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WAKEFIELD**

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YEARS

Northwest Georgia INDUSTRIAL NEWSLETTER

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NORTHWEST GEORGIA INDUSTRIAL NEWS

WILL YOUR COMMUTE IMPROVE?

NEW INTERSTATE LANES UNDER CONSTRUCTION

The Northwest Corridor Project, which is currently underway, will provide transportation improvements that respond to growth concerns by:

- Addressing transportation capacity deficiencies
- Providing additional transportation choices
- Improving mobility and connectivity between activity centers
- Reducing single-occupancy vehicle travel while avoiding or minimizing adverse environmental impacts

The project includes the following:

- Addition of 29.7 miles of toll lanes along I-75 from Akers Mill Road to Hickory Grove Road and along I-575 from I-75 to Sixes Road.
- Addition of two Express lanes that will be built to the west of the existing lanes along I-75 between I-285 and I-575. From that interchange, one express lane will be added along I-75 north to Hickory Grove Road and one express lane will be added along I-575 to Sixes Road





PASS THESE EYESORES ON YOUR ROUTE?

HERE'S THE LATEST

Q&A For Distributors

Q: How will this project affect your transportation time and costs?

All vehicles with two axles and six wheels or less will be able to use the Express Lanes if they register and obtain a Peach Pass. Regardless of the number of occupants in a car, (solo driver, or driver and two passengers, etc.) drivers who wish to access to the Northwest Corridor Express Lanes will be required to pay a toll (fee).

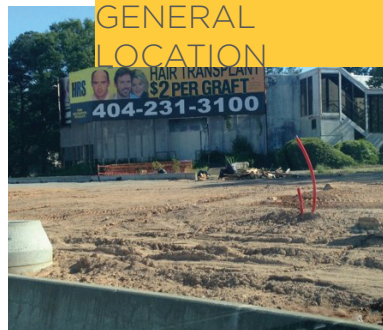
Q: My employees are concerned about traffic, will this project help?

Yes, this should help your employees. New lanes are expected to improve traffic flow in the general lanes, with a savings of up to 43 minutes in the express lanes

Q: What are the toll rates?

Rates will be dynamic, rising as demand increases during peak travel times and falling at off-peak times.

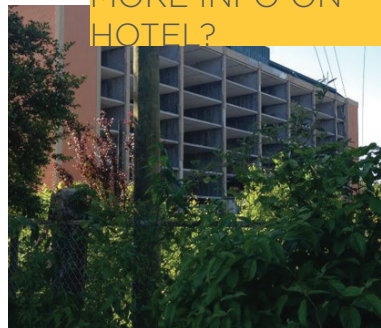
ADDRESS OR GENERAL LOCATION



The “round building” **what’s the address of this building or general location?** has been tied up in a lawsuit between the owner and GDOT.

Allegedly, GDOT had intended to purchase the property for the I-75 NW Corridor Project and later concluded it was not needed.

MORE INFO ON HOTEL?



The old Holiday Inn on Interstate 75 burned in 2006, so what are the future plans for this building?

Construction is slated to begin soon on a new Extended Stay Hilton with rooms expected to run \$120/per night. **How many rooms? When is construction starting?**



GROWING PAINS

WHY IT DOESN'T HAVE TO BE PAINFUL



Is your company growing, either organically or from mergers and acquisitions? There are many factors a company should consider, including facility requirements, expansion options within your current lease, parking, truck vs. dock door ratio, etc.

Growing pains can keep decision makers up at night, and many companies are facing increasing pressure to find

Real Estate is a key element of the business process and often represents a significant cost

greater business efficiencies and deliver increasingly complex customer demands. Real estate is a key element of the business process and often represents a significant cost.

Some of your challenges may include:

- Rising prices, which is a concern for both manufacturing and logistics companies
- Increased drive towards efficiency
- Faster growing emerging markets, which is key for exporters seeking growth, at least over the short term
- Shifting focus to productivity and innovation across products, processes, and services

Growing doesn't have to be painful. Talk to a real estate broker that can help you to understand how your property requirements can align with your business objectives.



LEASE-END SOLUTIONS

A LEASE END ENABLES YOU TO REVIEW YOUR OCCUPATIONAL NEEDS SUCH AS:

- ✓ Is your property still suitable?
- ✓ Is it efficient and affordable?
- ✓ Could you improve your workplace environment without needing to relocate?
- ✓ Is other space available that meets your needs?
- ✓ What is the right timing for making a decision and taking the required action?
- ✓ Are you repairing obligations becoming costly?
- ✓ Is the estate poorly run by the landlord?

All of these questions need to be addressed carefully. As part of Cushman & Wakefield's lease-end solutions, we assemble a multidisciplinary team, prepare a plan and make sure that key decisions are made at the right time with best value for your business in

mind. In short, we will make sure that at the end of your lease you have the right solution, the right space, on the right terms, and one that meets your business needs. It's all part of our integrated solutions approach.

FEATURED LISTINGS

Featured Listings: For Lease



Office & Warehouse Dock Loading
Franklin Oaks
889 Franklin Road, Marietta, GA
26,588 Square Feet



Manufacturing Plant
1058 King Industrial, Marietta, GA
68,559 Square Feet

Featured Listings: For Sale



Manufacturing Plant
501 Richardson Road SE, Calhoun, GA
284,349 Square Feet on 80 Acres

Cushman & Wakefield is a leading global real estate services firm that helps clients transform the way people work, shop, and live.

Our 43,000 employees in more than 60 countries help investors and occupiers optimize the value of their real estate by combining our global perspective and deep local knowledge with an impressive platform of real estate solutions. Cushman & Wakefield is among the largest commercial real estate services firms with revenue of \$5 billion across our core services of agency leasing, asset services, capital markets, facility services (C&W Services), global occupier services, investment & asset management (DTZ Investors), project & development services, tenant representation, and valuation & advisory.

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