

PARKWAY WEST COMMERCE CENTER

South Fulton Parkway at Hwy 92 | Union City, GA 30291

570,988 Square Feet

Class A Industrial

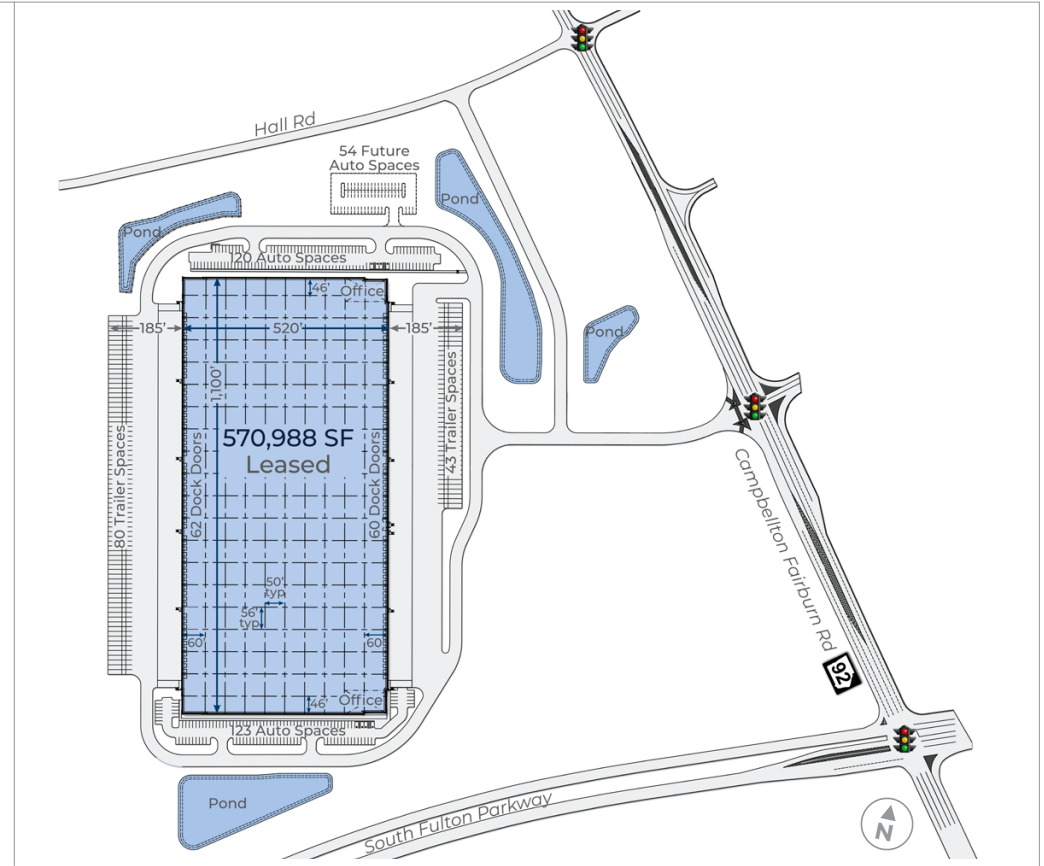
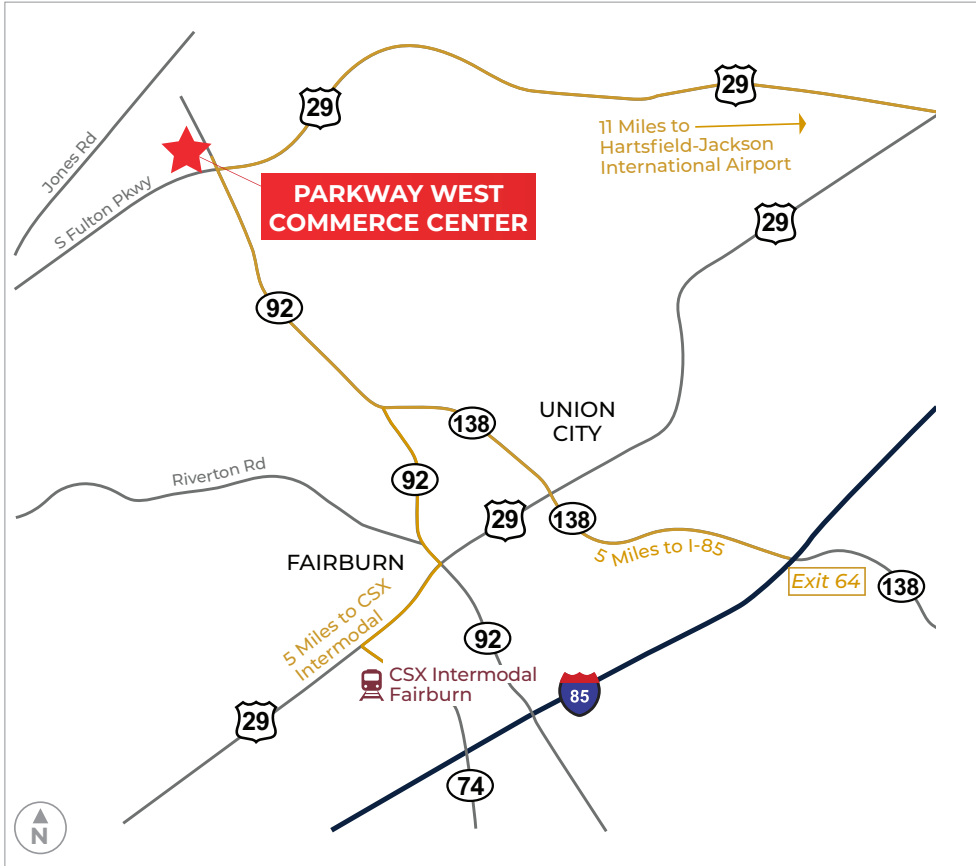
Parkway West Commerce Center is located in the premier Southwest Atlanta corridor and provides streamlined access to Atlanta's most critical demand drivers including I-85, I-285, the CSX Fairburn Intermodal, and Hartsfield-Jackson International Airport. This facility boasts best-in-class specifications including 36' clear height, cross dock loading, and ample auto/trailer parking. The property provides real estate tax abatement and is located in an Opportunity Zone.












