



LAFAYETTE LOGISTICS PARK

±187,000 – 2.0M SF | Class-A Industrial

NAI BrannenGoddard

Wesley Budd 404 812 4065 | wbudd@naibg.com

Charlie Adams 404 812 4037 | cadams@naibg.com

Jamie Leigh Boyd 404 812 4018 | jlboyd@naibg.com

Information is deemed from reliable sources. No warranty is made as to its accuracy.

**GRANDVIEW
PARTNERS**


FARPOINT

LAFAYETTE OVERVIEW



Lafayette Logistics Park is a Class “A” industrial development located on Pegasus Parkway in LaGrange, Georgia and is strategically located between the West Georgia Inland Port site and KIA’s production facility with direct access to I-85.

This project will be completed in two phases. Phase I is comprised of four Class “A” industrial facilities ranging from 187,000 – 270,000 SF. Phase II will commence upon substantial completion of Phase I, or upon build-to-suit engagement, and can accommodate an 800,000+ SF Class “A” cross-dock facility.

This site can deliver build-to-suit facilities totalling up to 2.0 million SF.

LaGrange, Georgia is also home to over 100 manufacturers across 41 industries from 18 countries. For this reason, LaGrange currently ranks as the #1 Micropolitan area in the United States for Fortune 500 companies.

- **HEAVY POWER AVAILABLE**
- **±134-ACRE CLASS “A” INDUSTRIAL PARK**
- **WITHIN 6 MILES OF THE PROPOSED WEST GEORGIA INLAND PORT**
- **DIRECT ACCESS TO I-85**



