

Available for Lease | Class A Industrial Buildings | South Atlanta | 40,000 - 131,473 SF



 Sagard **BLUERIDGE**

# SITE PLAN

9485 GA-42



Old Macon Hwy



**BUILDING A**

40,000 - 131,473 SF Available

210' Truck Court

**BUILDING B**

LEASED

64,451 SF Available

Multiple Storefronts to Accommodate a Variety of Suite Sizes



# AVAILABILITY HIGHLIGHTS

9485 GA-42



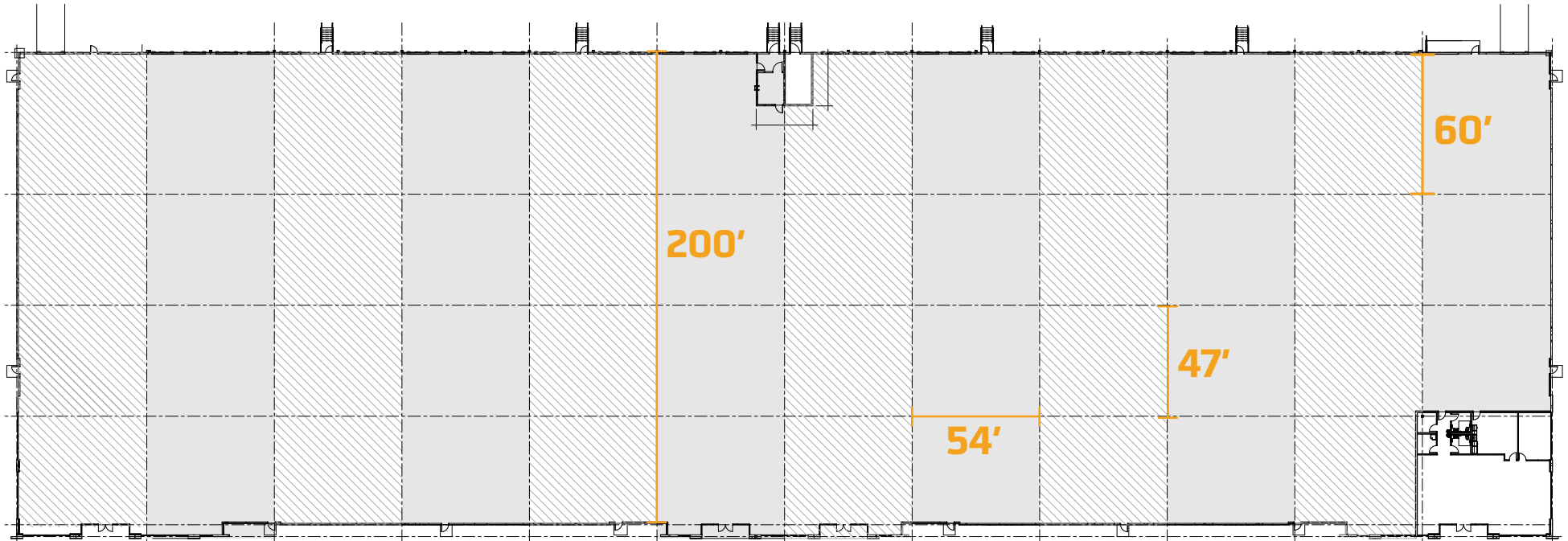
<b>Building</b>	Building A
<b>Building Size:</b>	131,473 SF
<b>Available Size:</b>	40,000 - 131,473 SF
<b>Office Size:</b>	+/- 3,200 SF
<b>Clear Height:</b>	32'
<b>Loading:</b>	34 Dock High Doors, with 6 Spec Levelers 2 Drive-In Doors
<b>Column Spacing:</b>	54' W x 47' D, 60' Speed Bays
<b>Sprinkler:</b>	ESFR
<b>Power:</b>	2000 Amps
<b>Employee Parks:</b>	132



