

Locust Grove Distribution Center

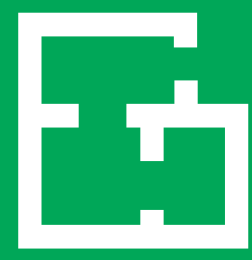
700 Price Drive, Bldg 100
Locust Grove, GA 30248

State-of-the-art 311-acre logistics park located less than one mile from I-75.



 **Manulife** Investment Management

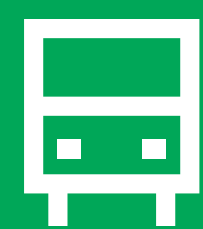




Clear Height
36'



Fire Sprinkler
ESFR: K-22



Truck Court
190'



LED Light Fixtures
25-30 FC

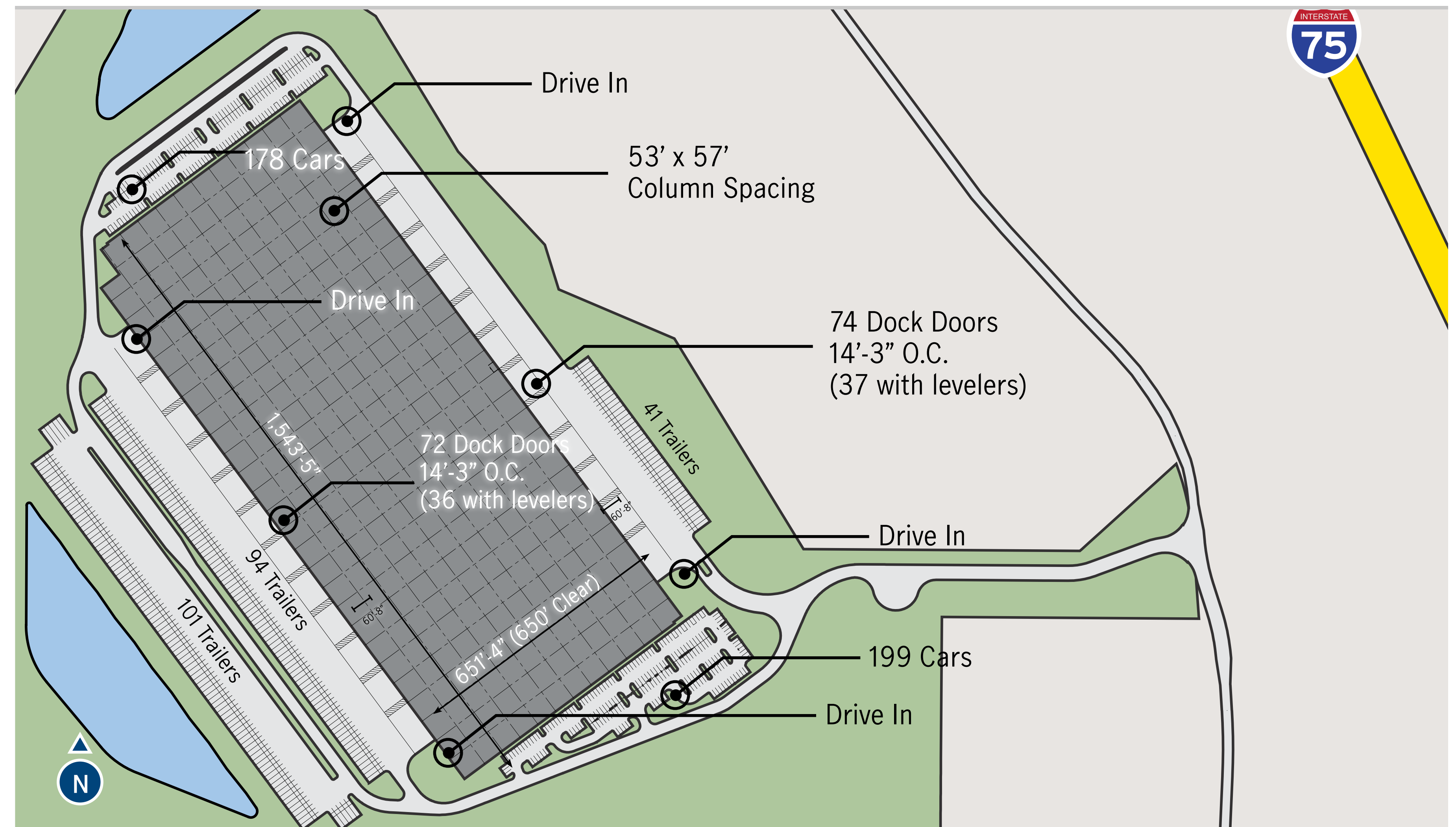


Accessibility
Ingress/Egress



Stop Light at
Bill Garnder
& Price Drive

Great *features.*



Building Type: Concrete tilt-up construction

Total Building SF: 1,000,993

Contiguous Range: 500,000-1,000,993

Building Dimension: 651' x 1,543'

Office: To suit

Roof: 45 MIL TPO roof
with R-15 insulation

Clear Height: 36'

Column Spacing: 53' x 57'

Docks Doors: 146 (9' x 10'); 73 with dock
seals & levelers

Drive-In Doors: 4 (14' x 16')

Slab Thickness: 7" 4,000 PSI
with 4" granular base

Truck Court: 190'

Parking: 379 auto/236 trailer

Utilities: All utilities available

Power: 277/480 volts; 3,200 amps



Est. Current
Population (2018)
39,162



Projected
Population (2022)
47,776



Est. Average Household
Income (2018)
\$75,000



Projected Average
Household Income
(2022)
\$86,475



Est. Education
Attainment (2017)
High School Diploma : 34%
Trade/Apprenticeship : 32%
College Diploma : 16%
Post-Secondary Degree : 7%

In the *neighborhood*.

The 311-acre master planned logistics park is strategically located less than one mile from exit 212 at I-75 and provides excellent access to both local and regional distribution, convenient amenities and qualified labor force. Atlanta is the largest industrial market in the Southeast and fourth largest in the United States. The city's mature and extensive transportation network includes the busiest passenger airport in the world, three major interstate highways and the port of Savannah within a three-hour drive.

Hartsfield-Jackson Atlanta International Airport	30 miles
I-285	30 miles
CSX/Fairburn Intermodal Terminal	40 miles
Proposed Norfolk Southern Intermodal	1 mile
FedEx Distribution Center	25 miles
UPS Distribution Facility Smart Hub	45 miles
Port of Savannah	200 miles