CORPORATE NEIGHBORS



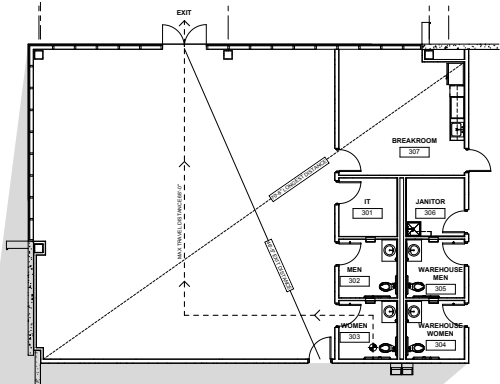
LAFAYETTE - PHASE I



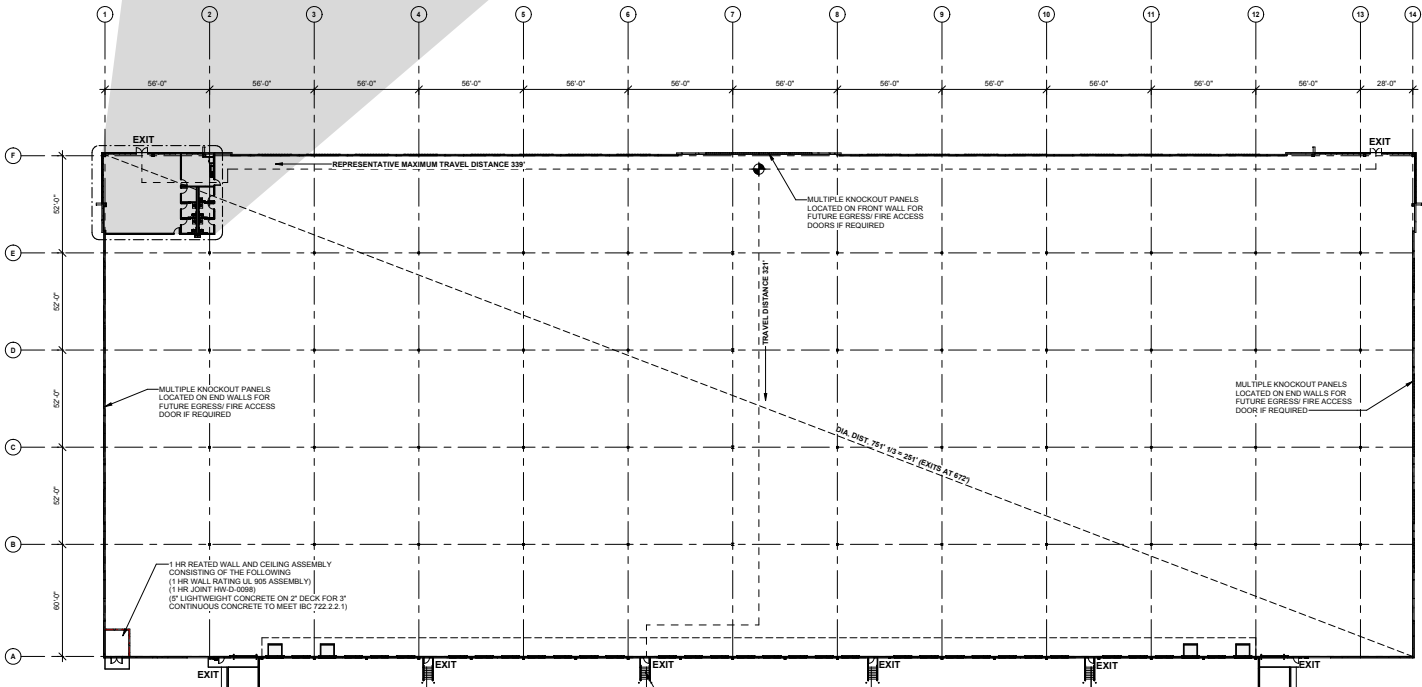
TOTAL SF	983,024
ACREAGE	±80 ACRES
Building A: 79 Pegasus Parkway	
Status	Delivered
Size	187,600 SF
Clear Height	32'
Dock Positions	34
Drive-Ins	2
Trailer Parks	43
Auto Parks	136
Building B: 89 Pegasus Parkway	
Status	Delivered
Size	270,144 SF
Clear Height	32'
Dock Positions	50
Drive-Ins	2
Trailer Parks	58
Auto Parks	196
Building C	
Status	2026
Size	270,144 SF
Clear Height	32'
Dock Positions	50
Drive-Ins	2
Building D	
Status	2026
Size	255,136 SF
Clear Height	32'
Dock Positions	48
Drive-Ins	2



