

BATTLE CREEK

| LOGISTICS CENTER |

176,086 SF
AVAILABLE FOR LEASE

1412 Battle Creek Road,
Jonesboro, GA 30236

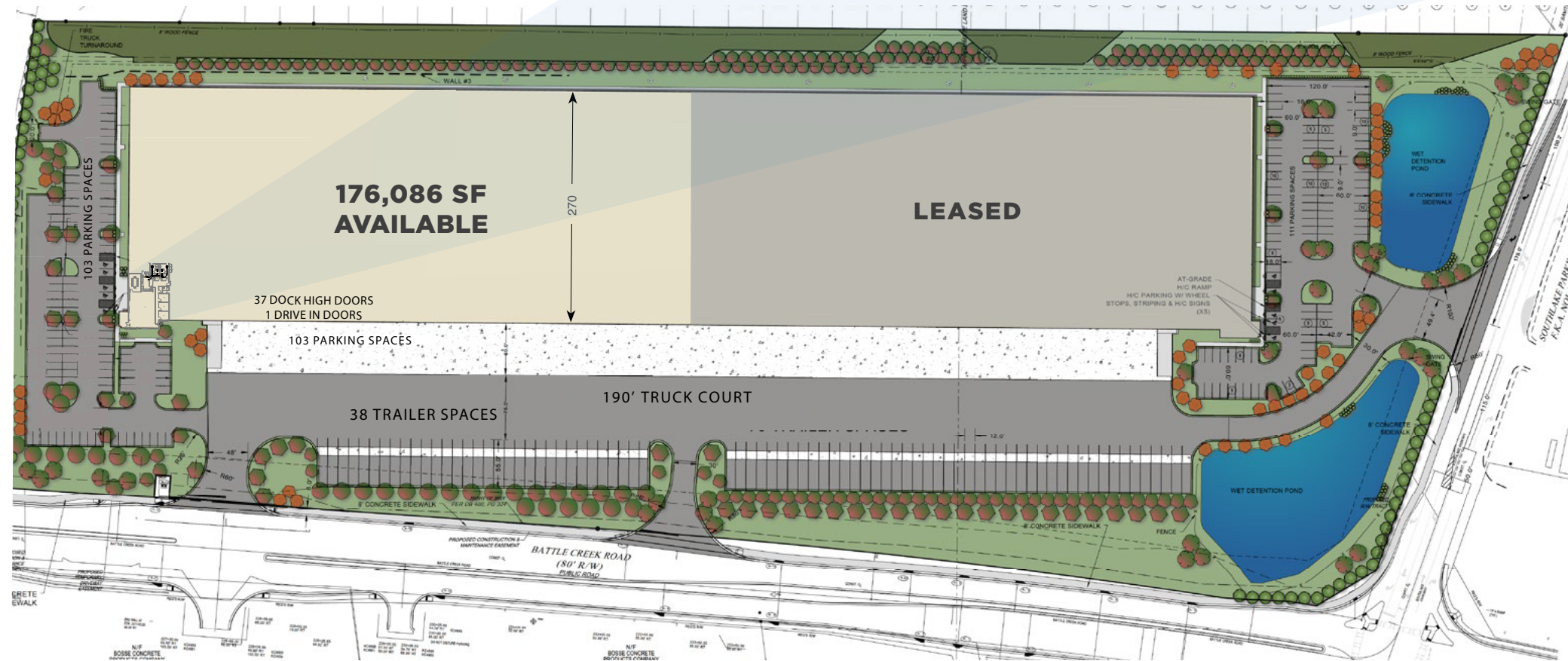
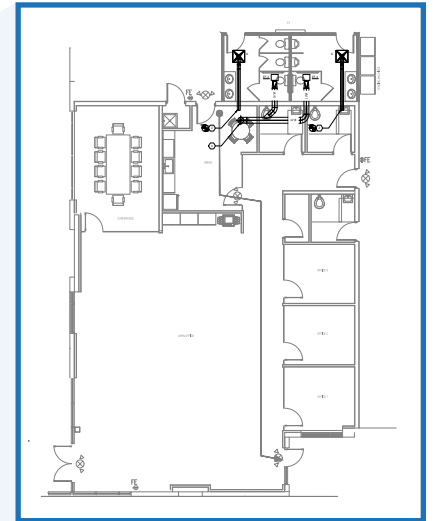


CBRE

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BUILDING SPECIFICATIONS

AVAILABLE SF	176,086 SF	LIGHTING	LED
OFFICE SPACE	3,293 SF main office/restrooms	SPRINKLER	ESFR
CONSTRUCTION	Tilt-up concrete panels with clerestory windows	HEAT	Gas-fired Cambridge units
BUILDING DIMENSIONS	270' deep x 1320' wide	TRAILER STORAGE	38 trailer spaces
CEILING HEIGHT	36' clear	CAR PARKING	103 auto spaces
COLUMN SPACING	54' wide x 52'-6" deep 60' deep at speed bays	DOCK DOORS	37 (9' x 10') dock high doors; 1 (12' x 14') drive in doors
TRUCK COURTS	190' with trailer parking	DOCK EQUIPMENT	15 Pit Levelers
TYPE OF FLOOR	7" - 4000 PSI concrete	ELECTRICAL	1,200 amp
TYPE OF ROOF	45 mil TPO	EQUIPMENT	<ul style="list-style-type: none"> • 15 swing arm lights and fans • 5 HVLS fans • 15 pit levelers • Fenced and gated



