

COMING SOON

Up to 140,000 SF Class A Warehouse

Available for Lease

4525 South Park Blvd, Ellenwood, GA 30294

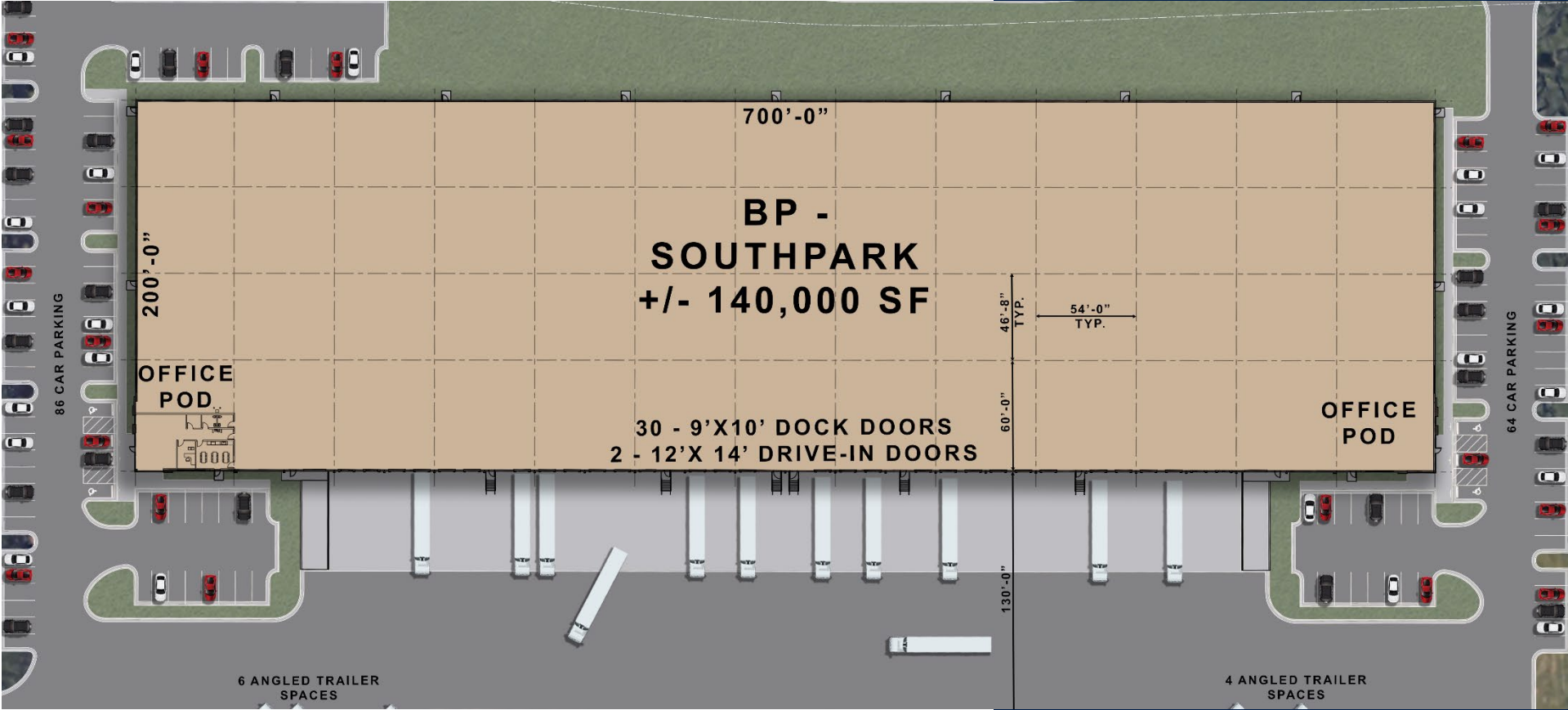


ATLANTA BUILDING SPECIFICATIONS

| | |
|----------------------------|-----------------------------------|
| Delivery Date | Q2 2027 |
| Total Building Size | ±140,000 SF |
| Building Dimensions | 200' x 700' |
| Office Space | ±1,590 SF |
| Clear Height | 32' |
| Dock High Doors | 30 - 9' x 10' |
| Drive In Doors | 2 - 12' x 14' |
| Auto Parking | 130 Spaces |
| Trailer Parking | 18 Spaces |
| Truck Court | 130' Deep with 60' Concrete Apron |
| Column Spacing | 40' x 50' |
| Slab Thickness | 6" slab with 4,000 PSI |
| Building Type | Front-Load |
| Sprinkler | ESFR |
| Power | 3000 Amps 480/277V 3PH |



ATLANTA SITE PLAN



PRIME LOCATION. POWERFUL INCENTIVES.



ATLANTA DRIVE TIME MAP

I-285
6.1 Miles

I-20
7.2 Miles

**Atlanta Hartsfield
International Airport**
7.7 Miles

I-75
10.5 Miles

I-85
13.6 Miles

Downtown Atlanta
14.1 Miles

I-675
7.8 Mile

Remarkable Incentives

Tier 1 Job Tax Credits

Situated within a Tier 1 district, Tenants will may be eligible for annual job tax credits of \$4,000 per new employee for up to five years (for a total of up to \$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 10 years.