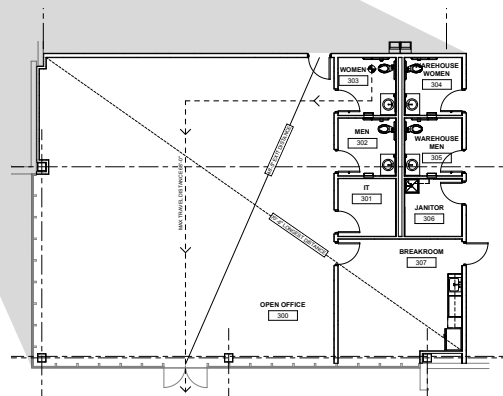
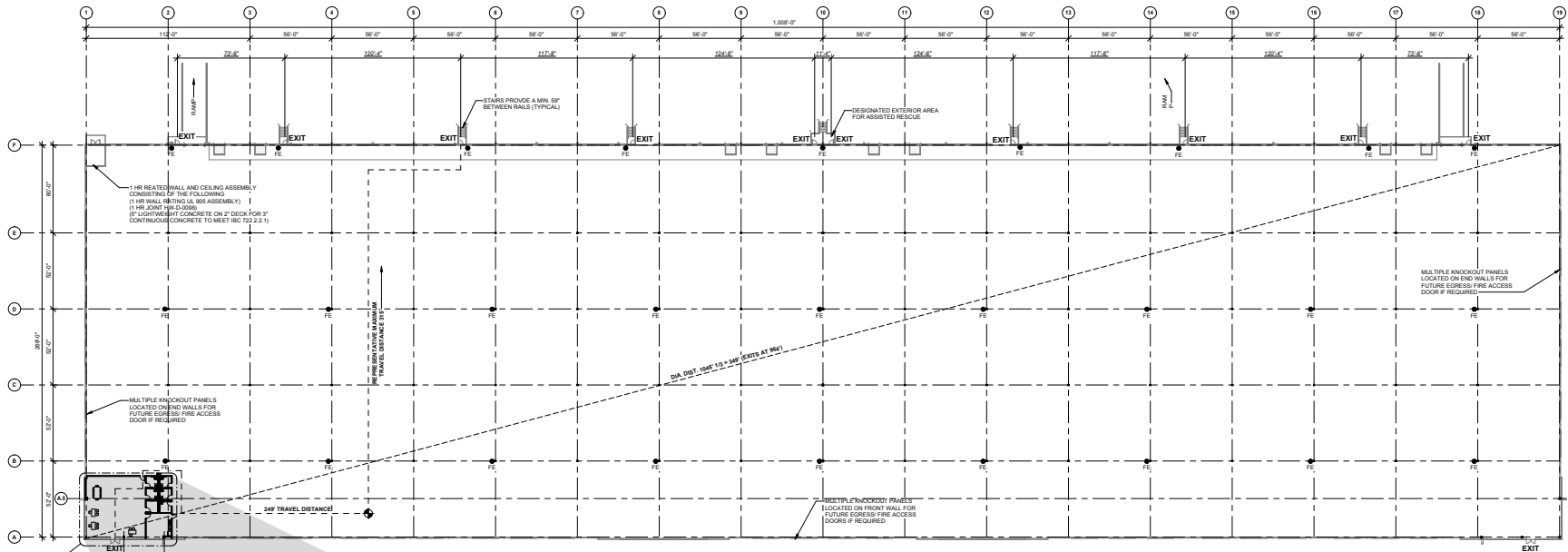
LAFAYETTE - BUILDING A



Building A: 79 Pegasus Parkway	
Size	187,600 SF
Clear Height	32'
Dock Positions	34
Drive-Ins	2
Trailer Parks	43
Auto Parks	136



LAFAYETTE - BUILDING B



Building B: 89 Pegasus Parkway

Size	270,144 SF
Clear Height	32'
Dock Positions	50
Drive-Ins	2
Trailer Parks	58
Auto Parks	196

LAFAYETTE - PHASE II

**TOTAL SF**

800,280

ACREAGE

±53 ACRES

CONFIGURATION

CROSS DOCK

COLUMN SPACING

54FT X 48FT WITH 54FT X 60FT SPEED BAY

CLEAR HEIGHT

40'