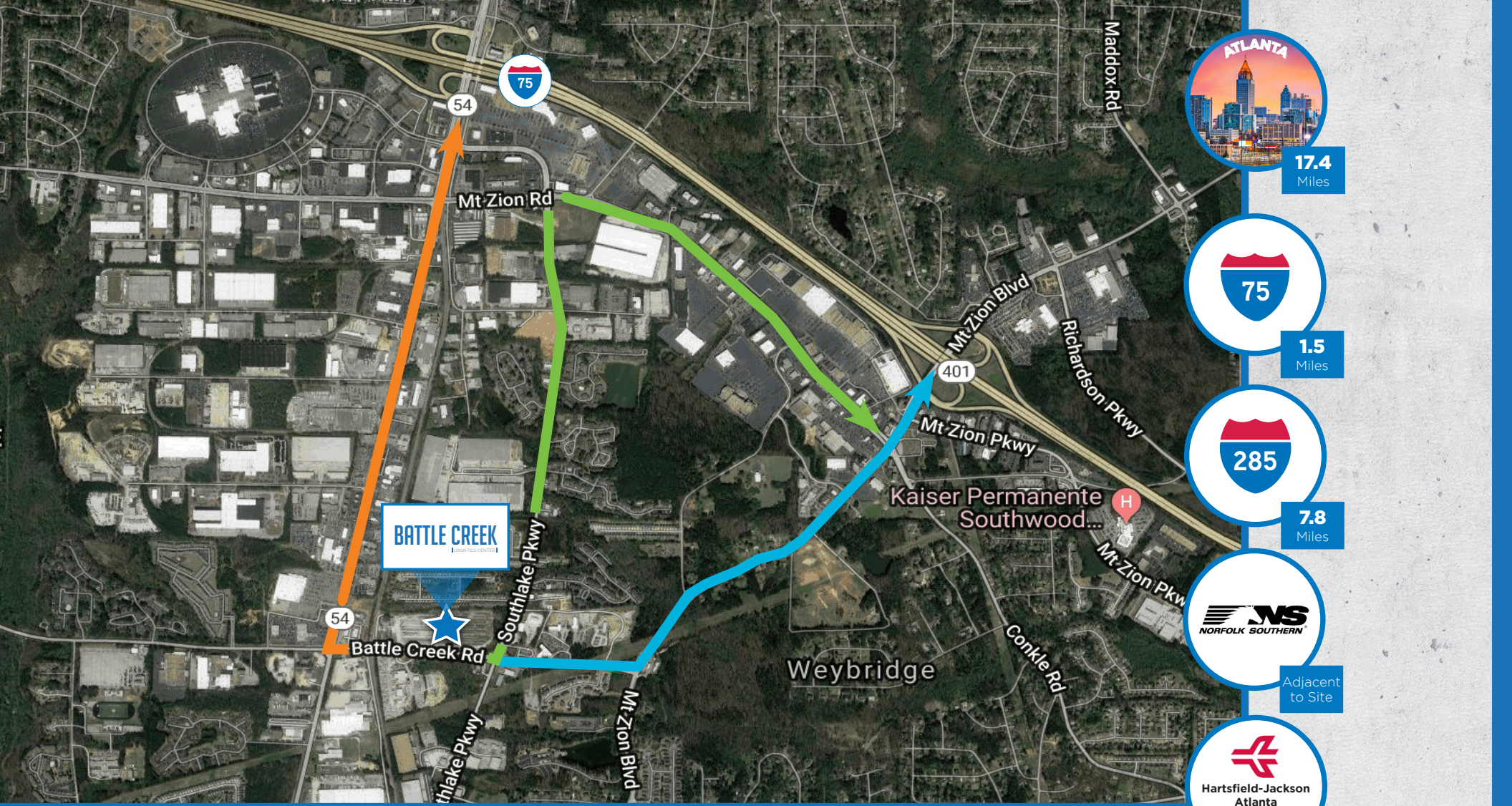
TIER 1 STATE JOB TAX CREDITS



Situated within a Tier 1 District, Battle Creek Logistics Center users will be eligible for annual job tax credits of \$4,000 per new employee for up to five years (for a total of \$20,000 per job created). Businesses receiving the job tax credit can apply it to 100% of their tax liability each year and credits may be carried forward for up to 5 years! Details:

- A minimum of 2 jobs must be created - Jobs must be full-time jobs working a minimum of 35 hours per week
- Jobs must pay in excess of the lowest average wage of any county in the state
- Employer must offer health insurance upon employment
- The \$4,000 credit may be claimed up to five (5) years
- Credit can be applied to 100% of the business' Georgia income tax liability
- Excess credit may be applied toward withholding taxes
- Any lawful business (including retail, office, and lodging) may apply for the credit

<https://www.investclayton.com/incentives-taxes.php>



FOR MORE INFORMATION, PLEASE CONTACT:

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