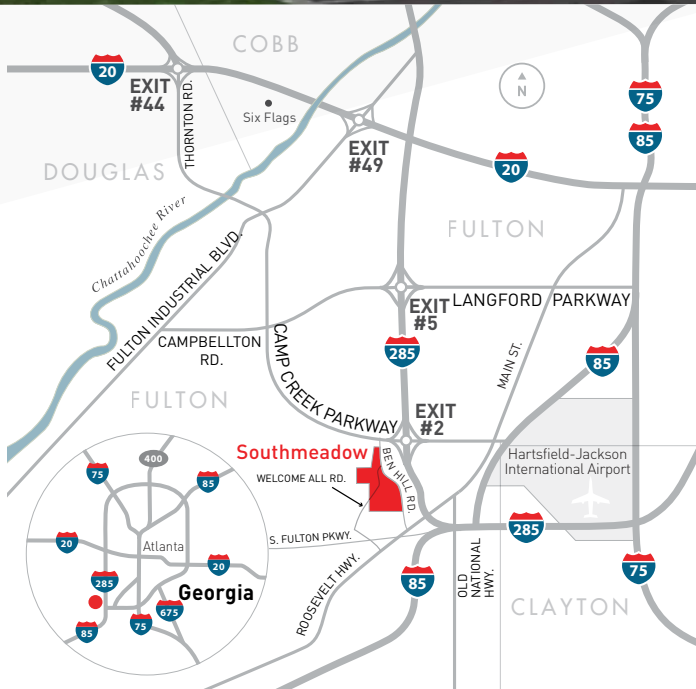


Southmeadow, Atlanta, Georgia

Building 100

at Southmeadow East
108,800 square feet



NOW LEASING

Rear-Load Facility

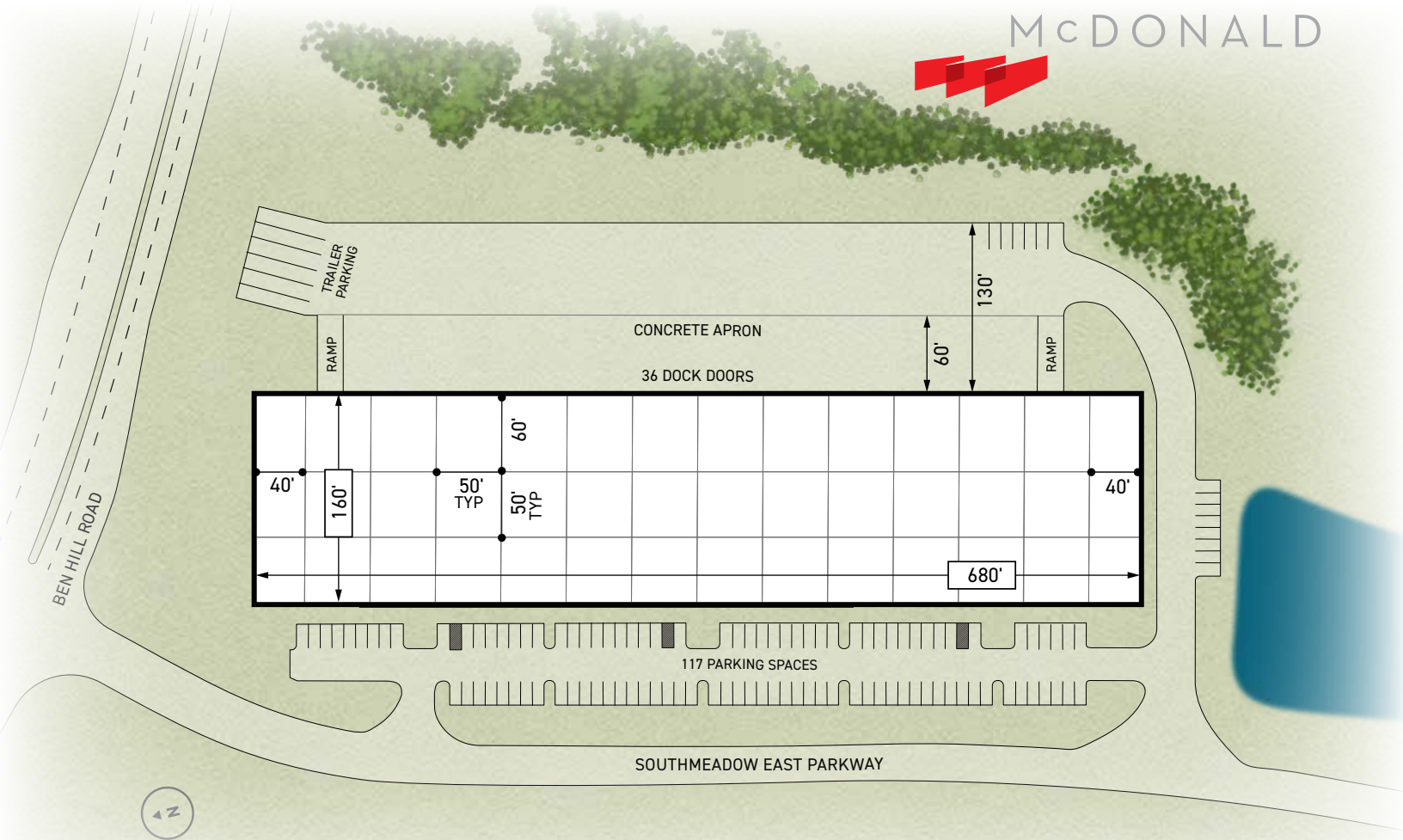
Located approximately one mile west of I-285 off of Camp Creek Parkway with nearby access to I-285, I-75, I-85, I-20 and Hartsfield-Jackson Atlanta International Airport