SLAB

6" FLOOR SLAB WITH FULL 10 MIL.
VAPOR BARRIER

DOCK HIGH DOORS

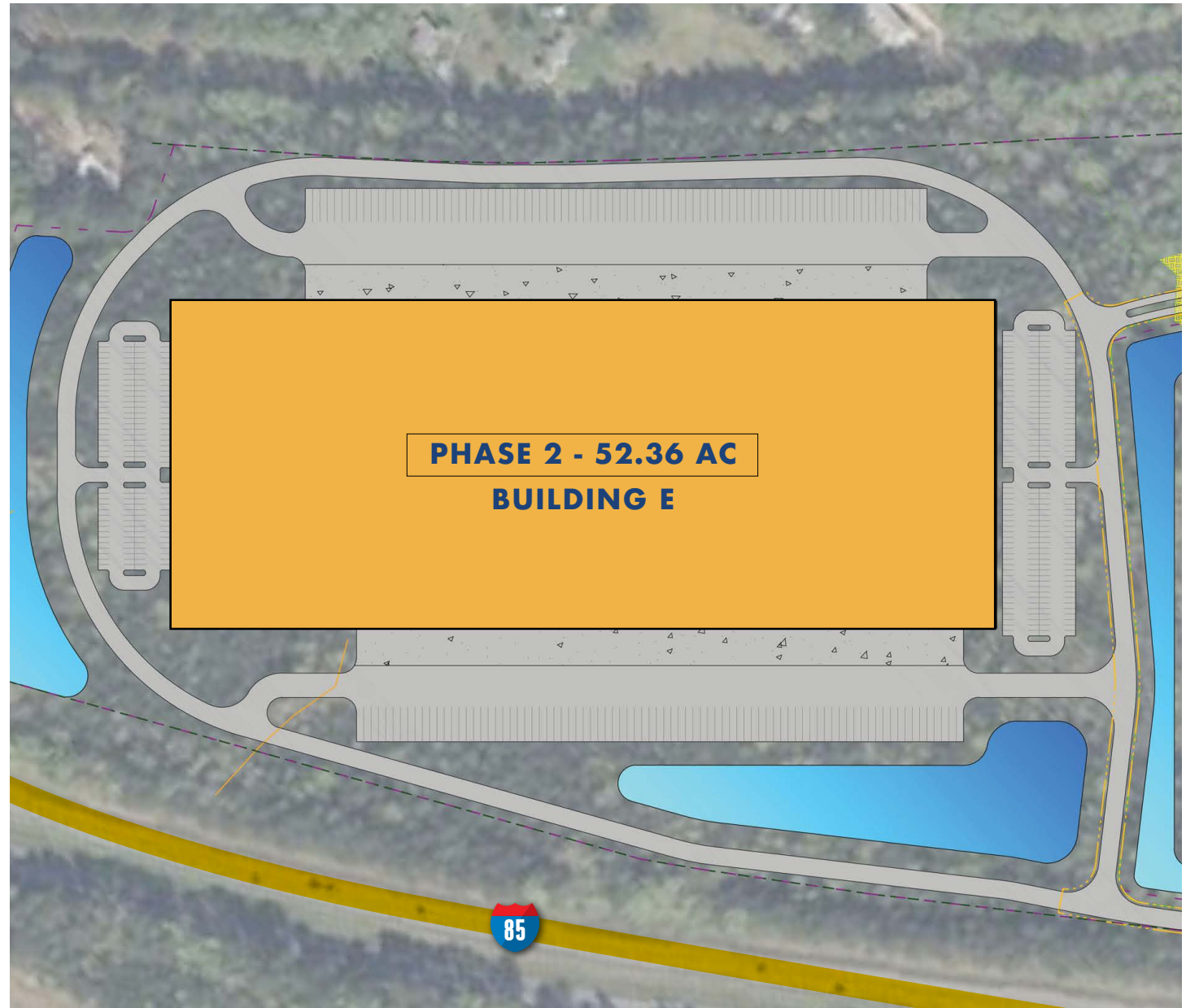
140

DRIVE-IN DOORS

4 (12' X 14')