PARKWAY WEST COMMERCE CENTER


SOUTH FULTON PARKWAY AT HWY 92 | UNION CITY, GA 30291

PROPERTY OVERVIEW



-  570,988 SF on 45.82 acres
-  Office build-to-suit
-  45 mil TPO roof
-  36' minimum clear height
-  ESFR sprinkler system

-  Cross dock configuration
-  56' x 50' column spacing;
60' in staging bays
-  122 - 9' x 10' dock high doors
-  4 - drive-in doors

-  185' truck courts
-  243 - auto spaces
(expandable to 297)
-  123 - trailer parking spaces
-  6" Ductilcrete floor

Development



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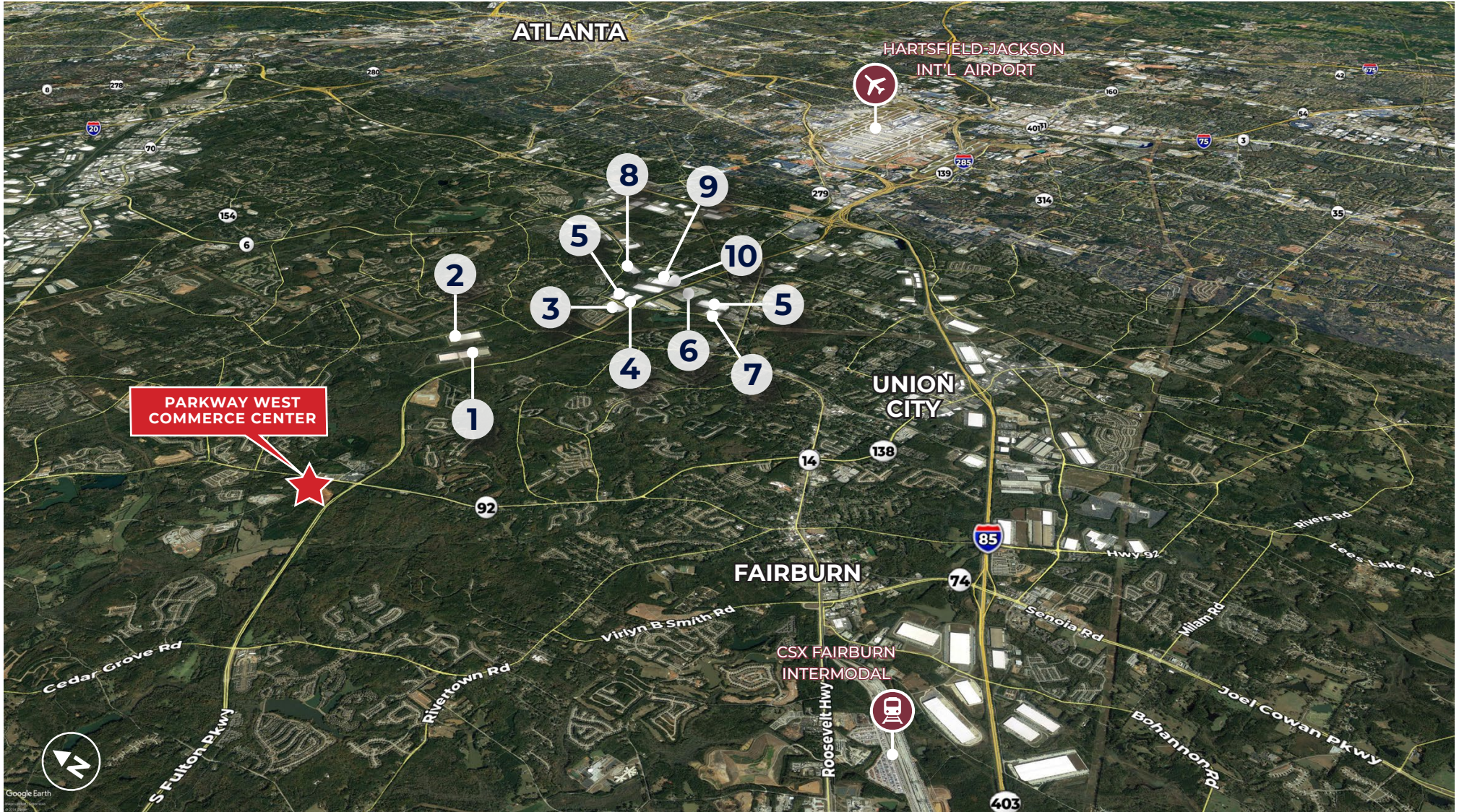
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AREA INFORMATION



BUSINESSES

- | | |
|--------------|-----------------------------|
| 1. Walmart | 6. Costco |
| 2. ASOS | 7. Caterpillar |
| 3. Coca-Cola | 8. American Building Supply |
| 4. GE | 9. Ryder |
| 5. Kellogg's | 10. Del Monte |

DRIVE TIMES

Interstate 85	CSX Fairburn Intermodal
5 mi. 8 min.	5 mi. 12 min.
Interstate 285	Hartsfield-Jackson Int'l Airport
7 mi. 9 min.	11 mi. 14 min.

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PROPERTY PHOTOS



PARKWAY WEST COMMERCE CENTER

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INCENTIVES

