

85 SOUTH COMMERCE CENTER

5220 Highway 138 | Union City, GA 30291

573,324 Square Feet | Class A Industrial

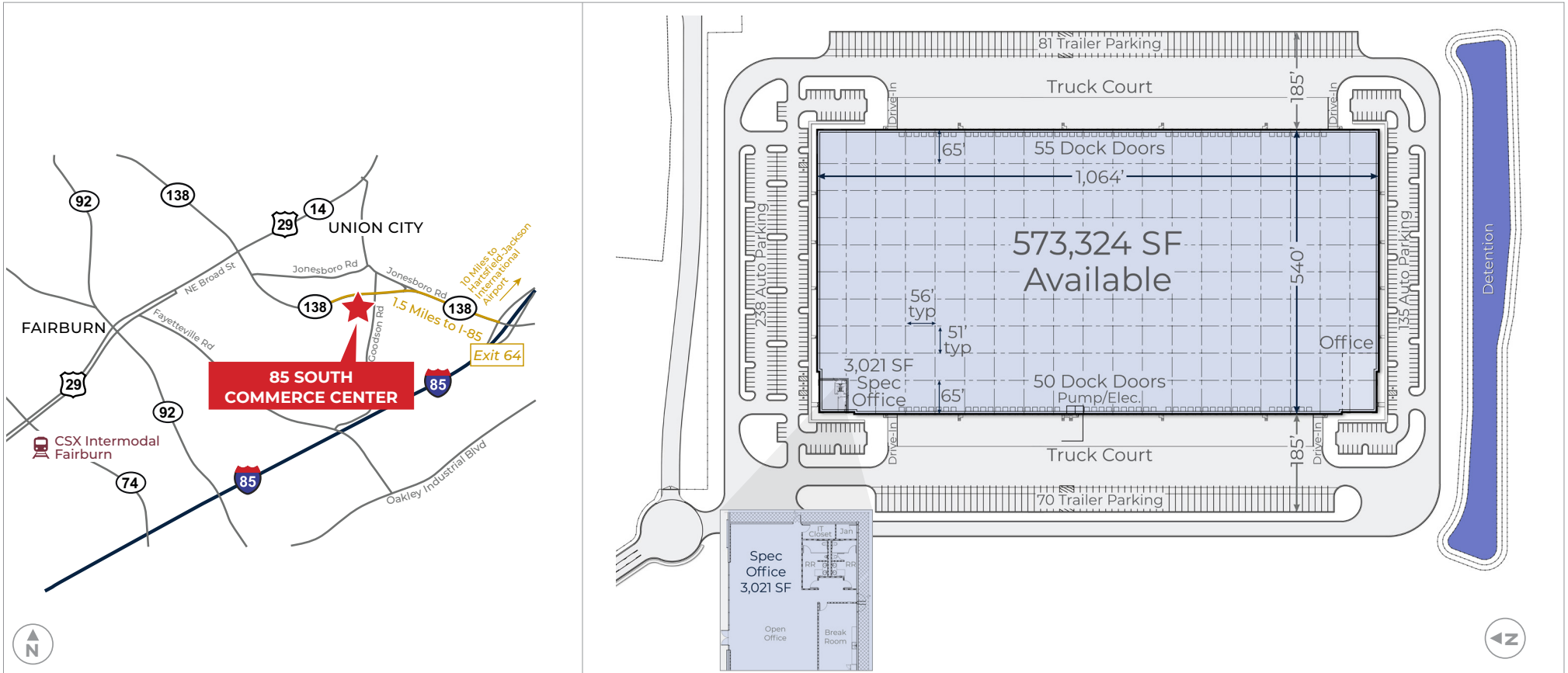
85 South Commerce Center is a state-of-the-art industrial project providing streamlined access to Atlanta's most critical demand drivers including I-85, I-285, the CSX Fairburn Intermodal, and Hartsfield-Jackson International Airport. This facility boasts best-in-class specifications including 36' clear height, cross dock loading, and ample auto / trailer parking. The property also offers attractive incentives including real estate tax abatement and LDCT job tax credits.



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PROPERTY OVERVIEW



 573,324 SF available on 41.83 acres

 4 – drive-in doors

 45 mil TPO Roof

 3,021 SF spec office

 151 – trailer parking spaces

 ESFR sprinkler system

 36' minimum clear height

 373 – auto parking spaces

 6" Ductilcrete floor

 Cross dock configuration

 56' x 51' column spacing; 65' staging bays

 M-1 Zoning

 105 – 9' x 10' dock high doors

 185' truck courts

Development



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AREA INFORMATION



BUSINESSES

- | | |
|---------------------|-------------------|
| 1. Amazon | 8. Smuckers |
| 2. Keurig | 9. Google |
| 3. Kraft Foods | 10. Samsung |
| 4. Procter & Gamble | 11. Clorox |
| 5. XPO Logistics | 12. Owens Corning |
| 6. Electrolux | 13. Lowe's |
| 7. Duracell | |

DRIVE TIMES

Interstate 85



1.5 mi.



3 min.

Interstate 285



6 mi.



9 min.

CSX Fairburn Intermodal



4 mi.



11 min.

Hartsfield-Jackson Int'l Airport



10 mi.



13 min.








SITE PLAN

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INCENTIVES

LESS DEVELOPED CENSUS TRACT 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 currently located within a State of Georgia Less Developed Census Tract (LDCT). New or existing businesses that create five or more new jobs can receive a tax credit of up to \$3,500 per job for up to five years. The job tax credits can be used against 100% of the business' 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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