

# CLAYTON 75 LOGISTICS CENTER

Richardson Pkwy | Morrow, GA 30260

705,833 SF Available

Clayton 75 Logistics Center is a Class-A distribution facility located in Southeast Atlanta providing immediate access to Interstate 75. This unique infill location will provide bulk users with access to Hartsfield-Jackson Atlanta International Airport, the Port of Savannah, and a high-quality labor base. This cross-dock facility boasts best-in-class design specifications including 40' minimum clear height, ample auto and trailer parking with expansion capabilities, and multiple points of ingress/egress. The property also offers the highest level of job tax credits in the state of Georgia.

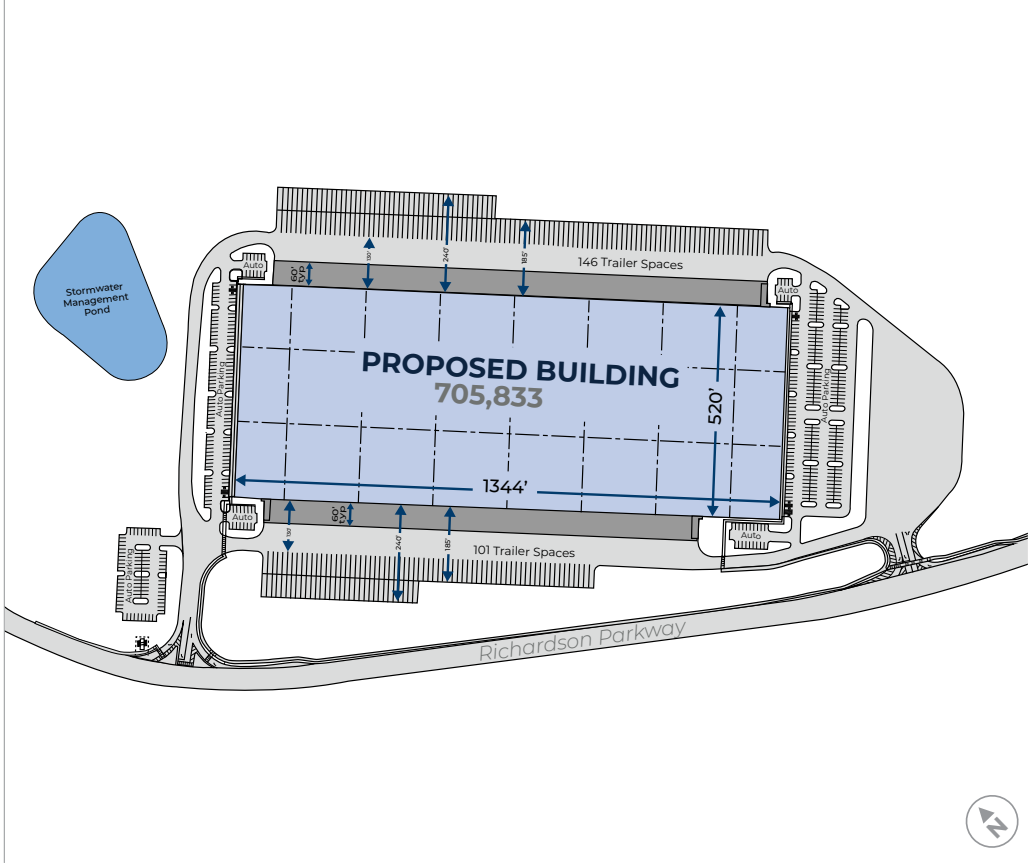




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RICHARDSON PKWY | MORROW, GA 30260

## PROPERTY OVERVIEW



705,833 SF available



40' minimum clear height



139 - 9' x 10' dock doors



Office build-to-suit



185' - 240' truck court depths



4 - 14' x 16' drive-in ramp doors



ESFR sprinkler system



412 - auto parking spaces (expandable)



Two points of ingress / egress



Cross-dock configuration



246 - trailer parking spaces (expandable to ±310 spaces)

### Development



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### Leasing



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## AREA INFORMATION



### BUSINESSES

- |                         |                        |                   |
|-------------------------|------------------------|-------------------|
| 1. Broadrange Logistics | 7. Aosom               | 13. Fresh Express |
| 2. XPO Logistics        | 8. FedEx Ground        | 14. UPS           |
| 3. O'Reilly Auto Parts  | 9. FedEx Smartpost     |                   |
| 4. Kroger               | 10. Builder's Services |                   |
| 5. Amazon               | 11. Sherwin-Williams   |                   |
| 6. HD Supply            | 12. Tensar             |                   |

### DRIVE TIMES

Interstate 75	Hartsfield Jackson Atlanta Intl. Airport	Florida State Line
.5 mi.  1 min.	10.6 mi.  13 min.	234 mi.  3h 35min
Interstate 285	Port of Savannah	
8.1 mi.  15 min.	233 mi.  3h 27 min.	





