



Richard Bowers & Co. Industrial Division

Richard Bowers & Co.'s Industrial Division **CAPABILITIES**

Richard Bowers & Co.'s Industrial Division is well staffed to serve industrial real estate requirements on a tenant and landlord representation, disposition and investment basis. The company has completed numerous industrial assignments including build-to-suits, building sales, leases and subleases throughout metropolitan Atlanta, many of which exceeded 100,000 square feet. Our excellent working relationships with Atlanta industrial developers and the brokerage community, as well as with trade, business and governmental organizations allow us to negotiate and structure compelling transactions and to facilitate our clients' logistical requirements.

- *Comprehensive knowledge of the metropolitan Atlanta industrial market*
- *Logistics/distribution expertise*
- *Comprehensive research support and market database*
- *Excellent relationships with the Metro Atlanta Chamber of Commerce, Georgia Department of Industry and Trade, Georgia Power Co., Oglethorpe Power Co., MEAG, and economic development offices.*

Richard Bowers & Co.'s capabilities are further enhanced with its in-house, sophisticated research department, reference material and multiple databases. The company also serves clients nationally and internationally through its membership with TCN Worldwide, an organization of more than 60 outstanding real estate firms.

The Atlanta industrial real estate market **INDUSTRIAL MARKET**

The Atlanta industrial market is comprised of more than 400 million square feet of leased and owner-occupied space. The city is known as the capital of the Southeast and is a major distribution center due to its comprehensive transportation network of air, rail and Interstate highway systems.

Atlanta is served by two railroads and the world's busiest airport. Flights out of Hartsfield-Jackson International Airport can reach 80 percent of the major cities in America within only two hours. Additionally, Atlanta is the convergence of Interstates I-20, I-85 and I-75, and 80 % of the U.S. population can be reached via freight shipments within 24 hours.

With relatively inexpensive developable industrial land, a desirable quality of life, moderate climate, favorable cost of living, tax incentives and solid infrastructure, Atlanta is well positioned to continue its role as home to many of the country's Fortune 500 firms and major distribution centers.

- *Major distribution hub for the Southeast*
- *More than 400 million square feet of leased and owner-occupied industrial space*
- *Excellent labor force Variety of types of industrial facilities*
- *Plentiful supply of space in all city submarkets*
- *Strong economy*
- *Served by three Interstate highways*
- *Served by two railroads and Hartsfield-Jackson International Airport*
- *Relatively inexpensive developable land*
- *Excellent quality of life*
- *Solid infrastructure*
- *Tax incentives*

The Richard Bowers & Co. Industrial Team **EXPERIENCE**

Richard Bowers & Co. has 25 years' experience in Atlanta's industrial market, and over that period it has formed a team of some of the most seasoned commercial real estate professionals in Atlanta. Through the support of our experienced research department we have provided data on property availability, land, tax assessments, demographics and other sophisticated data for industrial users.

- *25-years' experience in industrial brokerage*
- *Represented tenants and owners, including numerous Fortune 500 corporations, on major distribution requirements*
- *As a company, completed more than 1,000 industrial transactions in excess of 15 million square feet*
- *Completed numerous industrial requirements throughout metropolitan Atlanta, many of which exceeded 100,000 square feet*
- *Advised clients on locational benefits including ad valorem and property taxes, freeport, infrastructure, bond financing, distribution efficiencies, tax incentives, traffic patterns, alternative utility sources and power availability*
- *Experienced in reviewing building plans and specifications, architectural and engineering drawings, contract provisions and interior finish construction estimates*

Richard Bowers & Co.'s comprehensive offerings **SERVICES**

Richard Bowers & Co. is Atlanta's premier, locally owned commercial real estate firm.

The company's full-service approach offers a single-source for solutions to clients' real estate needs. Clients benefit from Richard Bowers & Co.'s brokerage services, property and facility management expertise, design and relocation capabilities, development and construction services, and in-depth financial services.

- *Tenant Representation*
- *National Exclusives*
- *Site Selection*
- *Corporate Services*
- *Investments*
- *Acquisitions*
- *Sale/Lease Back*
- *Landlord Representation*
- *Property & Facilities Management*
- *Property Evaluation*
- *Consultation*
- *Strategic Planning*
- *Logistics*
- *Interior Design and Space Planning*
- *Financial Analysis*
- *Market Research*
- *Building Systems Evaluations & Inspections*

Full-Service Commercial Real Estate Firm
Office, Industrial, Retail, Land, Investments



Atlanta's largest *full-service* local commercial real estate firm

