

378,520 SF Available
2,482 SF Office

Gillem Logistics Center Building 1200

2055 Anvil Block Road
Forest Park, GA 30297



Dermody.com

Site Plan and Building Specs

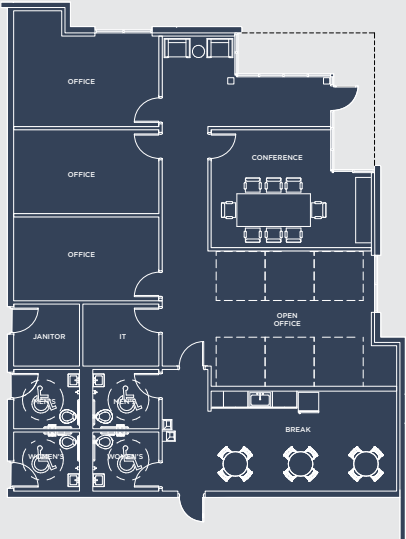
2055 Anvil Block Road Forest Park, GA 30297



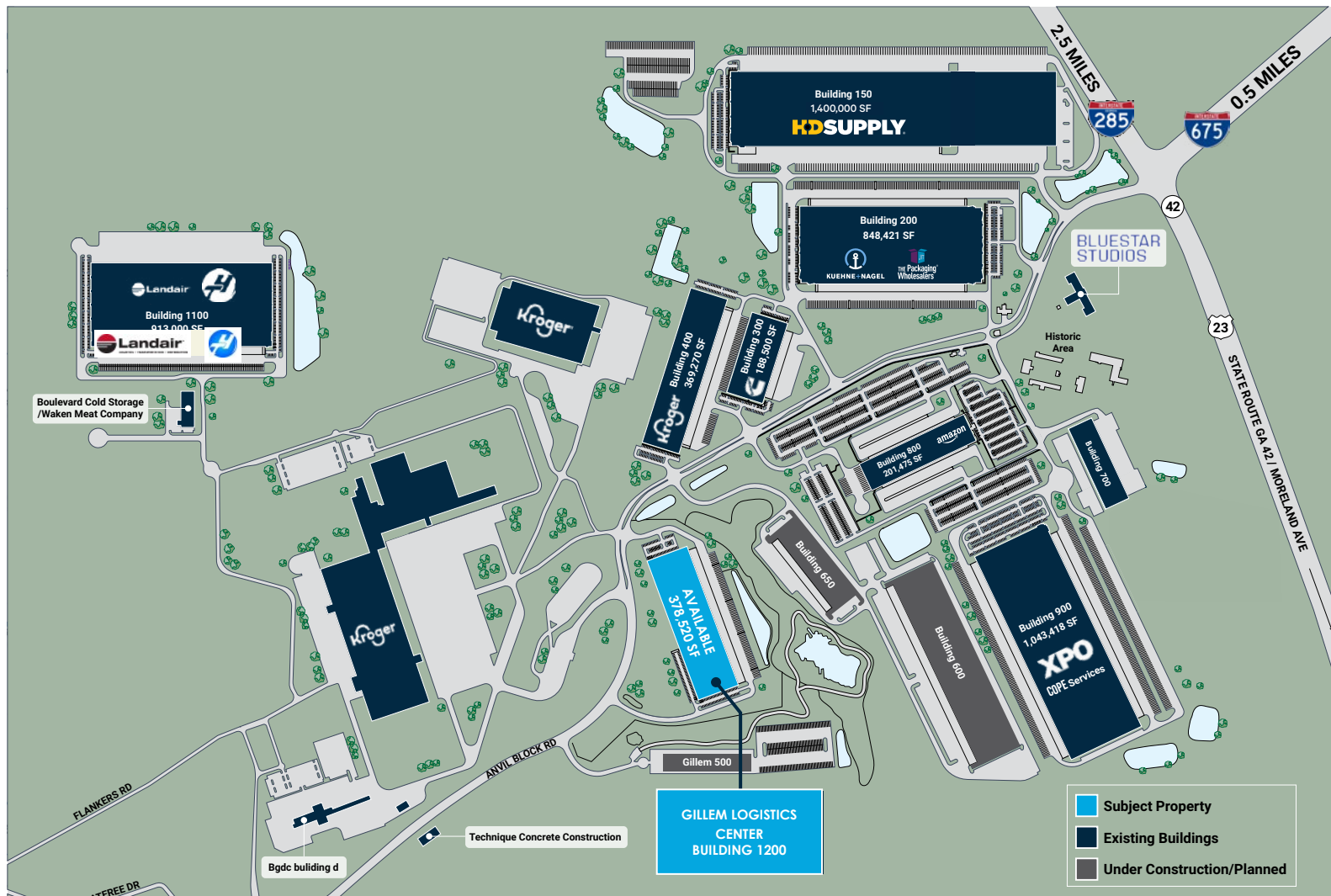
Specifications

Total Building Size	378,520 SF
Total Space Available	378,520 SF (Divisible)
Office	2,482
Warehouse	± 376,038
Clear Height	32'
Loading Docks	70 (9' x 10')
Drive-in Doors	2 (12' x 14')
Car Parking	238 spaces
Column Spacing	52'W x 45'D with 60' Speed bays
Trailer Parking	85
Configuration	Rear loaded
Building Dimensions	1,144' x 330'
Truck Court Depth	185'
Flooring	6" ductilcrete slab
Roof	45mil mechanically attached white TPO membrane
Sprinkler System	K-17 ESFR
Power	For two 4,000-amp, 480V 3 phase service

Office Floor Plan



2055 Anvil Block Road Forest Park, GA 30297



The Park

Gillem Logistics Center, formerly Fort Gillem base which, named after Lt. General Alvan C Gillem, Jr., opened in 1941 and was home to First U.S. Army, the Army and Air Force Exchange Service, the U.S. Army Criminal Investigation and a number of other federal agencies and organizations. Today, Gillem Logistics Center is an 1,168 acre master planned logistics center with the ability to accommodate over 8 million square feet of state-of-the-art e-commerce and distribution facilities.

