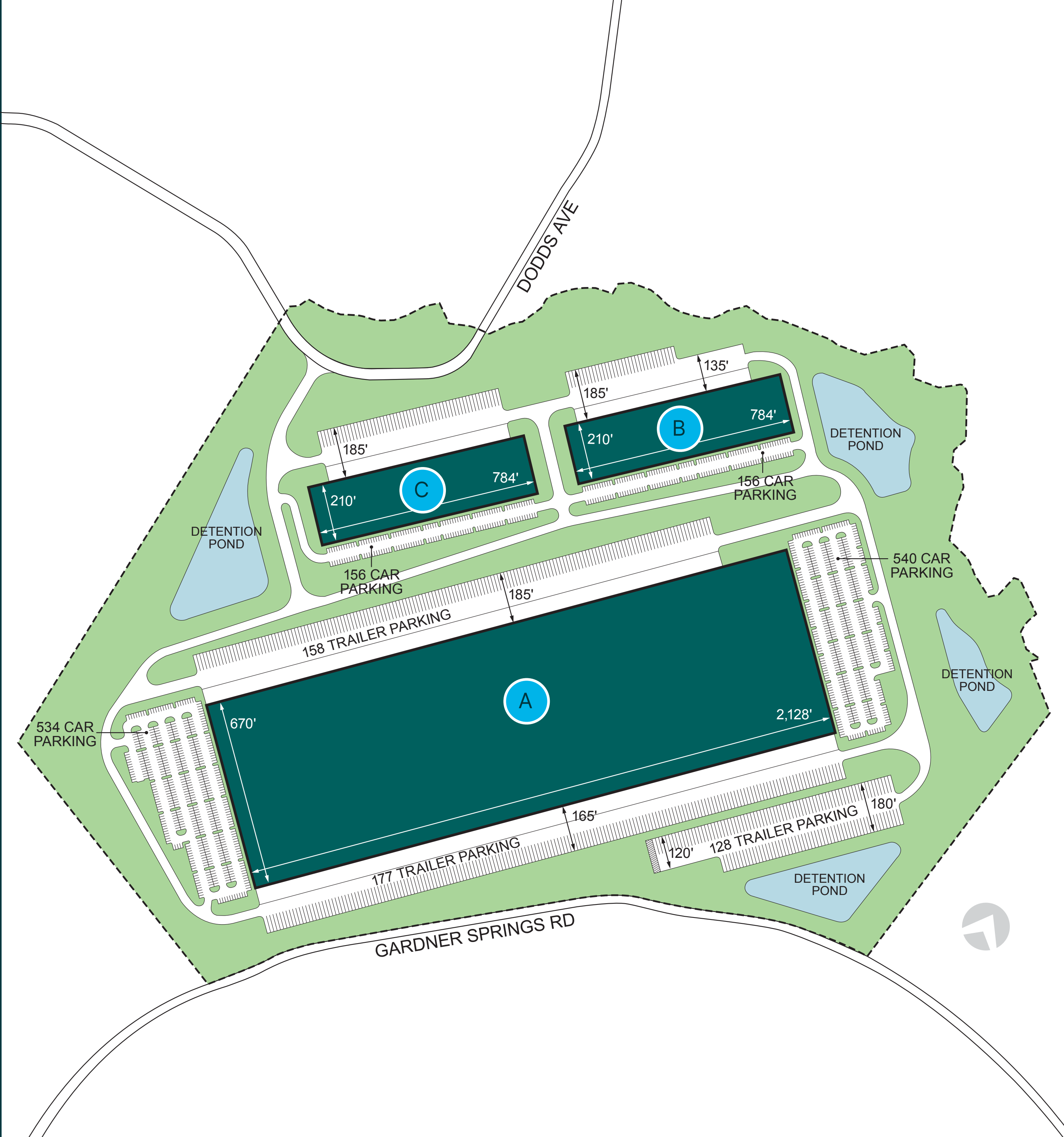
Single Building Site Plan

Available Space	1,664,280 SF
Speed Bay Depth	60'
Clear Height	40'
Column Spacing	56' X 50'
Truck Court Depth	185' <small>(including 60' dock apron and 55' trailer parking)</small>
Loading Doors	Up to 315
Trailer Parking	1,094 Spaces
Car Parking	1,011 Spaces