TRAILER PARKS

TO SUIT TRAILER PARKS



CORPORATE NEIGHBORS



LAFAYETTE CSX INLAND PORT



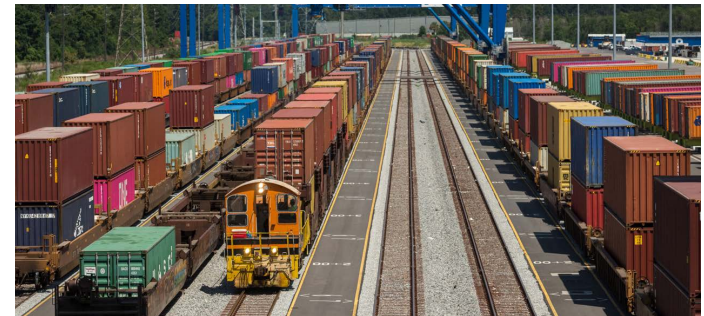
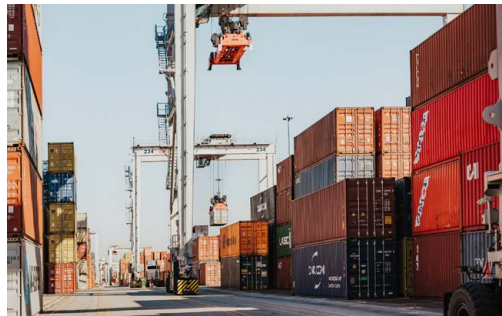
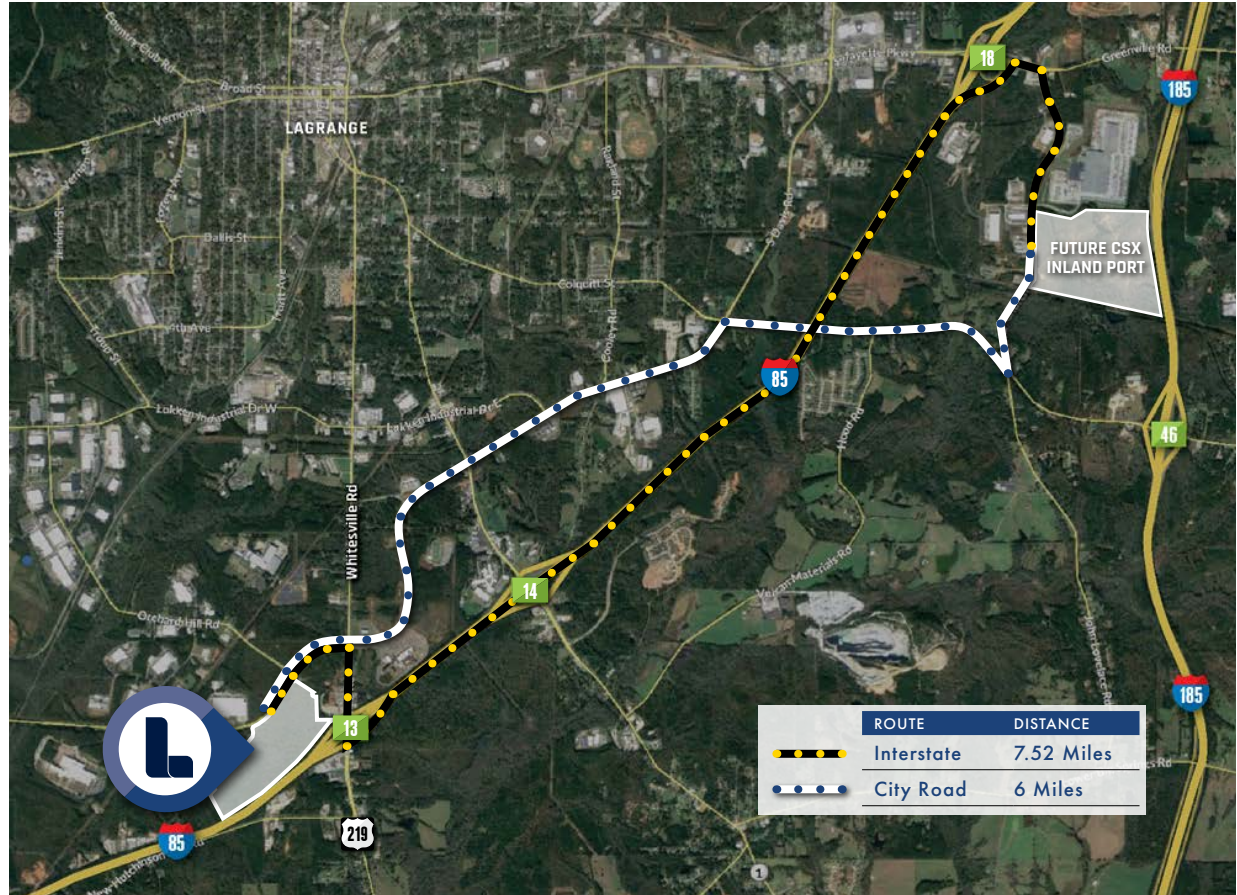
CAPEX \$45 MM WITH 50+ JOBS