Location

Ports & Transportation	Miles
I-675	<1
I-285	4
FedEx Freight	4
UPS Freight	5
I-75	5
I-20	10
I-85	12
Hartsfield Jackson Int'l Airport	5
CSX Intermodal	11
Norfolk Southern Intermodal	20
Georgia Port of Savannah	233



Corporate Neighbors

2055 Anvil Block Road Forest Park, GA 30297



Kroger

HD SUPPLY

KUEHNE+NAGEL

THE Packaging Wholesalers

amazon.com

Cummins

ANVIL BLOCK RD

**GILLEM LOGISTICS CENTER
BUILDING 1200**
2055 Anvil Block Road
Forest Park, GA 30297

85 Trailer Stalls

Local Amenities

2055 Anvil Block Road Forest Park, GA 30297



Restaurants

- 1 Cookiegrams of Georgia
- 2 Debbie's Delights
- 3 Pho Dai Loi
- 4 Kingston Grill
- 5 Taqueria Don Sige
- 6 Ray's Southern Foods
- 7 Don Burrito Grill
- 8 Mad Mac's Gourmet Sandwich Shop
- 9 El Rio Grande
- 10 Los Amigos Latin Bar & Grill
- 11 J Buffalo House Lake City
- 12 Golden Gate Chinese Restaurant
- 13 Pho ngon So1
- 14 Thanh Thanh Restaurant
- 15 New York Buffalo Wings
- 16 John's Fine Food
- 17 Wings Hut
- 18 Chick-fil-A
- 19 Grand Wings
- 20 El Arroyito
- 21 El Huarache Veloz
- 22 Los Broncos
- 23 New China Cafeteria
- 24 Cooking With Melodies
- 25 New China Wings
- 26 Tasty's Chicken & Soul Food
- 27 Kim's kitchen & wings
- 28 Louisiana Crawfish
- 29 Wingtopia
- 30 Hong Kong City