# CURRENT AVAILABILITIES

9485 GA-42 - Building A

131,473 SF



# AVAILABILITY HIGHLIGHTS

9485 GA-42



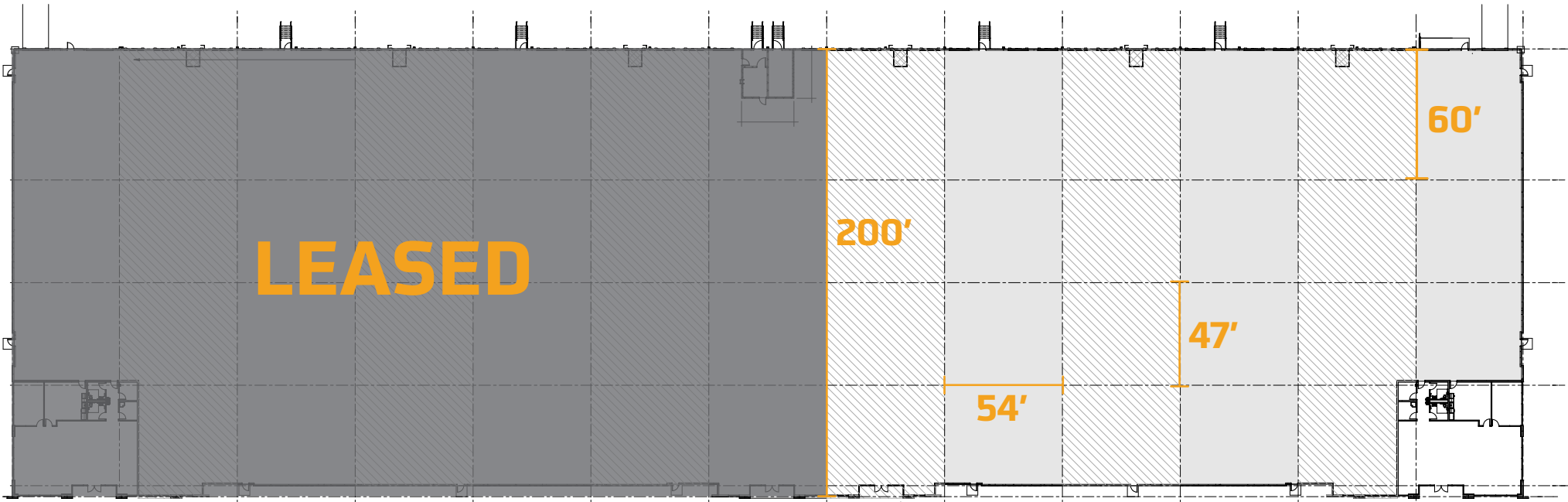
<b>Building</b>	Building B
<b>Building Size:</b>	139,878 SF
<b>Available Size:</b>	64,541 SF
<b>Office Size:</b>	+/- 3,200 SF
<b>Clear Height:</b>	32'
<b>Loading:</b>	19 Dock High Doors, with 3 Spec Levelers 1 Drive-In Door
<b>Column Spacing:</b>	54' W x 47' D, 60' Speed Bays
<b>Sprinkler:</b>	ESFR
<b>Power:</b>	800 Amps
<b>Employee Parks:</b>	62