**GA PORT AUTHORITY CLOSED ON THE 200 ACRE SITE
NEXT TO WALMART DISTRIBUTION IN JANUARY, 2022.**

PROJECTED COMPLETION 2028

STRATEGIC ADVANTAGES:

- Capacity expected to be over 100,000 TEU's annually
- Avoid heavy congestion at seaports
- Increased capacity
- Reduction of unit transport costs/Drayage costs
- Added-value activities (sorting, packing, labeling)
- Routing flexibility through postponement
- Expedited freight processing and distribution
- Consolidation of import and distribution functions in one location
- Increased logistics capacity



KIA CORPORATION WEST POINT, GEORGIA



THE WEST POINT, GEORGIA FACILITY IS THE ONLY KIA MANUFACTURING PLANT IN THE UNITED STATES, AND THE ONLY AUTOMAKER IN GEORGIA.

KIA Georgia produces high quality, affordable vehicles, while recognizing environmental protection and regulatory compliance as core values. Striving to enhance both economic value and sustainability.

KIA IS PRODUCING 340,000 UNITS/VEHICLES ANNUALLY

KIA is currently producing four automobiles on a single line – Sorento, Sportage, Telluride, and Optima. They plan to expand this with another three vehicle lines as well as begin production of their EV-9 in May 2024.

THE TRAINING CENTER

The KIA Georgia Training Center is jointly operated by KIA Georgia and Georgia Quick Start and houses robotics, welding and electronics labs, classrooms and equipment for training on state-of-the-art programmable logic controllers. The KIA Georgia Training was a key part of KIA Georgia's growth to more than 2,700 team members and continues to provide world class training to the KIA Georgia team.

INCENTIVES - STATE & LOCAL



STATE INCENTIVES

Our portfolio of incentives begins with a tax credit to spur job creation, and includes an array of other credits for investing in R&D, shipping through ports, and making key expansion investments. Georgia tax exemptions are just as robust: they can save you lots of money in startup and operating costs. All of this is anchored by a 5.75% corporate tax rate based on single-factor apportionment.

LOCAL INCENTIVES

The City of LaGrange is the first recipient of the Community Development Block Grant (CDBG) Innovative Grant Program from the Georgia Department of Community Affairs (DCA). CDBG is a federally funded program for states which focuses on benefiting low- to moderate-income people by providing resources for livable neighborhoods, economic empowerment, and decent housing.

The CDBG Innovative Grant program focuses on projects that will result in transformational changes: individual or a series of activities which will support long-term, systemic, and sustainable change. This grant is only eligible for non-entitlement communities (cities with populations of less than 50,000 and counties with less than 200,000).



UTILITIES:

- Site is currently outfitted with a 10 MVA substation
- Ability to install 12-15MW substation on the property within 18 Months
- City of LaGrange Economic Development can provide electric utility rates of ~55% lower than surrounding providers
- City of LaGrange electricity is comprised of 50% carbon free energy
- Water utilities – 26,000-acre lake gives LaGrange a surplus of 14MM gallons of excess water capacity