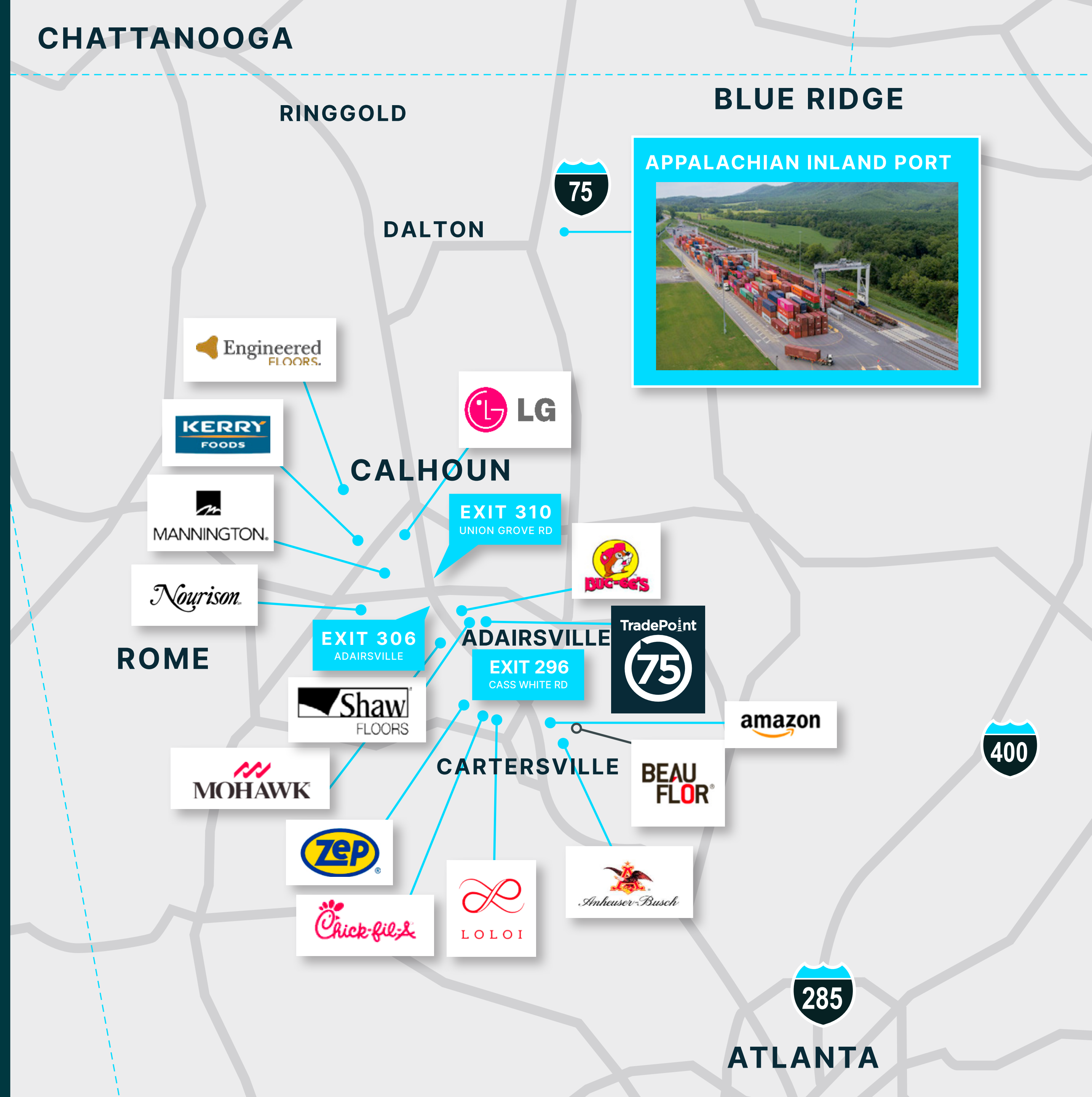


Three Building Site Plan

	Building A	Building B	Building C
Available Space	1,425,760 SF	164,640 SF	164,640 SF
Speed Bay Depth	60'	60'	60'
Clear Height	40'	36'	36'
Column Spacing	56' X 50'	56' X 50'	56' X 50'
Truck Court Depth	185' <small>(including 60' dock apron and 55' trailer parking)</small>	185' <small>(including 60' dock apron and 55' trailer parking)</small>	185' <small>(including 60' dock apron and 55' trailer parking)</small>
Loading Doors	Up to 270	Up to 50	Up to 50
