

**20 West Intermodal
Powder Springs, GA**

Informational Session

**October 12, 2021
7:00 PM**



Introduction

- Native Development Group LLC
- 25 years experience developing similar projects throughout the Southeastern United States
- Currently have 7 active projects in Atlanta GA, Savannah GA, and Tampa FL.
- Experienced Development Team, Strong Financial Partners



Sarasota Business Center, Conyers GA – 7/2021



Cherokee 75 Business Center, Acworth GA, 12/2020



Cherokee 75 Business Center, Acworth GA, 12/2020



Lakeland Commerce Center, Lakeland FL, 9/2021

eric
Innovations



Lakeland Commerce Center, Lakeland FL, 9/2021



20 West Project Overview

- Larger building site is on approximately 36 acres.
- Site is designated future business in Cobb County and Powder Springs future land use plans.
- Site has previously been presented as an Amazon HQ alternative by Powder Springs.
- All stormwater from the site will be treated for water quality.
- Building will be a 338,550 SF, Class “A” logistics facility.

20 West Intermodal

Legend

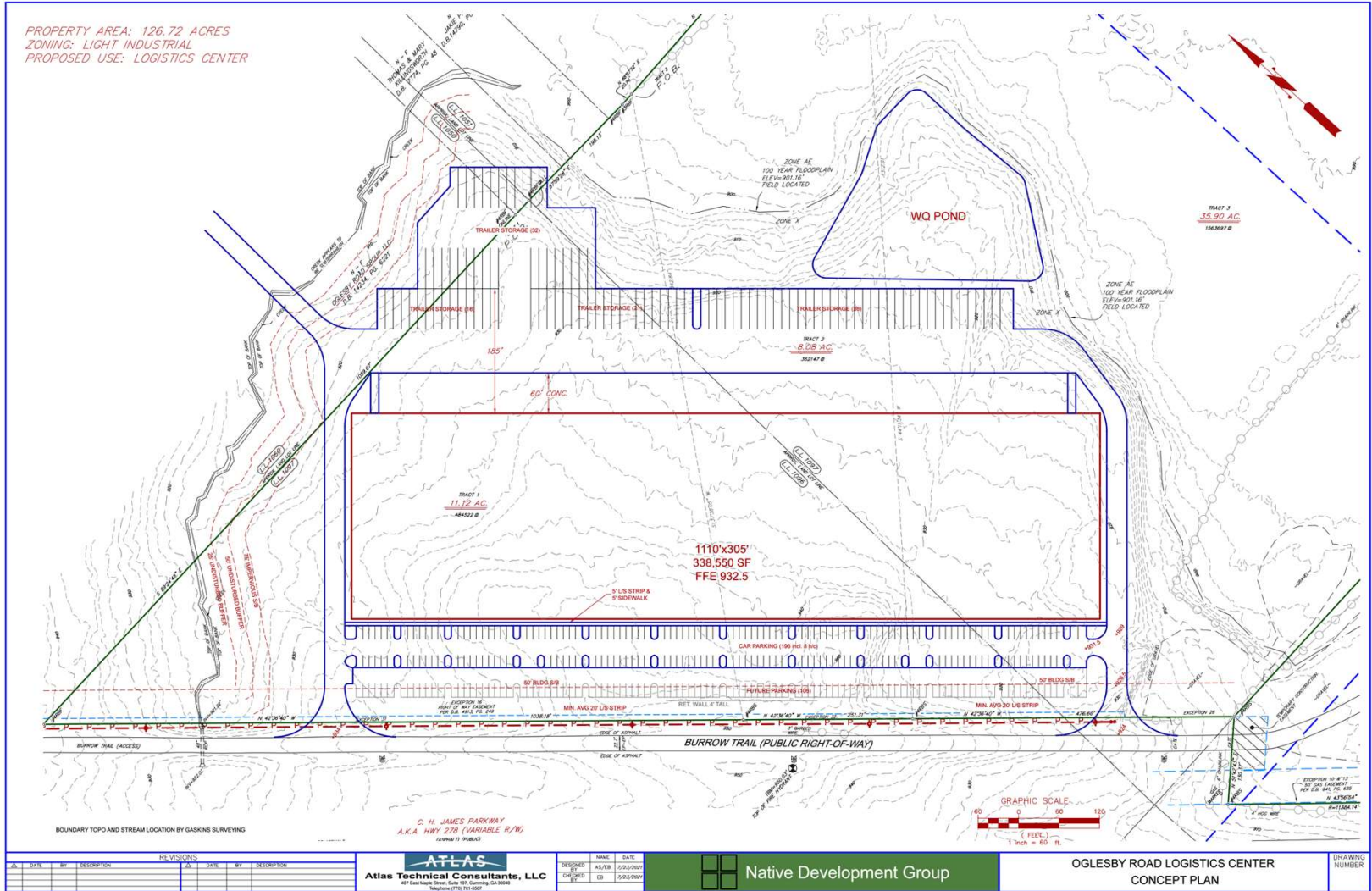


Google Earth

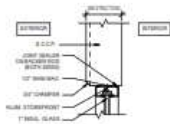
© 2021 Google

1000 ft

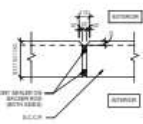
Site Plan



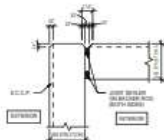




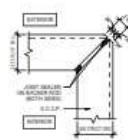
5 TYPICAL S.C.C.P. / SF DETAIL
SCALE: 1/2" = 1'-0"