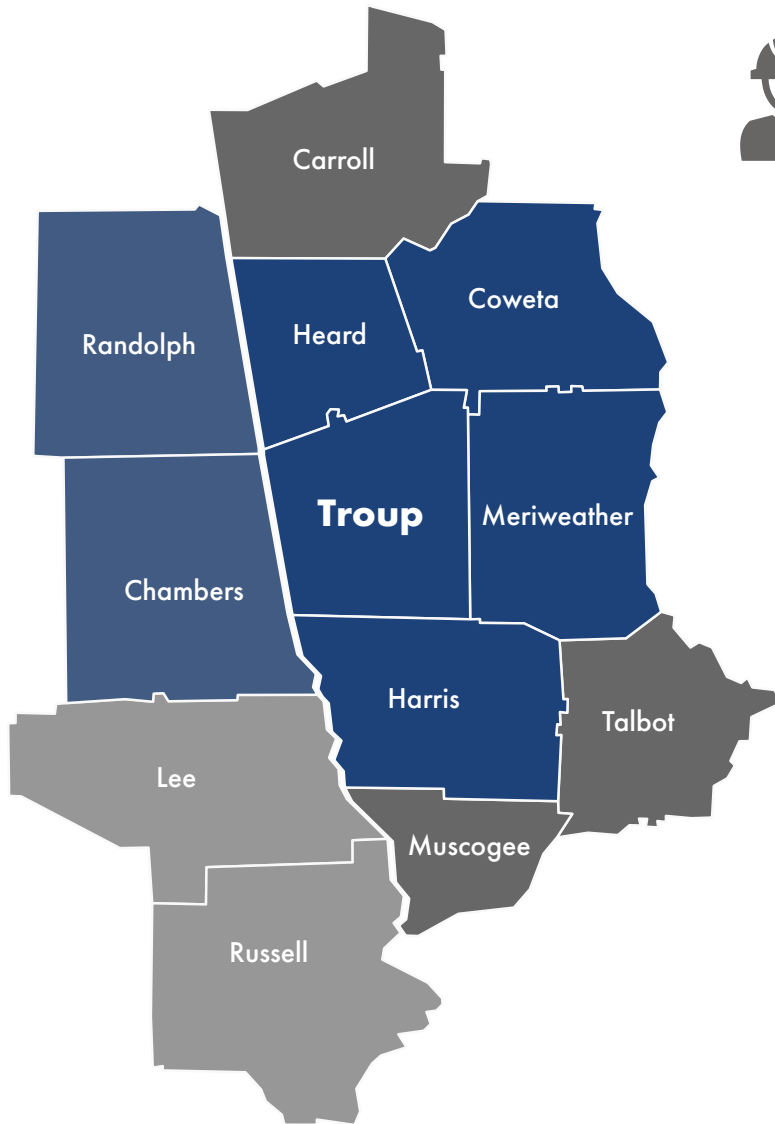
LAGRANGE STATS:

- 100 Manufacturing operations in LaGrange
- More Fortune 500's per capita than anywhere in the US
- \$2.2B capital investment over the last 7 years
- 1,200 NAFTA employees – skilled labor highly concentrated in the automotive industry
- 24,000 workers drive to LaGrange daily

ECONOMIC INFRASTRUCTURE:

- Inland port is expected to move 120,000 containers/year (Appalachian port – Chatsworth, has capacity for 75,000 containers/year and Northeast Port – Gainesville, capacity up to 150,000 containers/year)
- 2,000 housing units under construction with another 4,500 planned.

LAGRANGE LABOR SHED



157,526

Person workforce in seven county region



410,000

Person workforce in 12 county labor shed

WHY LAGRANGE & TROUP COUNTY?

We are equipped with a highly trained workforce in advanced manufacturing, robotics and automation, healthcare, distribution and education.

45-minute labor shed, which spans 8 counties in Georgia and 4 in Alabama.

1ST

LAGRANGE & TROUP COUNTY RANK

in Georgia for the strongest available labor shed and 6th for number of people employed by international companies. Businesses from Canada, Denmark, Germany, India, Japan, The Netherlands and the United Kingdom are happy to call LaGrange home.