\$3,500 per job in credits may be applied to employee withholding

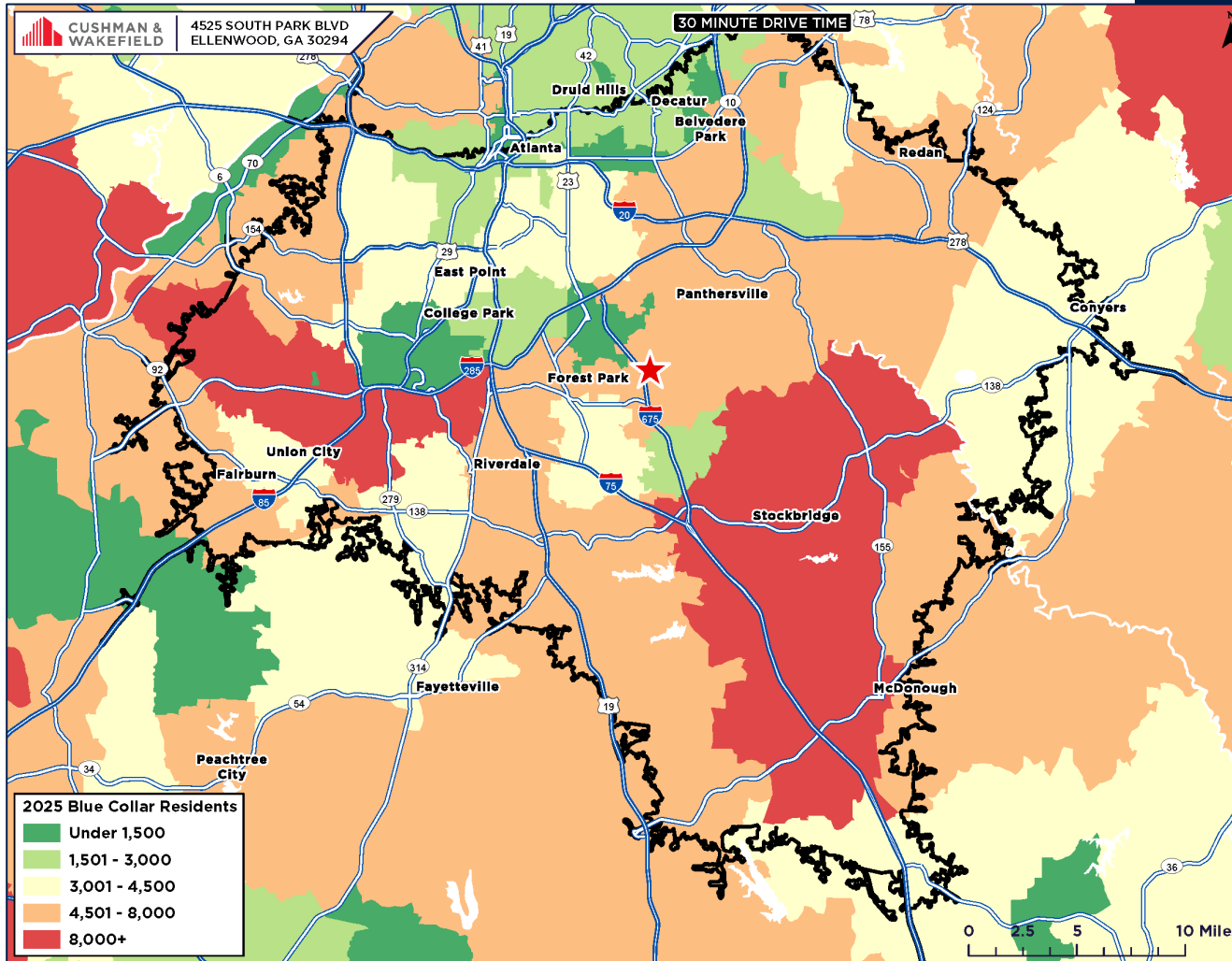
200 Employees = \$4M Savings
Year 1: \$4,000 X 200 jobs = \$800,000

Total: \$800,000 x 5 years = \$4,000,000

- Highly robust tax abatement program
- Foreign Trade Zone (FTZ)
- 100% Freeport Exemption
- State Incentives
- Located in an eligible New Markets Tax Credit census tract



WORKFORCE READY. DAY ONE.



Strong Labor Supply Volumes
Within a 30-minute Drive



Reported Warehouse Wages
Below U.S. Average



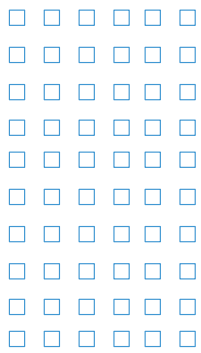
Warehouse worker
concentration 60% above
national average

The property is centrally located to capture favorable Production & Material Moving Worker volumes from many of the largest densities in the Atlanta metro.



INDUSTRIAL NEIGHBORS





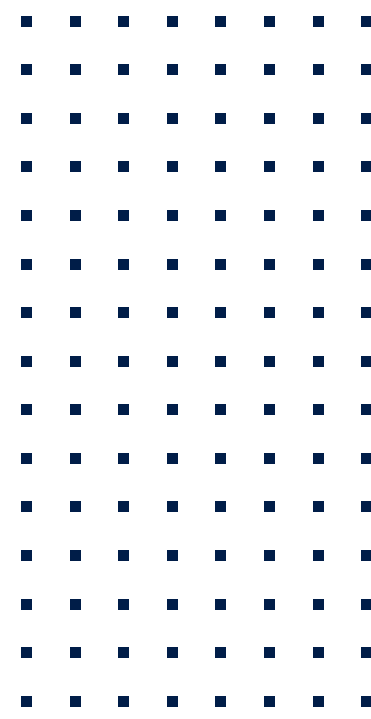
BARBER + PARTNERS

4525 South Park Blvd, Ellenwood, GA 30294

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