Decisions made *easier*. Lives made *better*.

Our people know that what we do has the ability to change everything for our customers.

Manulife Investment Management has an experienced team of real estate professionals that are dedicated to managing over 58 million square feet of commercial real estate for thousands of customers each day. Customers that call our buildings home.

Our global portfolio includes office, industrial, retail and multi-family space. We take a long-term approach in the operation and management of our buildings, with a strong focus on customer service.

We manage and develop commercial real estate in major metropolitan cities — shaping skylines across the globe.

\$18B

Assets Under
Management

58M

Total
Square Feet

25

Cities

545

Real Estate
Professionals

362

Properties

9

Countries



In this *together*.

We believe that sustainability and social responsibility are a team effort.

That's why we take a collaborative approach to client relations—from the first property visit to the daily operations of our properties and the businesses thriving within them. We strive to engage our clients in our commitment to reducing our environmental footprint.

As part of this commitment, we've introduced sustainability initiatives across our portfolio, such as electrical vehicle charging stations and client education programs. We also work to continuously increase the number of properties in our portfolio with LEED, BOMA Best and Energy Star designations.

In 2017, we set new five-year energy, water and waste targets for our global portfolio. We believe targets encourage asset and property managers to manage sustainability as a business issue, identify cost-saving opportunities and help reduce our environmental footprint.

In 2018, we implemented a new environmental data management system to save property managers time, increase efficiency and improve data quality, so that we receive actionable information sooner.

For more information on Manulife's sustainability policies and for 2019 objectives, please visit: **manuliferealestate.com/sustainability**

Keep in *touch*.

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on behalf of

Manulife Investment Management