Trailer Parking	515 Spaces	33 Spaces	55 Spaces
Car Parking	1,074 Spaces	156 Spaces	156Spaces



You're in Good Company



Amenities Map

● Shopping

- 1 WALGREENS
- 2 WALMART SUPERCENTER
- 3 KROGER
- 4 FOOD DEPOT
- 5 ROSS DRESS FOR LESS
- 6 THE HOME DEPOT
- 7 ALDI
- 8 CALHOUN PREMIUM OUTLETS

● Hotels

- 1 BAYMONT BY WYNDHAM
- 2 HOLIDAY INN EXPRESS
- 3 COMFORT SUITES
- 4 FAIRFIELD BY MARRIOTT

● Fitness

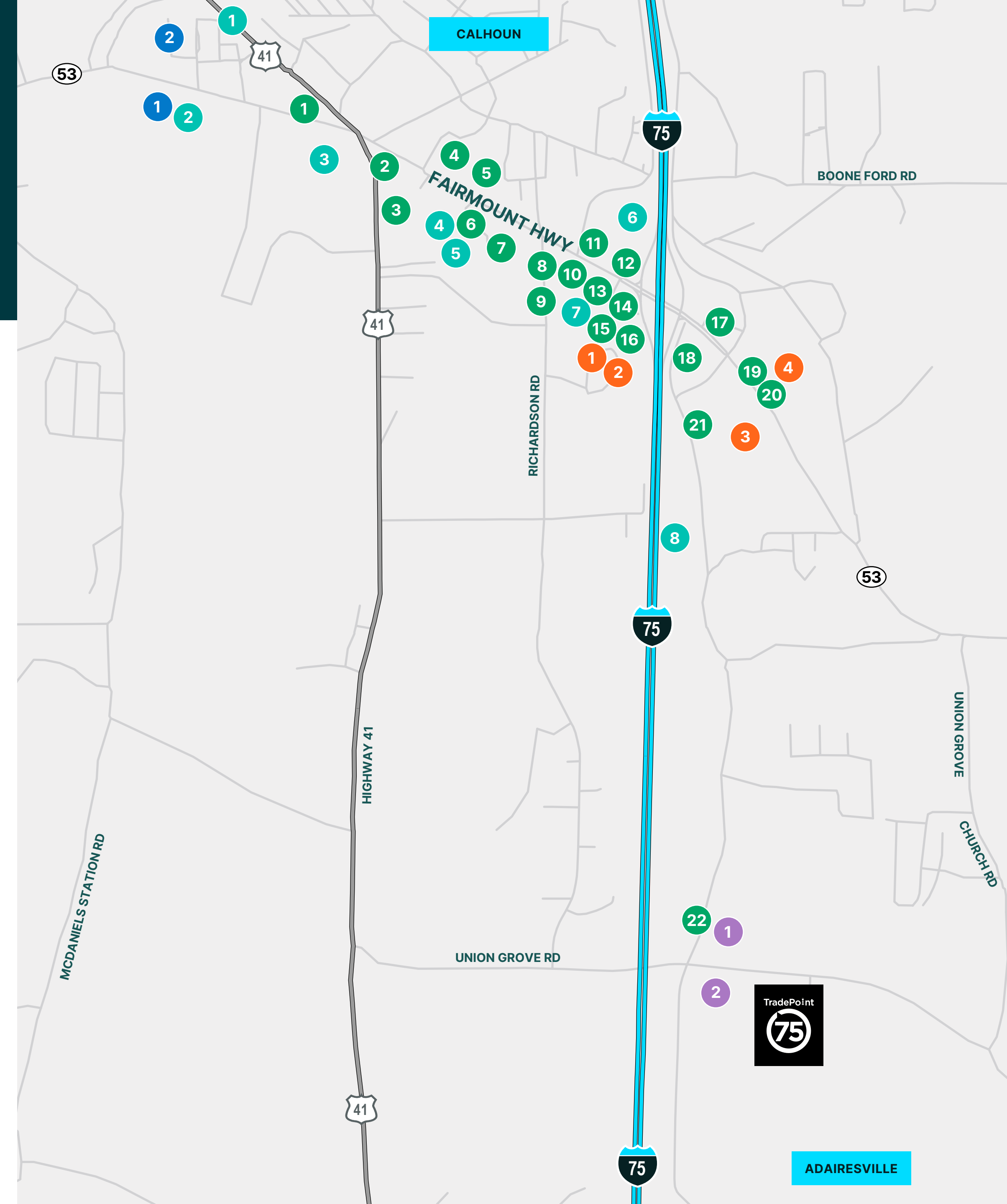
- 1 WORKOUT ANYTIME SOUTH
- 2 WORKOUT ANYTIME NORTH

