

BLUERIDGE

Eagles Landing Distribution

300 Eagles Landing Pkwy, Stockbridge, GA 30281

SITE PLAN

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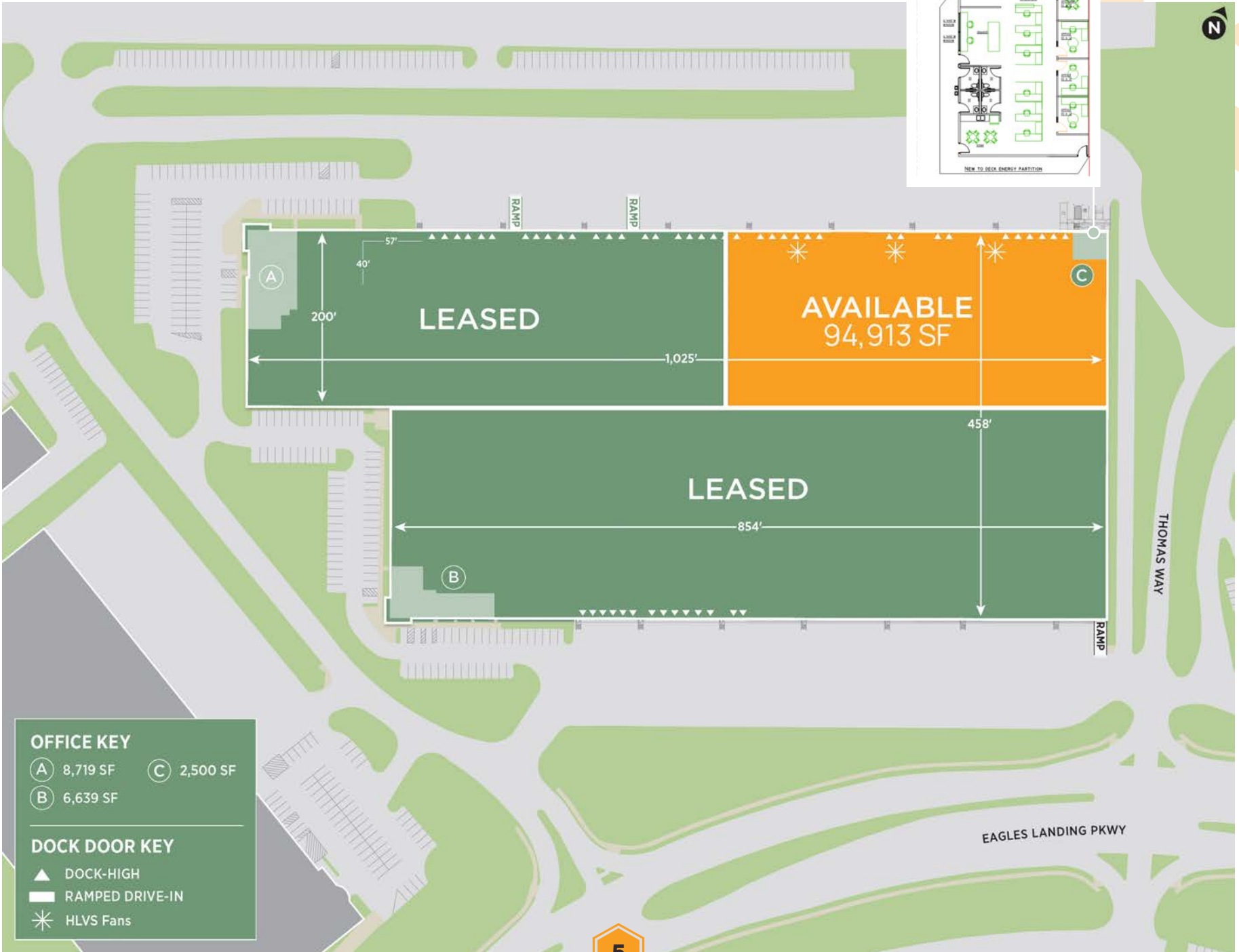
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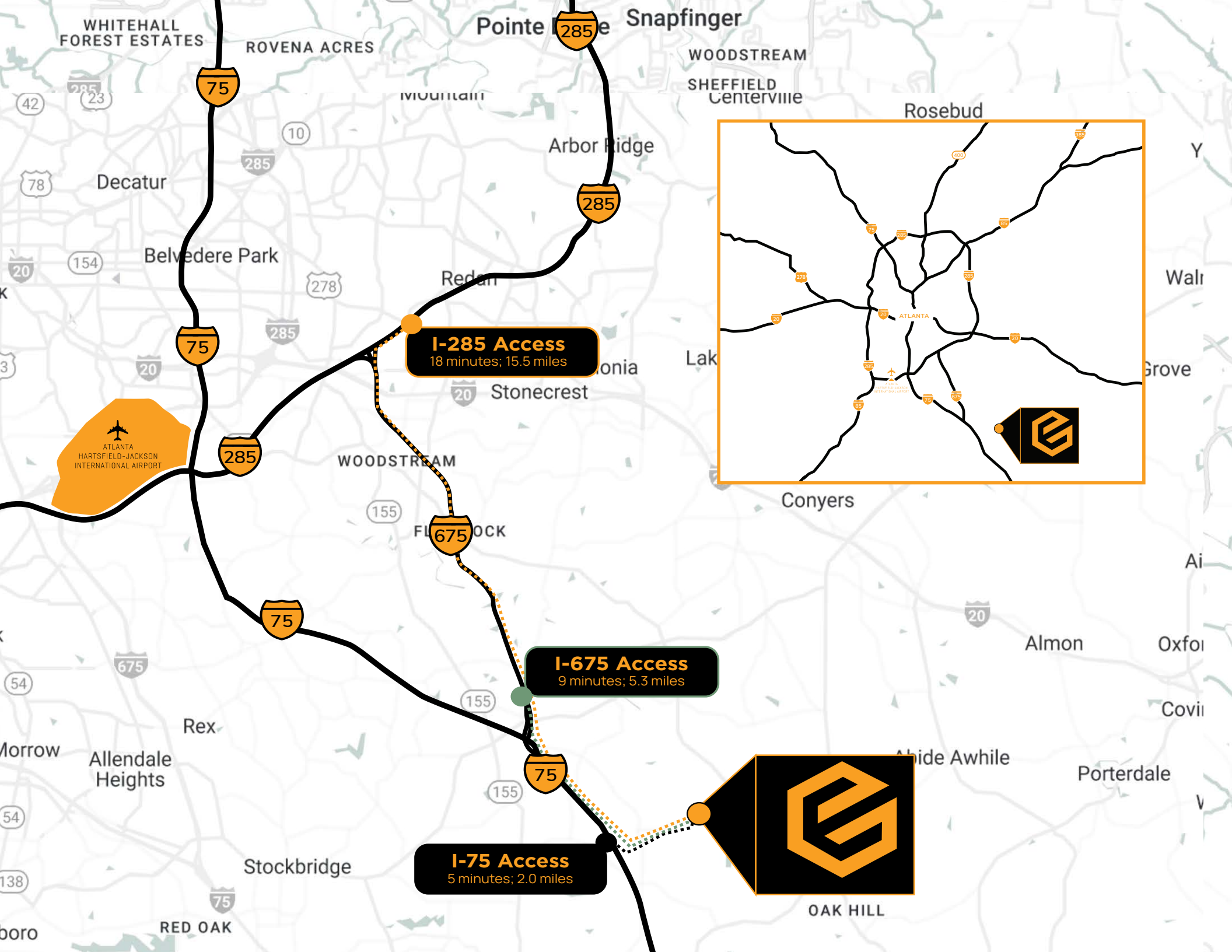
AVAILABILITY HIGHLIGHTS

