

Atlanta East Distribution Center For Lease



Property highlights

- 124,170 s.f. Total building size
- Front load warehouse facility
- Build-to-suit office
- 11.05 Acres
- 32' Clear Height
- 230' Building Depth
- 185' Truck Court
- 54'w x 42'6"d Columns, 60' speed bay
- 23 (9' x 10') Dock High doors
- 2 (12' x 14') Drive-in doors
- 60 Auto parking spaces, expands to 152
- 17 Trailer parking spaces, expands to 42
- ESFR Sprinklers
- Less Developed Census Tract
- \$3,500 Job Tax Credit per New Job

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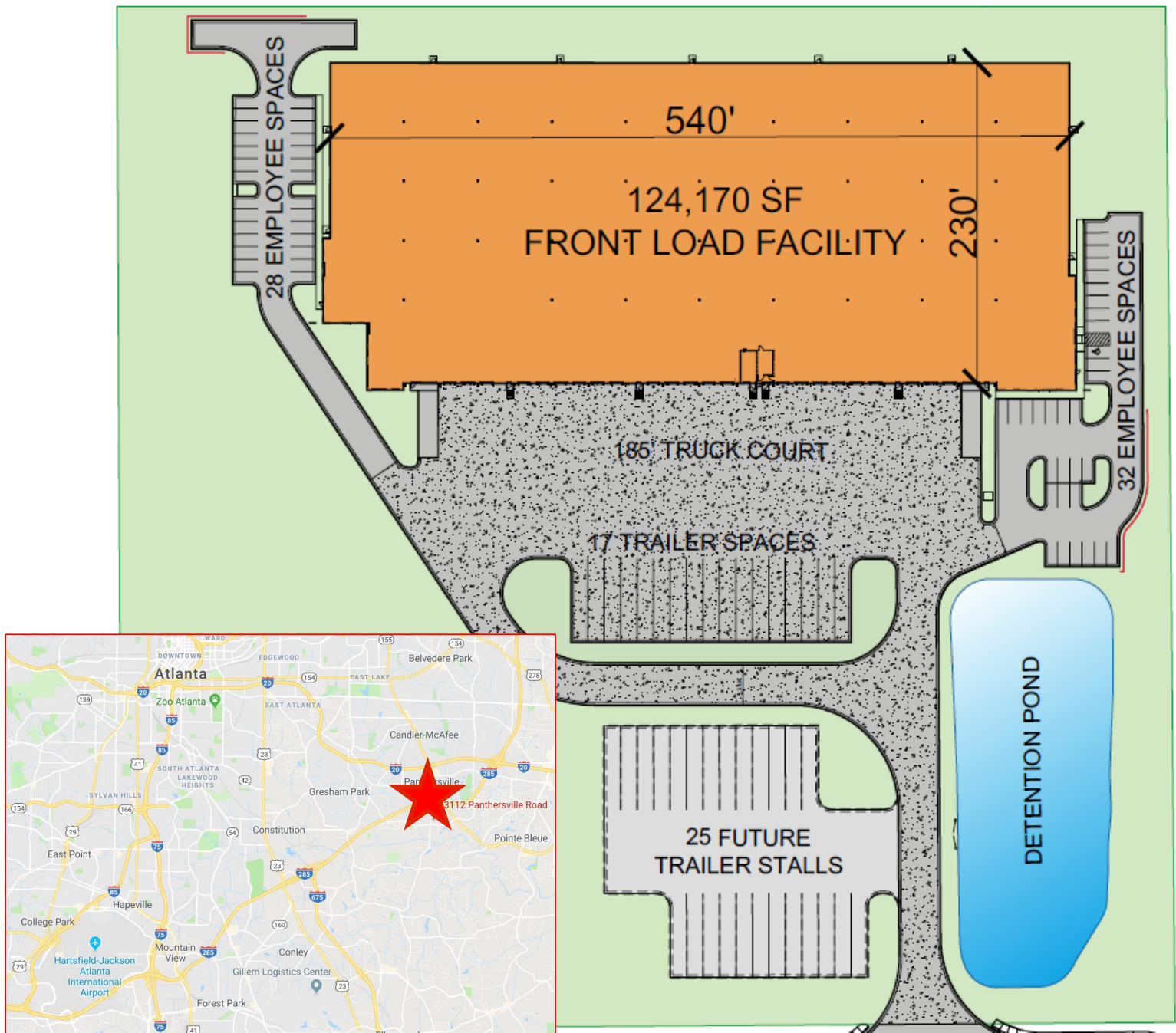