OPPORTUNITY ZONE TAX BENEFITS



# of Jobs	Annual Savings	5-Yr Cumulative Savings	Base NNN Rent PSF 5-Yrs	Base NNN Rent PSF 10-Yrs
200	\$700,000	\$3,500,000	\$1.22/SF	\$0.61/SF
300	\$1,050,000	\$5,250,000	\$1.83/SF	\$0.91/SF
400	\$1,400,000	\$7,000,000	\$2.43/SF	\$1.22/SF
500	\$1,750,000	\$8,750,000	\$3.04/SF	\$1.52/SF

85 South Commerce Center is located within a State of Georgia designated opportunity zone. New or existing businesses that create two or more new jobs can receive a tax credit of up to \$3,500 per job for up to 5 years. The job tax credits can be used against 100 percent of the business's state income tax liability and state payroll tax withholding.

PROJECTED PROPERTY TAX ABATEMENT



Year	Estimated Taxes	Abatement Schedule	Taxes Due/SF
1	\$0.62	50%	\$0.31
2	\$0.64	55%	\$0.35
3	\$0.66	60%	\$0.39
4	\$0.68	65%	\$0.44
5	\$0.70	70%	\$0.49
6	\$0.72	75%	\$0.54
7	\$0.74	80%	\$0.59
8	\$0.76	85%	\$0.65
9	\$0.79	90%	\$0.71
10	\$0.81	95%	\$0.77

* Schedule is an estimate inclusive of three percent (3%) annual escalations of property taxes

10 YEAR PROPERTY TAX SAVINGS

26%

CONTACT

A DEVELOPMENT OF



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LEASING



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