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SITE PLAN AERIAL





## SITE PLAN



TIER 1 JOB TAX CREDITS			
			
# of Jobs	Annual Savings	5-Yr Cumulative Savings	Base NNN Rent PSF 5-Yrs
100	\$400,000	\$2,000,000	\$0.57/SF
200	\$800,000	\$4,000,000	\$1.14/SF
300	\$1,200,000	\$6,000,000	\$1.71/SF
400	\$1,600,000	\$8,000,000	\$2.29/SF
500	\$2,000,000	\$10,000,000	\$2.86/SF

*\*Includes \$500 bonus for Joint Development Authority*

Clayton 75 Logistics Center is located within a Tier 1 County (Clayton) and offers the highest level of job tax credits in the state. New or existing businesses that create 2 or more (net) new jobs can a receive a tax credit of up to \$4,000 per job for up to 5 years. The job tax credits can be used against 100 percent of state income tax liability and state payroll tax withholding.



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Atlanta is the logistics hub and economic engine of the Southeast. The city is ranked as the fifth largest industrial market and the ninth largest Metropolitan Statistical Area (MSA) in the United States, with a projected population growth of 5.7% over the next five years. Atlanta's thriving economy, fast growing population, and quality labor force make it an ideal destination for business.



POPULATION



EMPLOYEE  
POPULATION



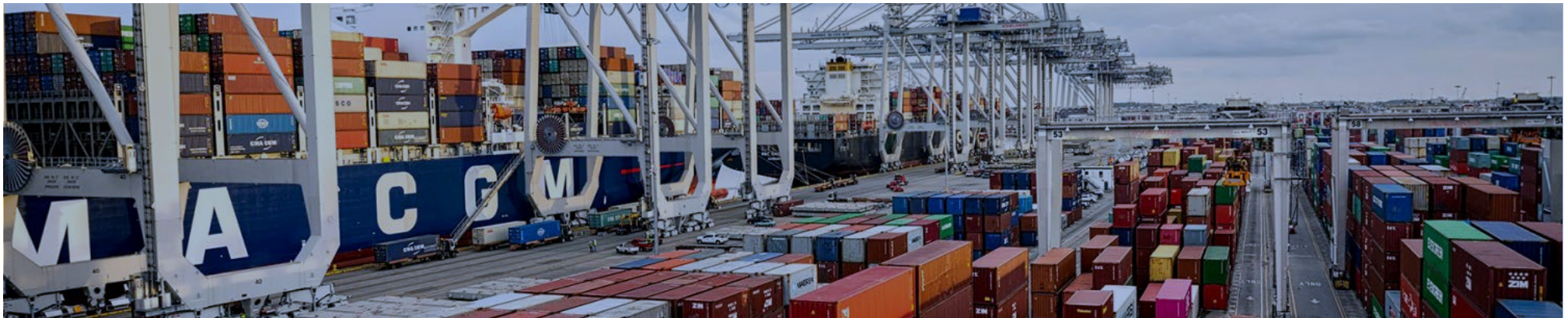
FORTUNE 1000  
COMPANY HQ'S



- The Port of Savannah is home to the largest single container terminal in North America and is the fastest growing container port in the United States
- The terminal boasts nearly 10,000 feet of berthing space with 30 container cranes spanning over 1,200 acres
- Due to the increased use of the Panama Canal and the ever increasing population growth in the Southeast United States, the Port of Savannah is the fastest growing port
- Two Class I on-terminal rail facilities provide immediate access to inland markets
- The Port's immediate access to I-16 and I-95 allows key cities and manufacturing points in the Southeast to be reached within a one- to two-day drive



- Hartsfield-Jackson Atlanta International Airport is the busiest passenger airport in the world with more than 100 million passengers annually
- The airport generates more than \$70 billion for the state of Georgia, including \$38 billion for the Atlanta area
- ATL has three cargo complexes, with air cargo warehouse space totaling in 13 million square feet
- ATL moves more than 650,000 metric tons of cargo annually
- ATL is the "Gateway to the World" with non-stop service to more than 150 domestic and 70 international destinations
- Named the world's most efficient airport in 2020 for the 17th straight year





# CONTACT

**A DEVELOPMENT OF**



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**LEASING**



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