4 TYPICAL S.C.C.P. JOINT DETAIL
SCALE: 1/2" = 1'-0"



3 TYPICAL S.C.C.P. CORNER DETAIL
SCALE: 1/2" = 1'-0"



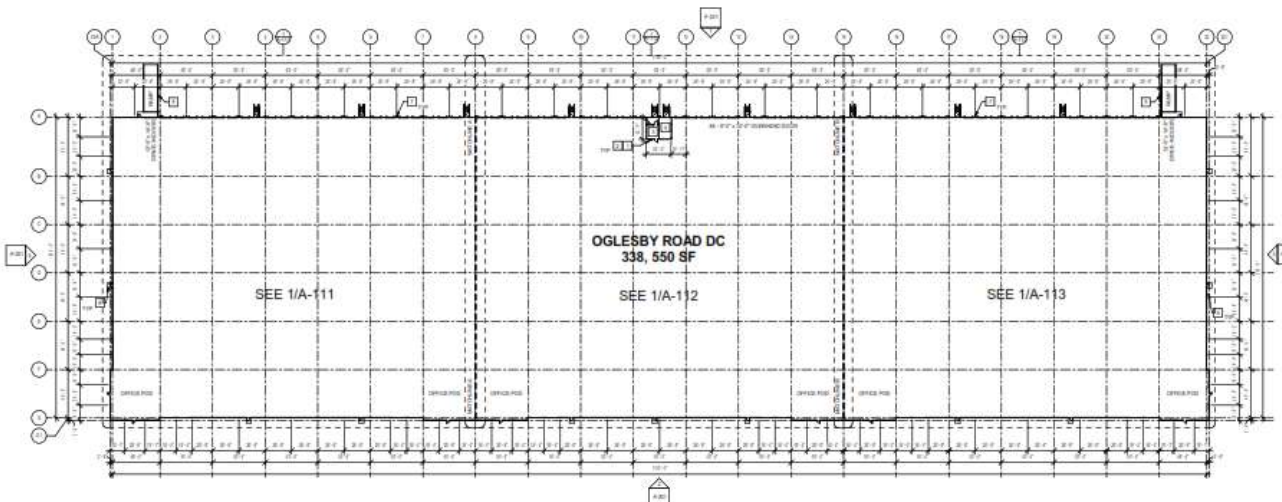
2 TYP. S.C.C.P. MITERED CORNER
SCALE: 1/2" = 1'-0"

KEYNOTES

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.I. CODE.
- 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.I. CODE.
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1 OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"



OGLESBY ROAD DC

POWER SPRING, GEORGIA

DATE: 08/11/2023

PROJECT: 23-0001

REVISION:

OVERALL FLOOR PLAN

SHEET NO:

A-101

NOT ISSUED FOR CONSTRUCTION

GLASS SCHEDULE

① ANTI-REFLECTIVE LOW-E COATED INSULATED GLAZING SYSTEM (IGU) WITH ARGON FILL AND EXTERIOR LAMINATION	② ANTI-REFLECTIVE LOW-E COATED INSULATED GLAZING SYSTEM (IGU) WITH ARGON FILL AND EXTERIOR LAMINATION	③ ANTI-REFLECTIVE LOW-E COATED INSULATED GLAZING SYSTEM (IGU) WITH ARGON FILL AND EXTERIOR LAMINATION
④ ANTI-REFLECTIVE LOW-E COATED INSULATED GLAZING SYSTEM (IGU) WITH ARGON FILL AND EXTERIOR LAMINATION	⑤ ANTI-REFLECTIVE LOW-E COATED INSULATED GLAZING SYSTEM (IGU) WITH ARGON FILL AND EXTERIOR LAMINATION	⑥ ANTI-REFLECTIVE LOW-E COATED INSULATED GLAZING SYSTEM (IGU) WITH ARGON FILL AND EXTERIOR LAMINATION

EXTERIOR FINISH SCHEDULE

① EXTERIOR WOOD GRAIN FINISH SYSTEM	② EXTERIOR WOOD GRAIN FINISH SYSTEM
③ EXTERIOR WOOD GRAIN FINISH SYSTEM	④ EXTERIOR WOOD GRAIN FINISH SYSTEM