LOGISTICS LOCATIONAL DISTANCES



INTERMODAL

Future West Georgia Inland Port	7.5 Miles
UPS Hub (Pegasus Pkwy)	0.5 Miles
FedEx Hub (LaGrange)	1.5 Miles
CSX Transportation (LaGrange)	1.3 Miles
CSX Transportation (Fairburn)	52 Miles
Norfolk Southern (Atlanta)	74 Miles
Norfolk Southern (Austell)	79 Miles

INTERSTATE

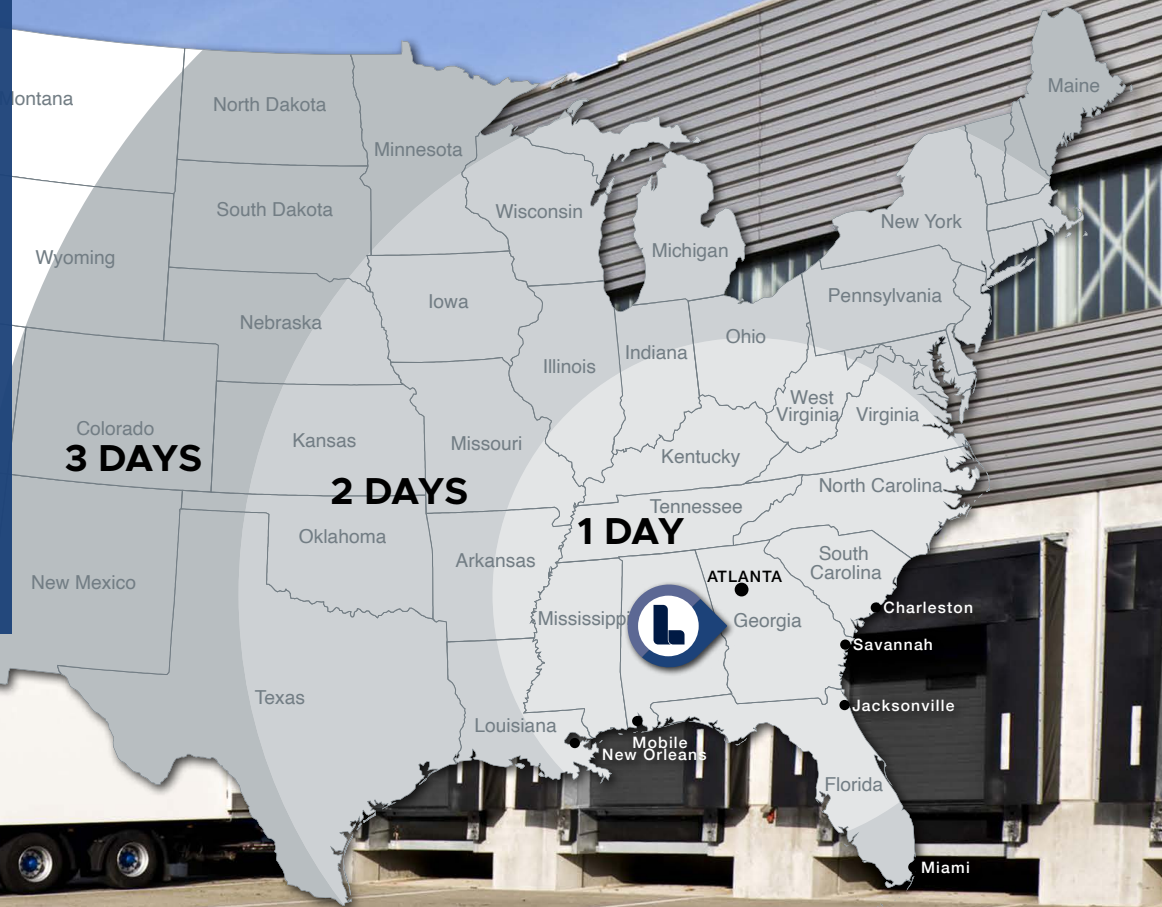
I-85 (Exit 13)	0.8 Miles
I-285	56 Miles

AIR

LaGrange-Callaway Airport	3.9 miles
Hartsfield-Jackson Atlanta Int'l Airport	59 miles

PORT CITIES

Mobile, AL	263 Miles
Savannah, GA	267 Miles
Jacksonville, FL	332 Miles
Charleston, SC	372 Miles





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