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REAL ESTATE PARTNERS, LLC



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

Site plan & Map - Atlanta East Distribution Center



Location

- 12.5 miles from Hartsfield-Jackson
- 1.0 miles from I-285
- 2.9 miles from I-20

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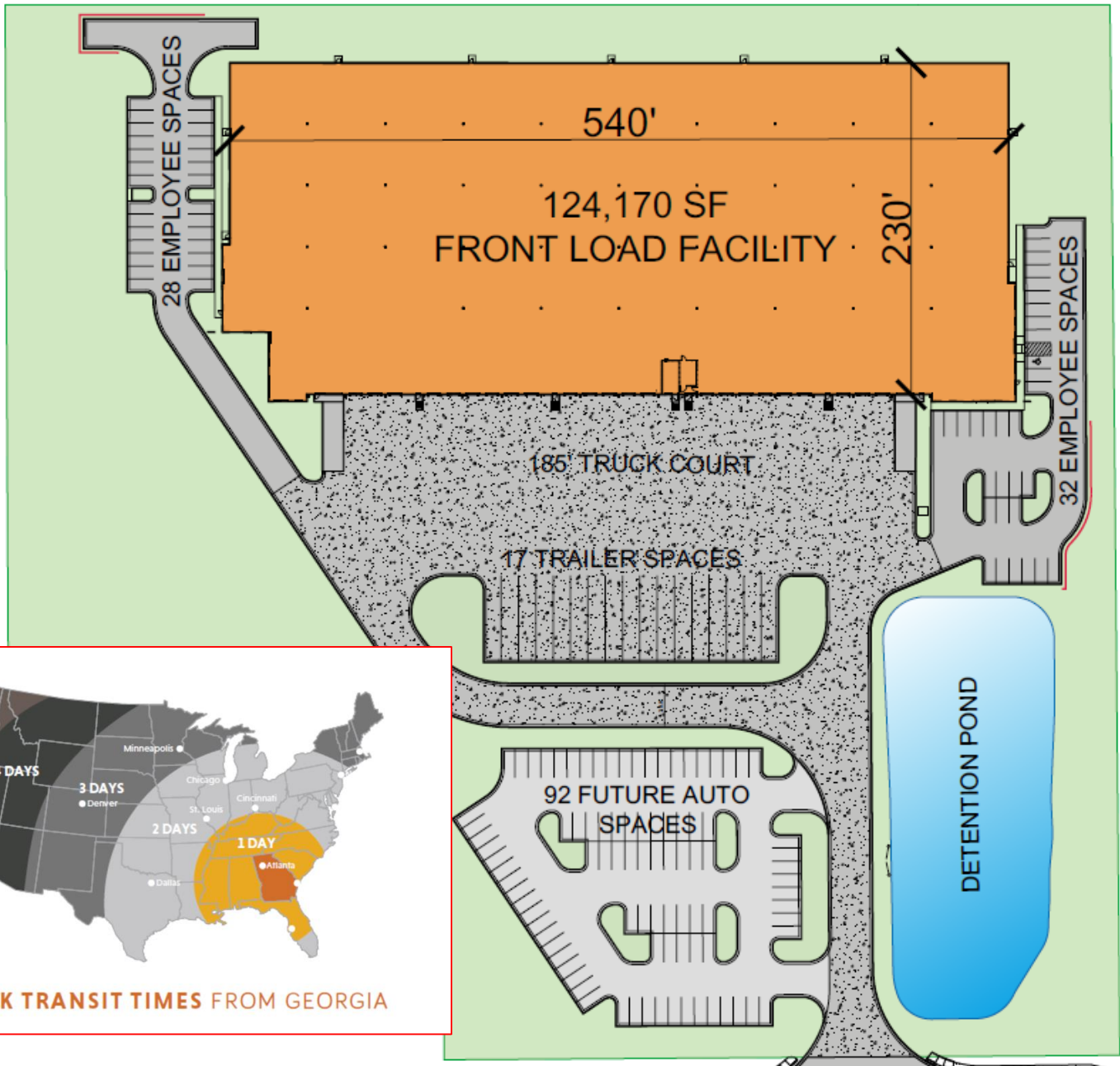


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Site plan & Incentives - Atlanta East Distribution Center



Less-Developed Census Tract: \$3,500 tax credit per new job created in Georgia for up to five years. The tax credit is initially applied towards any Georgia income taxes due, then to any payroll taxes.