# CURRENT AVAILABILITIES

9485 GA-42 - Building B

139,878 SF Total - 65,541 SF Available



4  
MINUTES

to I-675

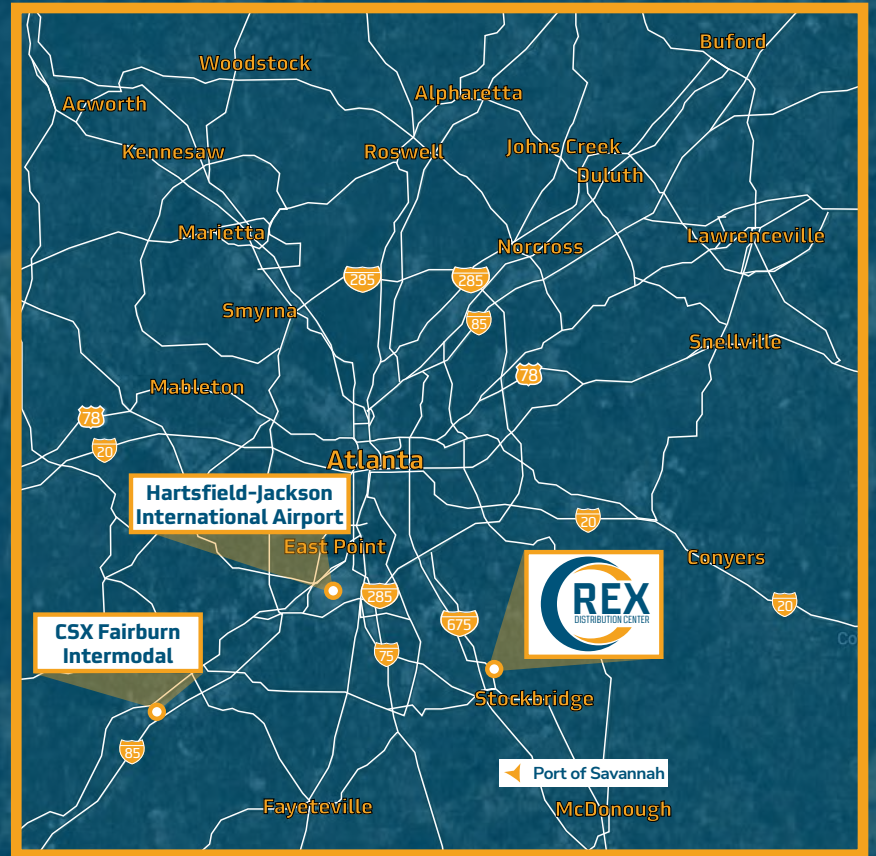


Old Macon Hwy



7  
MINUTES

to I-75



# TAX INCENTIVES



## JOB TAX CREDIT

Rex Distribution Center is located within a Tier 3 County for Georgia's Job Tax Credit Program. This is the highest tier within the State and provides employers the highest potential state tax credits. Employers are eligible to receive up to a \$1,250 state tax credit per new job with a minimum of 15 new jobs 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.

## 100% FREEPORT EXEMPTION

Henry County exempts tangible personal property including inventory of goods in process of being manufactured or produced, finished goods manufactured or produced within Georgia, and finished goods destined shipment outside Georgia.

**Please visit the link to learn more:** <https://www.dca.ga.gov/community-economic-development/incentive-programs/job-tax-credits>



# DRIVE TIME MAPS

## SOUTHEAST REGIONAL ACCESS

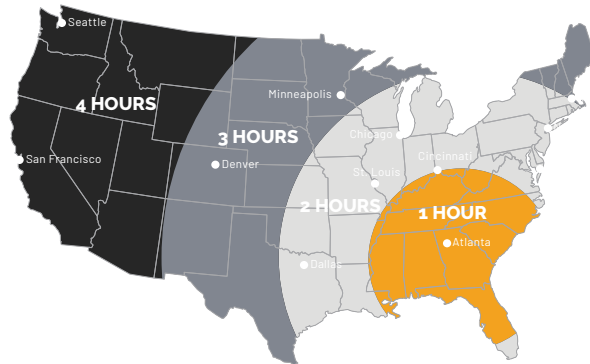


LOCATION	DISTANCE
<b>SOUTHEAST REGIONAL ACCESS</b>	
Interstate 675	1 Mile
Interstate 75	2.5 Miles
Interstate 285	10 Miles
Air Cargo Terminal at Hartsfield-Jackson	12.4 Miles
Interstate 85	20.6 Miles

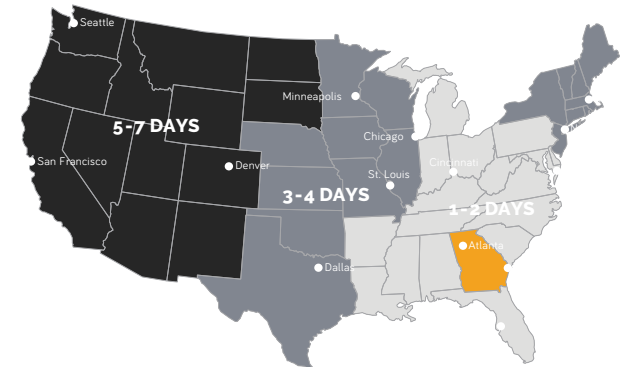
LOCATION	DISTANCE
<b>SOUTHEAST REGIONAL ACCESS</b>	
Fairburn CSX Intermodal	25-30 Miles
Port of Savannah	250 Miles
Port of Brunswick	260 Miles
Port of Charleston	270 Miles
Port of Jacksonville	320 Miles



**TRUCK TRANSIT TIMES**  
FROM GEORGIA



**AIR TRANSIT TIMES**  
FROM GEORGIA



**RAIL TRANSIT TIMES**  
FROM GEORGIA



For leasing information, please contact:

**Nick Peacher, SIOR**  
Managing Partner  
npeacher@blueridge-rep.com  
404.416.2328

**Jack Sallis**  
Managing Partner  
jsallis@blueridge-rep.com  
404.804.2773

**Emily Lafferty**  
Vice President  
elafferty@blueridge-rep.com  
404.858.4097