GENERAL NOTES

- ALL GLASS SHALL BE U.S. MADE. ALL GLASS SHALL BE SUPPLIED TO BE COMPLIANT WITH THE U.S. GREEN BUILDING COUNCIL (USGBC) GREEN STAR 2.0 CERTIFICATION.
- FOR FURTHER INFORMATION, SEE SPECIFICATIONS TO ARCHITECTURAL FINISHES.
- GLASS SHALL BE SUPPLIED WITH EXTERIOR LAMINATION.
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1 OVERALL NORTH ELEVATION
Scale: 1/8" = 1'-0"

2 OVERALL SOUTH ELEVATION
Scale: 1/8" = 1'-0"

3 OVERALL EAST ELEVATION
Scale: 1/8" = 1'-0"

4 OVERALL WEST ELEVATION
Scale: 1/8" = 1'-0"

POWER SPRING GEORGIA ARCHITECTURAL AND ENGINEERING, INC. 1100 CHERRY STREET, SUITE 100, ATLANTA, GA 30309



ATLAS COLLABORATIVE

OGLESBY ROAD DC

POWER SPRING GEORGIA

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Revisions:

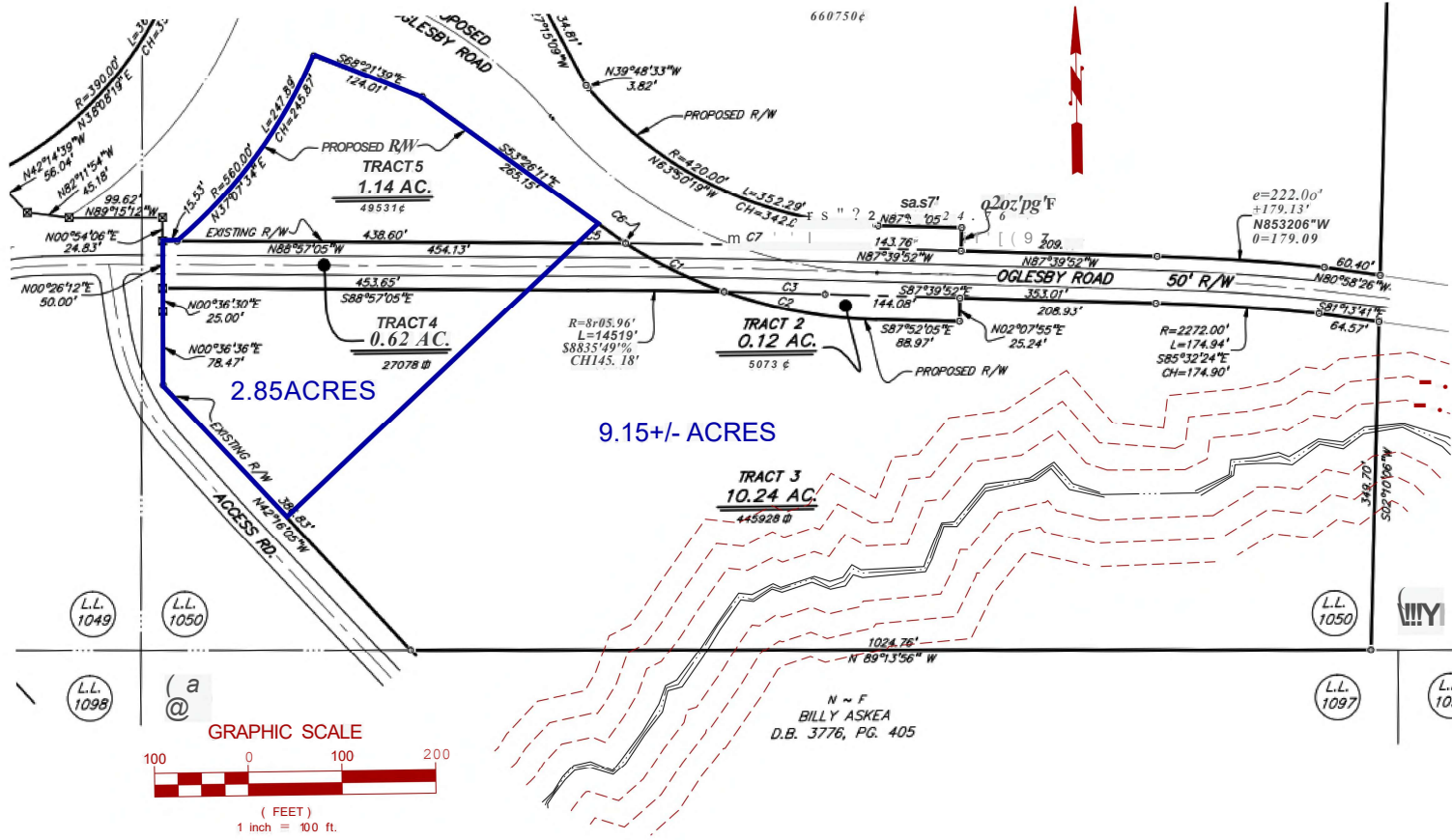
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Job No: 24000000
Sheet Title:

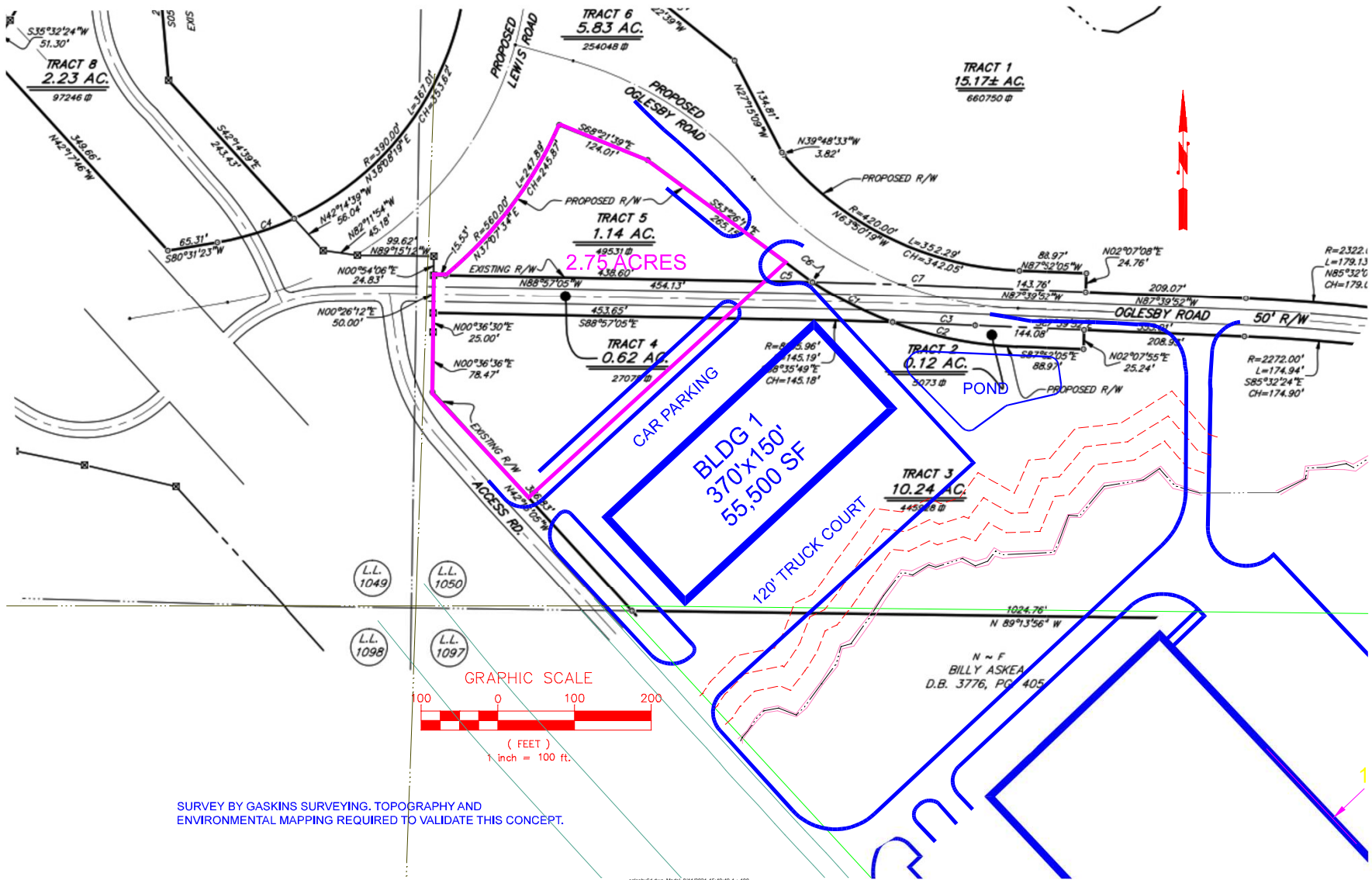
EXTERIOR ELEVATIONS

Sheet No:

A-201

NOT ISSUED FOR CONSTRUCTION





SURVEY BY GASKINS SURVEYING. TOPOGRAPHY AND ENVIRONMENTAL MAPPING REQUIRED TO VALIDATE THIS CONCEPT.

What ensures that the Building will be leased?

- Building design is high quality, state of the art construction
 - Location/Access
 - Building Configuration – mid-size rear load
 - Building Features
- High Demand for this type of facility due to accelerated online ordering.
- Lack of available product in the I-20 West Submarket – 1.8% Vacancy at 9/30/21
- Best Leasing Team engaged in Metro Atlanta – CBRE

What ensures that the Building will be maintained at a high standard in the future?