\$1,750,000 IN TAX SAVINGS = 5 YEARS x 100 NEW JOBS x \$3,500 TAX INCENTIVES

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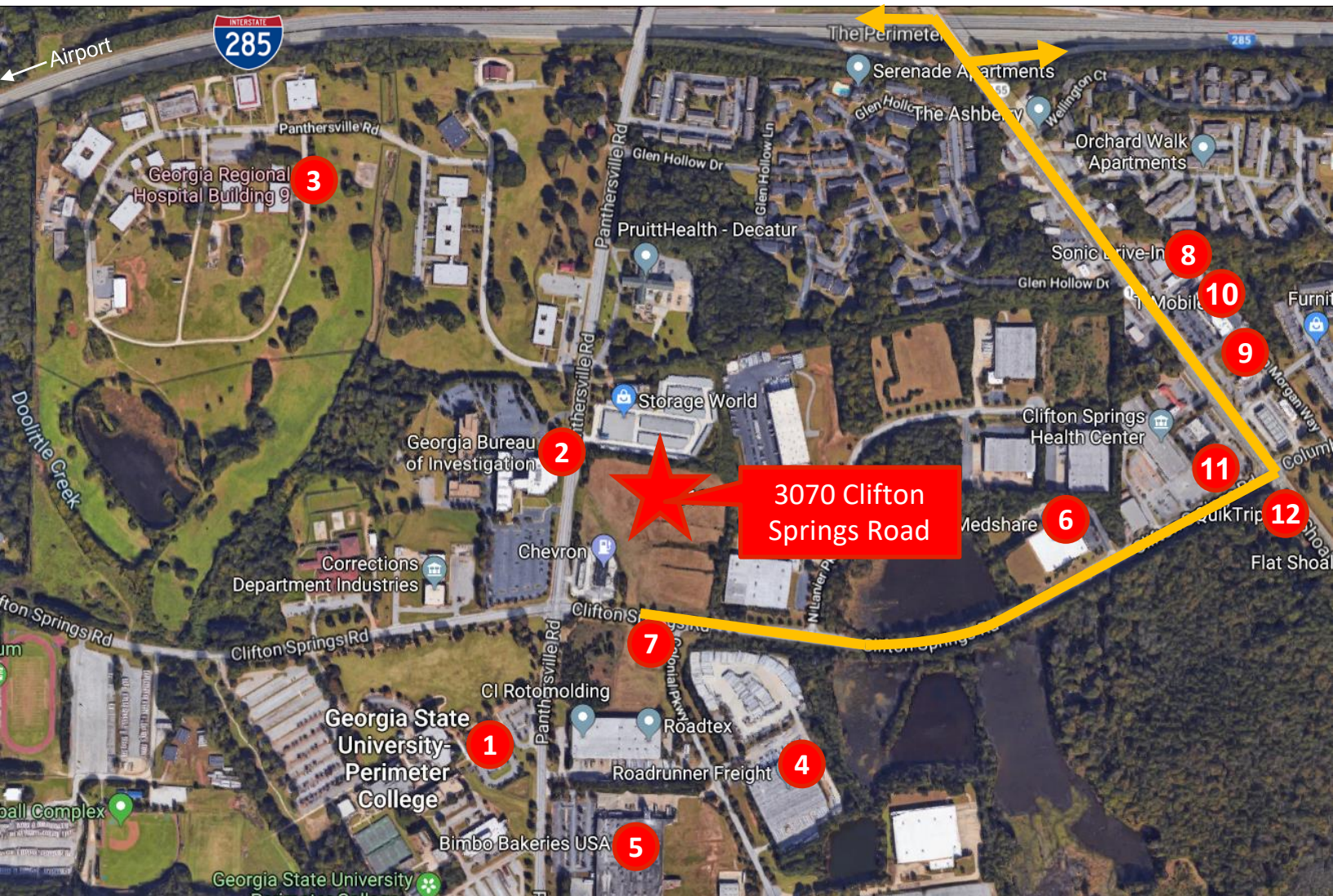
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Aerial Map - Atlanta East Distribution Center



Nearby amenities and tenants

1. Georgia State University Perimeter Campus
2. Georgia Bureau of Investigation
3. Georgia Regional Hospital
4. Roadrunner Freight
5. Bimbo Bakeries
6. Medshare
7. Flat Shoals Library
8. Sonic Drive-In
9. Burger King
10. T-Mobile
11. Clifton Springs Health Center
12. QuikTrip

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