Address	300 Eagles Landing Parkway Stockbridge, GA 30281
Building Size	430,202 RSF
Suite Size	94,913 RSF
Office Size	2,500 RSF
Loading	Dock-High Doors: 17 Drive-In Doors: BTS
Clear Height	30'
Sprinkler	ESFR
Power	1,800 AMP
Column Spacing	57' x 40' with 50' speed bays



FLOOR PLAN - BUILDING 300





WHITEHALL FOREST ESTATES

ROVENA ACRES

Pointe Snapfinger

WOODSTREAM

SHEFFIELD Centerville

Rosebud

Arbor Ridge

Decatur

Belvedere Park

Redan

onia

Stonecrest

ATLANTA HARTSFIELD-JACKSON INTERNATIONAL AIRPORT

WOODSTREAM

FLOCK

Conyers

Almon

Oxford

Rex

Allendale Heights

Abide Awhile

Porterdale

Stockbridge

I-75 Access
5 minutes; 2.0 miles

OAK HILL

TAX INCENTIVES



JOB TAX CREDIT

Eagles Landing Distribution 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 \$1,750 state tax credit per new job with a minimum of 15 new jobs created. Businesses receiving the job tax credit can apply it to 50% of their tax liability each year and credits may be carried forward for up to 5 years.

100% FREEPORT EXEMPTION

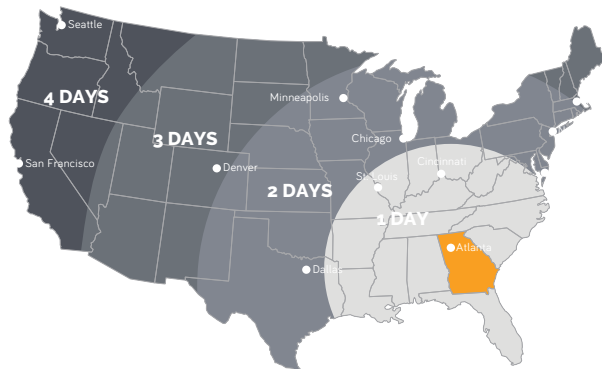
Henry County offers a 100% exemption on qualifying business inventory—including manufactured goods, goods in transit, and fulfillment center stock—significantly reducing personal property taxes.

Please visit the link to learn more: <https://choosehenry.com/business-resources/incentives-financing/>

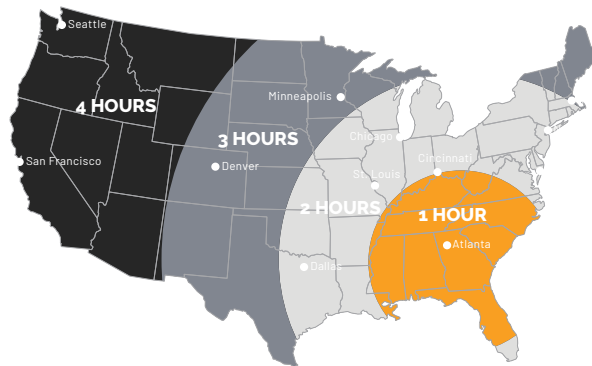
DRIVE TIME MAPS

LOCATION	DISTANCE
SOUTHEAST REGIONAL ACCESS	
Interstate 75	2.0 Miles
Interstate 675	5.3 Miles
Interstate 285	15.5 Miles
Air Cargo Terminal at Hartsfield-Jackson	17.6 Miles
Interstate 85	28.2 Miles

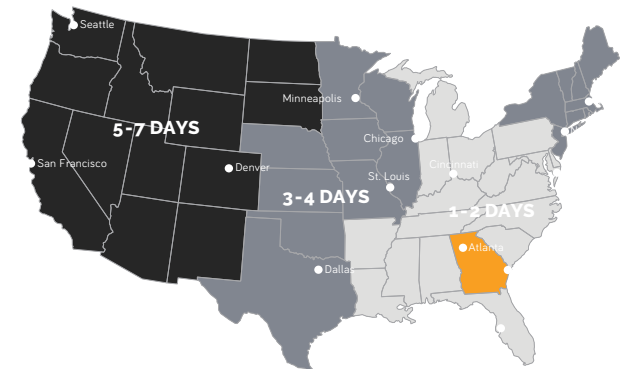
LOCATION	DISTANCE
SOUTHEAST REGIONAL ACCESS	
Fairburn CSX Intermodal	25-30 Miles
Port of Savannah	250 Miles
Port of Brunswick	260 Miles
Port of Charleston	270 Miles
Port of Jacksonville	320 Miles



TRUCK TRANSIT TIMES
FROM GEORGIA



AIR TRANSIT TIMES
FROM GEORGIA



RAIL TRANSIT TIMES
FROM GEORGIA

BLUERIDGE

An aerial photograph of a large, white industrial building with a flat roof, surrounded by a parking lot and a road. The image is overlaid with a large, stylized geometric shape in yellow and blue, resembling a stylized 'B' or a similar letter. The background shows a dense forest of trees under a clear sky.

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