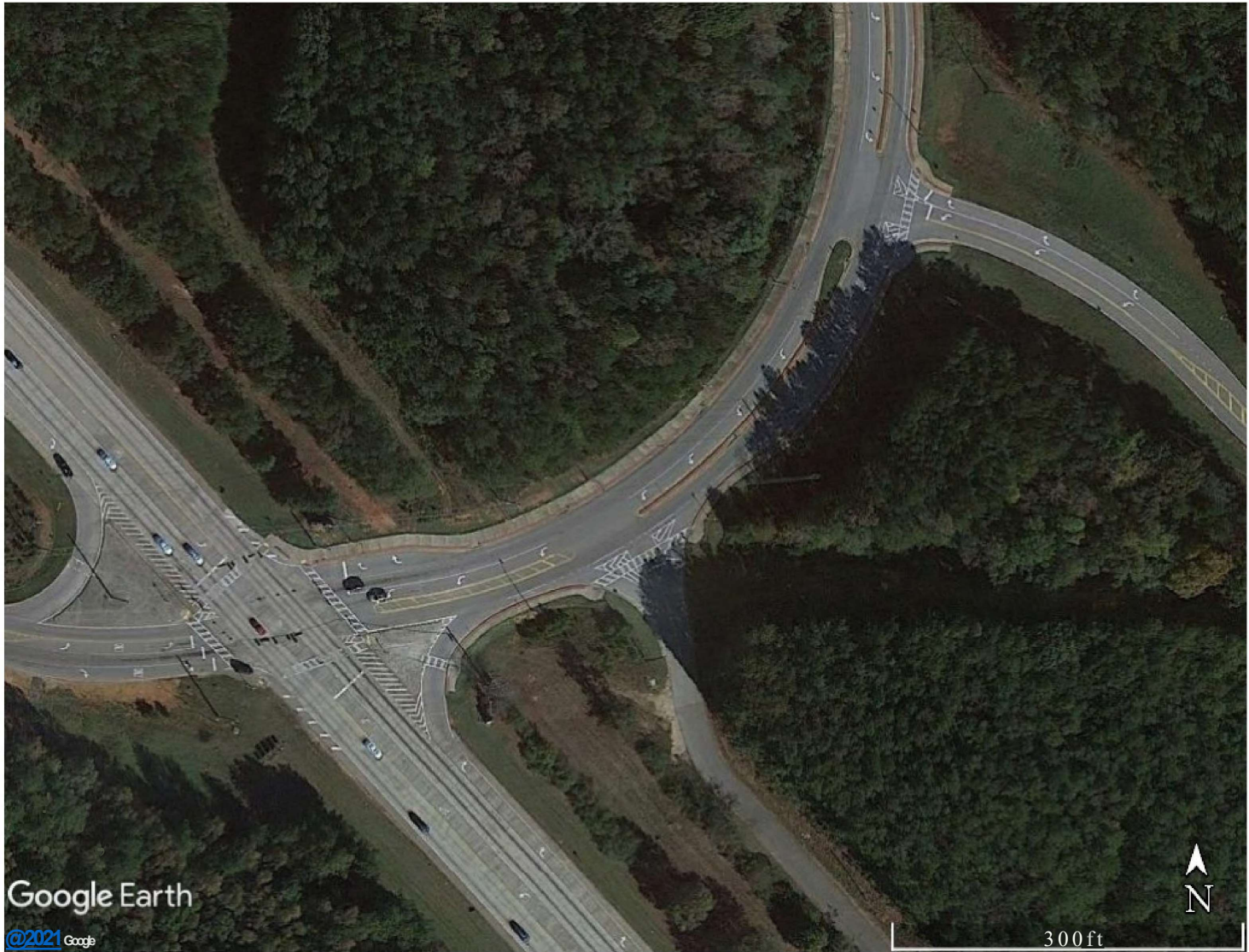
- Total Initial investment is expected to be \$35 to \$40 Million
- This significant investment will ensure that only the best institutional owners will be involved during the life of the project – highly rated insurance and investment companies
- These owners will only want to lease to high credit tenants capable of paying the rent during the lease term
- These tenants will require a high-quality well-maintained facility for their operation.

Other Project Considerations:

- Developer will support prohibition of over the road trucks leaving the facility and traveling South on Oglesby and East onto Lewis Road.
 - Posted signage along Oglesby Road
 - Pavement lettering reinforcing no trucks on Right Turn Lane on Oglesby.
 - Lease language
- Building is located 1,000 feet from nearest homes
- Building is highly buffered from site by existing trees and areas that will not be developed.
- Developer will build deceleration lanes on Oglesby Road to ensure free flow of traffic

Traffic / Traffic Study Results

- Jim Pohlman, Traffic Engineer – Atlas Technical, LLC



a' Graph Look Up



ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

Add Users

Comments

Query Filter

DATA SOURCE:
 Trip Generation Manual, 10th Ed

New data edition is available. [Click here to upgrade.](#)

SEARCH BY LAND USE CODE:

C e e)