Shops, Specialty Retailers & Services

- 31 Ellenwood Town Center:
Wal-Mart, Dollar Tree,
Hibbett Sports, Wendy's, Dots

Incentives

Tier 1 Job Tax Credits

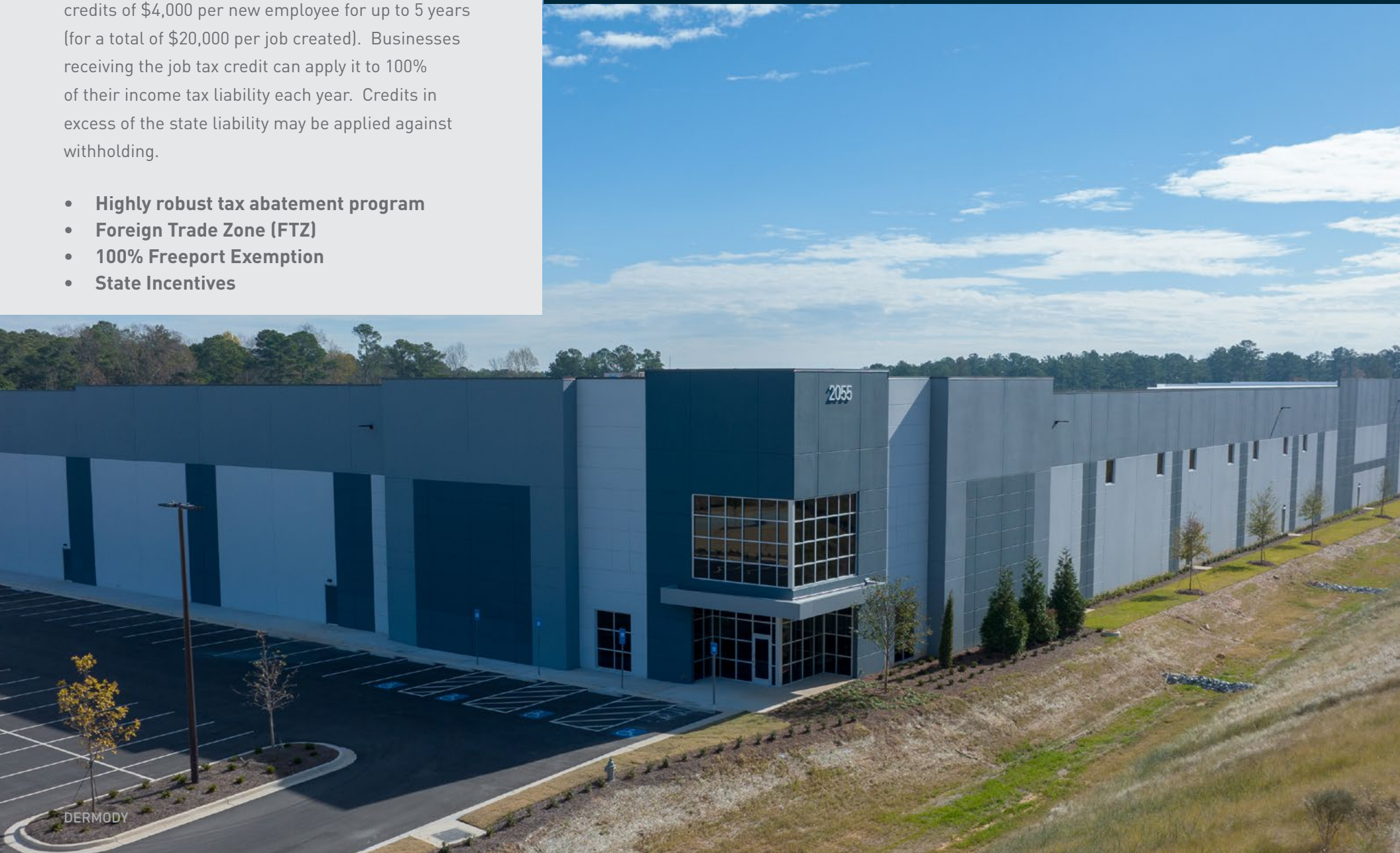
Situated within a Tier 1 county, Gillem Logistics Center users may be eligible for annual job tax credits of \$4,000 per new employee for up to 5 years (for a total of \$20,000 per job created). Businesses receiving the job tax credit can apply it to 100% of their income tax liability each year. Credits in excess of the state liability may be applied against withholding.

- **Highly robust tax abatement program**
- **Foreign Trade Zone (FTZ)**
- **100% Freeport Exemption**
- **State Incentives**

200 Employees = \$4M Savings

Year 1: \$4,000 x 200 jobs = \$800,000 (\$2.11/SF)

Total: \$800,000 x 5 years = \$4,000,000 (\$10.56/SF)





Gillem Logistics Center Building 1200

2055 Anvil Block Road
Forest Park, GA 30297

About Dermody

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas and New Jersey. For more information, visit www.Dermody.com.

About Cushman & Wakefield

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2023, the firm reported revenue of \$9.5 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), sustainability and more. For additional information, visit www.cushmanwakefield.com.



Pat Murphy

Cushman & Wakefield
Managing Director
770-853-8796

pat.murphy@cushwake.com

Lisa Pittman

Cushman and Wakefield
Executive Director
Mobile: 404-309-5309

lisa.pittman@cushwake.com

Andrew Thurman

Cushman and Wakefield
Senior Associate
Mobile: 404-775-2268

andrew.thurman@cushwake.com



Dermody.com