Southmeadow is a 404-acre master-planned development divided into two phases: Southmeadow West and Southmeadow East. The park currently contains over 2 million square feet, and when fully developed will contain over 3.6 million square feet of distribution space. Site 100 is located at the entrance to Southmeadow East and contains approximately 8.5 acres for a planned 108,800 square foot rear-load facility that is available for build-to-suit for lease and can be modified to suit a tenant's specific needs. The 100 site is mass graded with the parkway and utilities in place.

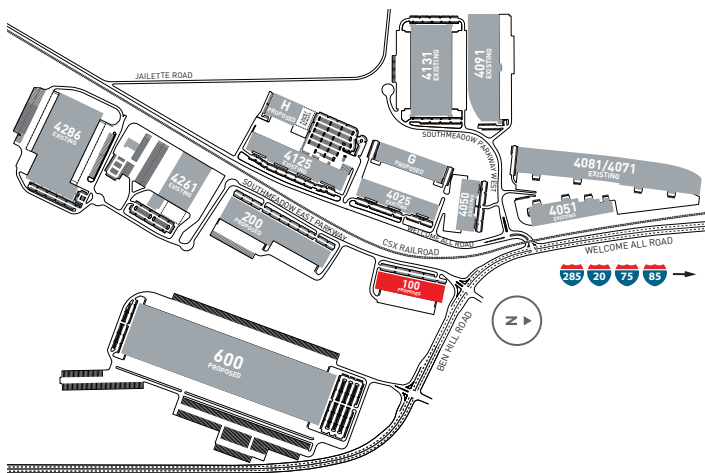
For leasing information contact:

John Downing
jdowning@mcdco.com
404.239.0885





Building 100 at Southmeadow East



- Building Type: Rear-Load
- Building Size: 108,800 SF
- Construction: Architectural Tilt-up Concrete
- Ceiling Height: 30' Minimum to Bar Joist
- Column Spacing: 50' W x 50' D; 60' D at Staging Bay;
40' W at End Bays
- Dock Doors: 36 (9' x 10') Dock-Highs
2 (12' x 16') Ramped Drive-Ins
- Car Parking: 117 Spaces
- Trailer Parking: 6 Spaces
- Truck Court: 130' Deep Truck Court with 60'
Concrete Apron
- Sprinkler: ESFR System

Building specifications can be modified to suit a tenant's specific needs.

Southmeadow is located in the City of East Point in Fulton County, a Tier 3 community offering job tax credits of \$1,750 for a five year period with a minimum of fifteen jobs (see www.georgia.org for details).