LAND USE GROUP:
 (100-199) Industrial

LAND USE:
 150 - Warehousing

LAND USE SUBCATEGORY:
 All Sites

SETTING/LOCATION:
 General Urban/Suburban

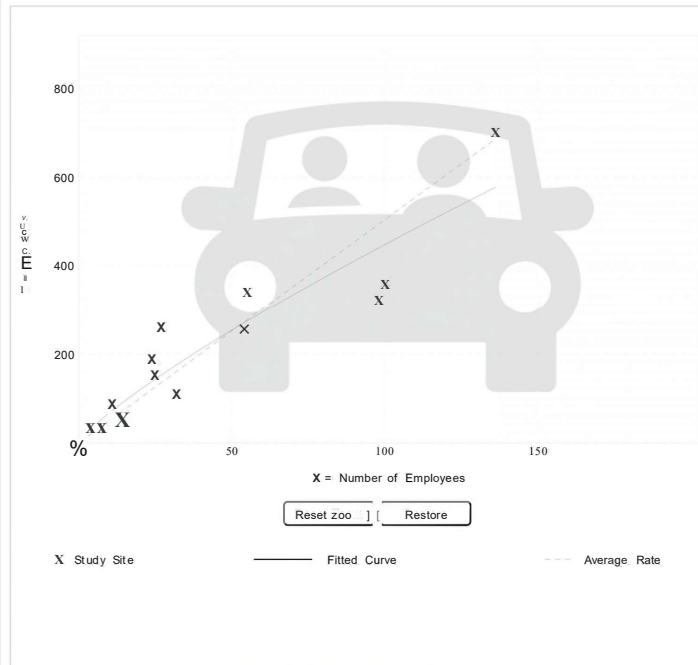
INDEPENDENT VARIABLE (IV):
 Employees

TIME PERIOD:
 Weekday

TRIP TYPE:
 Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

Data Plot and Equation



X Study Site Fitted Curve Average Rate

Use the mouse wheel to Zoom Out or Zoom In.
 Hover the mouse pointer on data points to view X and T values.

Land Use:
 Warehousing
 Plots
 Independent
 Employees
 Time Period:
 Weekday
 Setting/Loa
 General Urba
 Trip Type:
 Vehicle
 Number of S
 14
 Avg. Num. o
 43
 Average Rat
 5.05
 Range of Ra
 3.44- 11.33
 Standard De
 1.77
 Fitted Curve
 $\ln(T) = 0.82 \ln(X) + 0.88$
 R:
 0.88
 Directional C
 50% entering

Add-ons to do more

Try OTISS Pro

Trip Generation Manual - 10th Edition

LAND USE	ITE	SF (1000s)	WEEKDAY	DAILY TOTAL		AM PEAK		PM PEAK	
				ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
Warehouse	160	338.55	590	295	295	48	26	19	62
Automobile Parts and Service Center	943	59.2	964	482	482	88	75	70	85
Trailer Repair Expansion			56	28	28	2	2	2	2
Total			1,610	805	805	138	103	91	149