● Travel Centers

- 1 LOVE'S TRAVEL SHOP
- 2 BUC-CEES

● Restaurants

- 1 FIREHOUSE SUBS
- 2 BOJANGLE'S
- 3 EL NOPAL
- 4 COOK OUT
- 5 POPEYE'S
- 6 TACO BELL
- 7 CHICK-FIL-A
- 8 STARBUCKS
- 9 ZAXBY'S
- 10 DUNKIN
- 11 KRYSTAL
- 12 ARBY'S
- 13 KFC
- 14 RUBY TUESDAY
- 15 MCDONALD'S
- 16 PANDA EXPRESS
- 17 CRACKER BARREL
- 18 WENDY'S
- 19 LONGHORN STEAKHOUSE
- 20 APPLEBEE'S
- 21 GUACAMOLE'S
- 22 BURGER KING



Prologis Essentials

Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth with Prologis Essentials—your all-in-one platform for optimized operations, energy, mobility and workforce solutions. Transform today's logistics challenges into opportunities.



Unlock the full potential of your warehouse
with one strategic, single-source partner.



Operations

From project inception to delivery and beyond, our consultative approach and integrated solutions optimize your operations, accelerating throughput, efficiency and utilization.

- Warehouse Design & Optimization
- Move In/Move Out
- Materials Handling Equipment & Storage
- Integrated Project Management

Energy + Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators

Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging

Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Instawork achieves 90%+ fill rates due to their large workforce network
- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification



TradePoint



John Wilkinson, SIOR

Managing Director

john.wilkinson@cushwake.com

ph +1 423 298 2662

Greg Dickerson, SIOR

Director

greg.dickerson@cushwake.com

ph +1 404 682 3452

Pat Murphy

Managing Director

pat.murphy@cushwake.com

ph +1 404 682 3405

Ashley Williams

Associate

ashley.n.williams@cushwake.com

ph +1 404 996 9235

Tara Healy

Director

tara.healy@cushwake.com

404 682 3430

I-75 NW ATLANTA INDUSTRIAL SUBMARKET EXIT 310—UNION GROVE ROAD FREEPORT TAX EXEMPTIONS

The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our ecosystems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.

All rights reserved. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

