

FOR LEASE

COMMERCE EXCHANGE



150,112 SF

Class A distribution space with I-85 visibility, dual interstate access, and proximity to SK Battery's North America plant.

1316 Steven B. Tanger Boulevard, Commerce, GA

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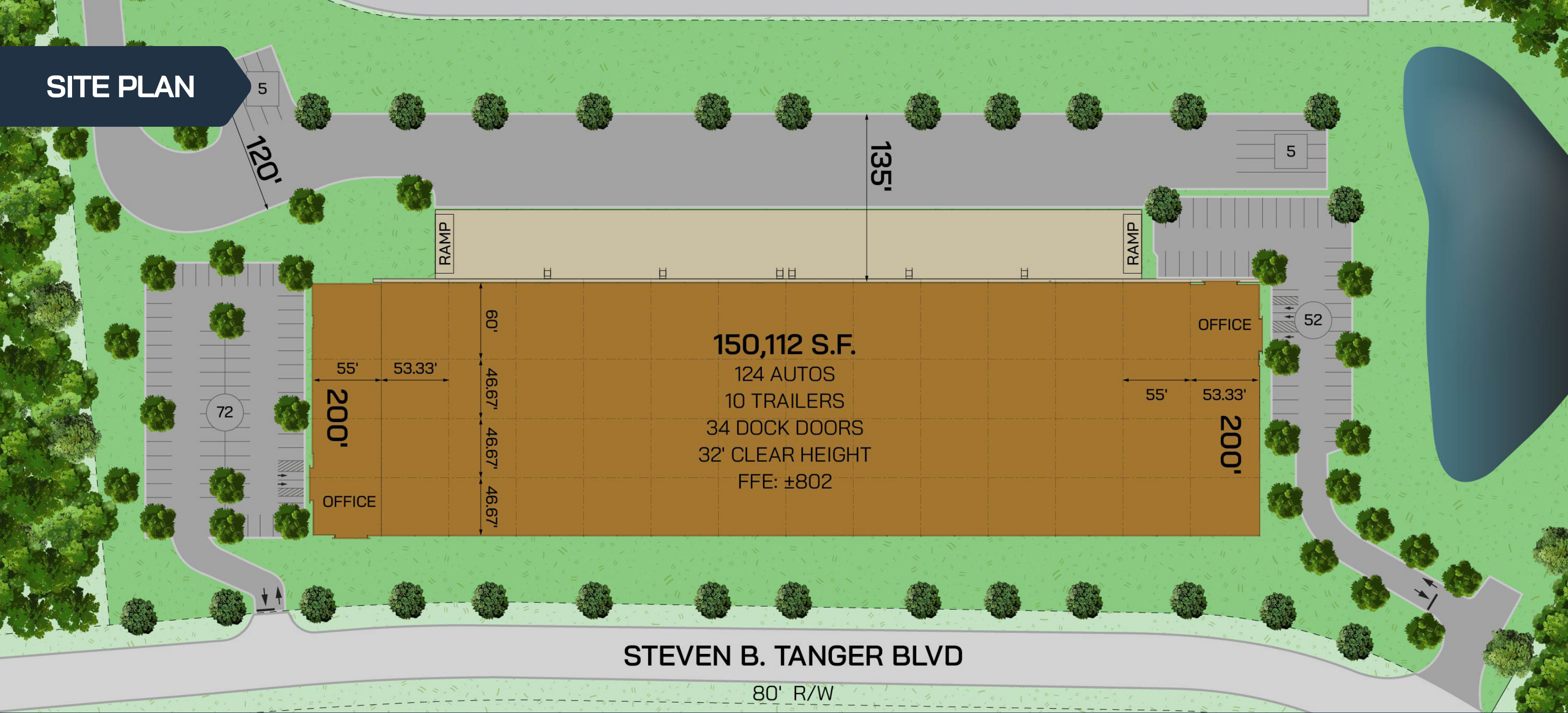
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Lincoln

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PARTNERS, LLC

SITE PLAN



PROPERTY OVERVIEW

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

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.

LOCATION OVERVIEW

Located in Jackson County, with I-85 visibility and easy access to Exit 147 and Exit 149
Direct access to SK Innovations without driving on I-85

BUILDING SPECIFICATIONS

- ✓ Available SF: 150,112
- ✓ Building dimensions: 750' x 200'
- ✓ Office SF: 2,131
- ✓ Clear Height: 32'
- ✓ Column Spacing: 53' x 47' (60' speed bays)
- ✓ 124 Auto parking spaces
- ✓ 10 Trailer parking spaces
- ✓ 34 Dock doors
- ✓ 2 Drive-in doors



ACCESS

0.9

miles to I - 85

55+

miles to Atlanta

77

miles to Hartsfield - Jackson
International Airport

80

miles to Greenville, SC

CORPORATE NEIGHBORS



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