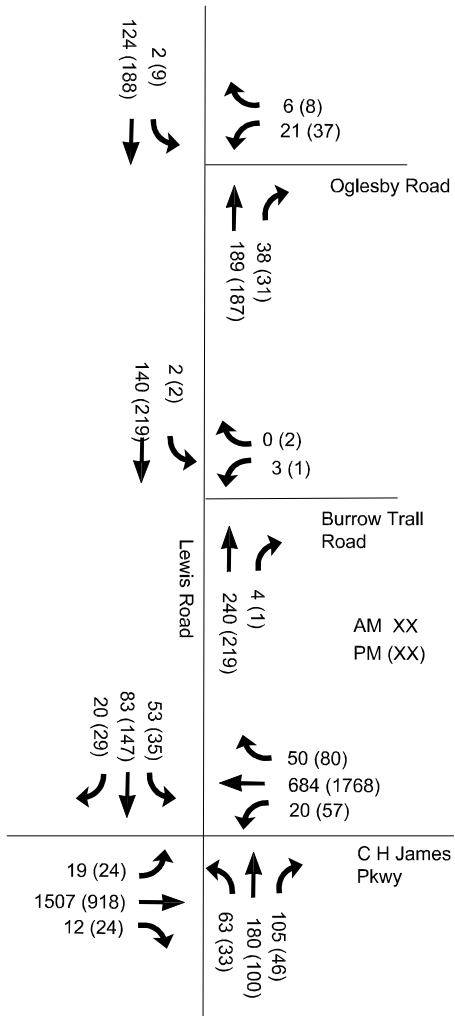


Figure 4 - Existing Volumes

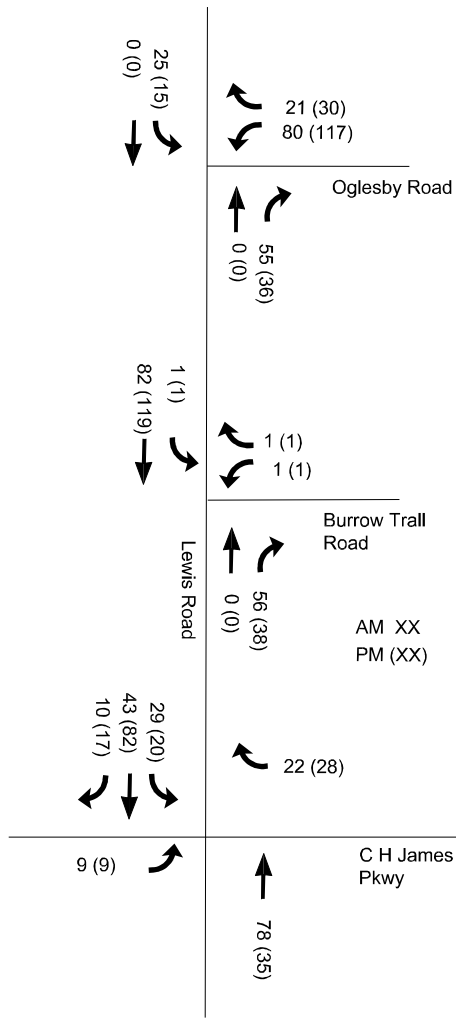


Figure 5 - Development Volumes

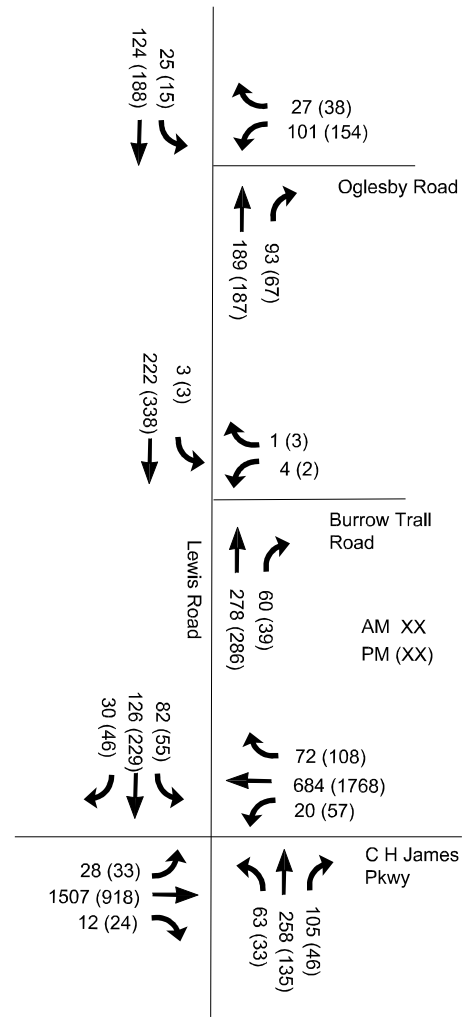


Figure 6 - Future Volumes

Table 5A: Existing Level of Service and (Delay)

Oglesby Road at Lewis Road		
Movement	Existing Conditions	
	AM Peak	PM Peak
South Bound L	A (7.6)	A (7.6)
West Bound L	B (11.7)	B (10.7)
West Bound R	A (9.3)	A (9.3)
Overall Intersection	B (11.3)	B (10.4)

Table 5B: Proposed Level of Service and (Delay)

Oglesby Road at Lewis Road		
Movement	With Development Traffic	
	AM Peak	PM Peak
South Bound L	A (7.7)	A (7.7)
West Bound L	B (12.4)	B (14.0)
West Bound R	A (9.5)	A (9.5)
Overall Intersection	B (11.8)	B (13.1)

Table 6A: Existing Level of Service and (Delay)

Lewis Road at Burrow Trail Road		
Movement	Existing Conditions	
	AM Peak	PM Peak
South Bound L	A (7.8)	A (7.7)
West Bound L	B (11.1)	B (11.6)
West Bound R	A (0.0)	A (9.5)
Overall Intersection	B (11.1)	B (10.2)

Table 6B: Proposed Level of Service and (Delay)

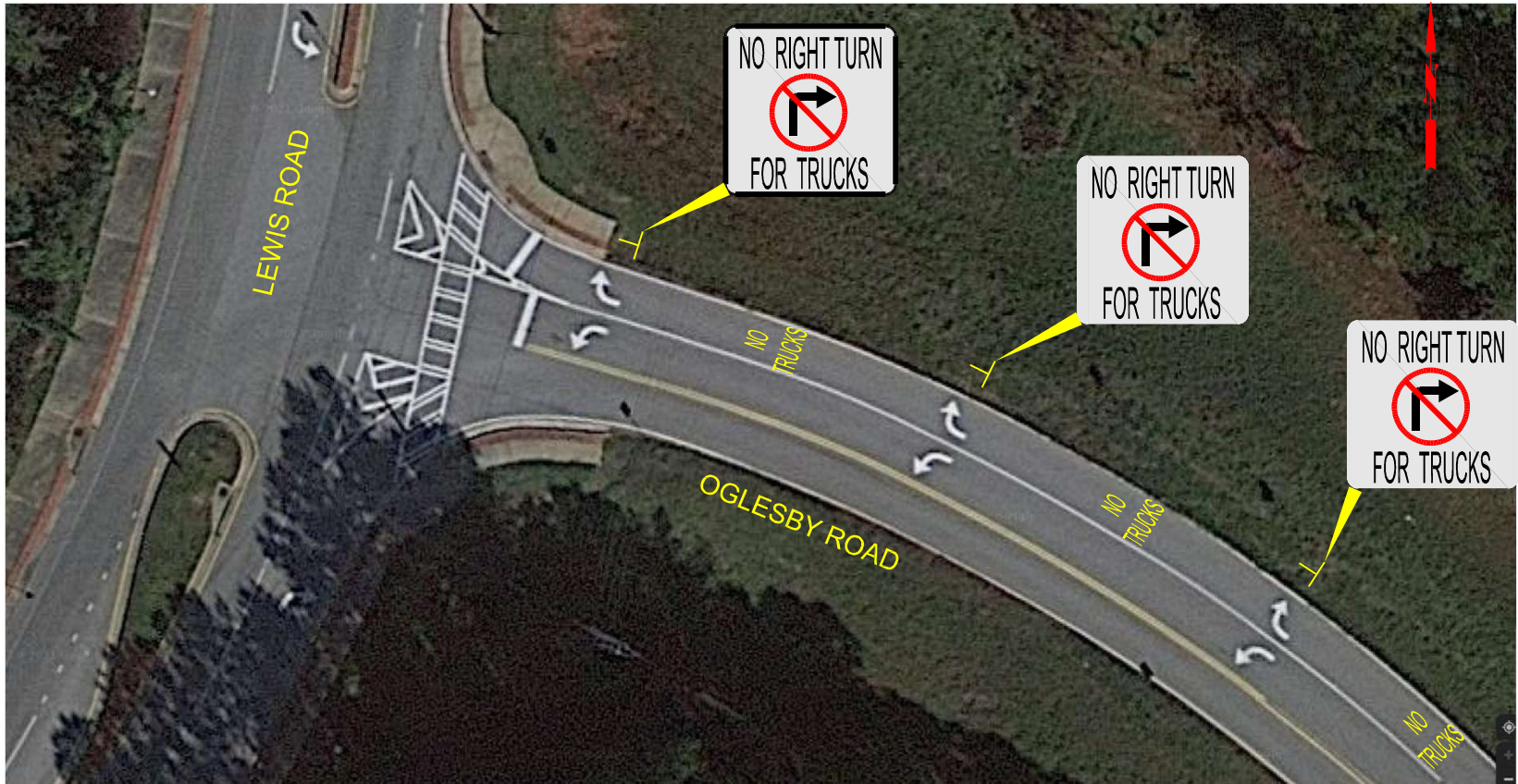
Lewis Road at Burrow Trail Road		
Movement	With Development Traffic	
	AM Peak	PM Peak
South Bound L	A (7.9)	A (7.9)
West Bound L	B (12.3)	B (13.8)
West Bound R	A (9.9)	B (10.0)
Overall Intersection	B (11.8)	B (11.5)

Table 7A: Proposed Level of Service and (Delay)

C H James Pkwy at Lewis Road/Oglesby Road		
Movement	Existing	
	AM Peak	PM Peak
South Bound	C (30.1)	D (40.0)
North Bound	C (33.7)	D (37.2)
East Bound	B (18.3)	B (10.7)
West Bound	B (10.3)	B (19.0)
Overall Intersection	B (18.9)	B (18.9)

Table 7B: Proposed Level of Service and (Delay)

C H James Pkwy at Lewis Road/Oglesby Road		
Movement	With Development Traffic	
	AM Peak	PM Peak
South Bound	C (29.5)	D (47.2)
North Bound	D (39.5)	D (36.5)
East Bound	C (23.8)	B (13.4)
West Bound	B (13.1)	C (27.5)
Overall Intersection	C (24.0)	C (26.0)



REVISIONS							
NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

ATLAS
Atlas Technical Consultants, LLC
407 East Main Street, Suite 100, Cumming, GA 30041
 (770) 429-9200

NAME	DATE
DESIGNED BY	AS/EB 10/24/2021
CHECKED BY	EB 10/27/2021



Native Development Group

POWDER SPRINGS BUSINESS CENTER
 OGLESBY ROAD SIGNING AND MARKING

DRAWING
 NUMBER



REVISIONS							
NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

ATLAS
Atlas Technical Consultants, LLC
407 East Main Street, Suite 100, Cumming, GA 30041
770.429.3200

NAME	DATE
DESIGNED BY	ASL/BJ 10/4/2021
DRAWN BY	
CHECKED BY	
IN CHARGE BY	



Native Development Group

**POWDER SPRINGS BUSINESS CENTER
DRIVEWAY SIGNAGE**

**DRAWING
NUMBER**

What does the impact of this project mean for Powder Springs?

- Generates estimated \$85,000 in new taxes each year from the larger building and estimated \$12,500 each year for the smaller building for Powder Springs – whether a tenant leases it or not.
- Little drag on existing community resources – schools, fire, police etc.
- Creation of 200 jobs
- Opportunity to keep jobs in Powder Springs
- High profile facility and tenant recognition opportunity or City of Powder Springs

Discussion

