

±797,580 SF
AVAILABLE



CLAYTON COMMERCE CENTER

3120 Anvil Block Rd
Ellenwood, GA 30294
±797,580 SF Available

Building Features

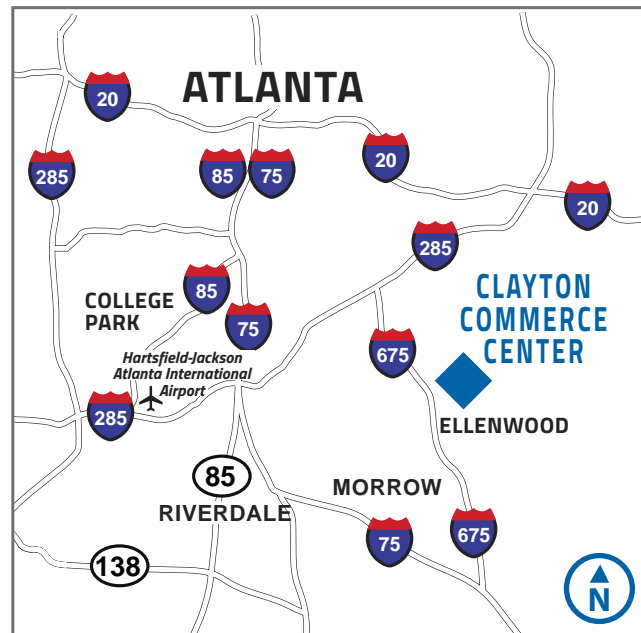
- » Up to +/- 797,580 SF (divisible) on +/- 57 Acres
- » 36' minimum clear height
- » ESFR sprinkler system
- » Cross dock configuration
- » 50' x 56' column spacing; 65' in staging bays
- » 146 - 9' x 10' dock high doors
- » 2 - 14' x 16' drive-in doors
- » 190' - 245' truck court depths
- » 442 auto spaces
- » 231 trailer storage spaces; expandable to 269
- » 6" Ductilcrete slab on 4" GAB

For Development Information:

HILLWOOD

7000 Central Pkwy | Ste 970 | Atlanta, GA 30328
www.hillwood.com

Todd Parker
770.407.4760 (o) | todd.parker@hillwood.com



For Leasing Information:

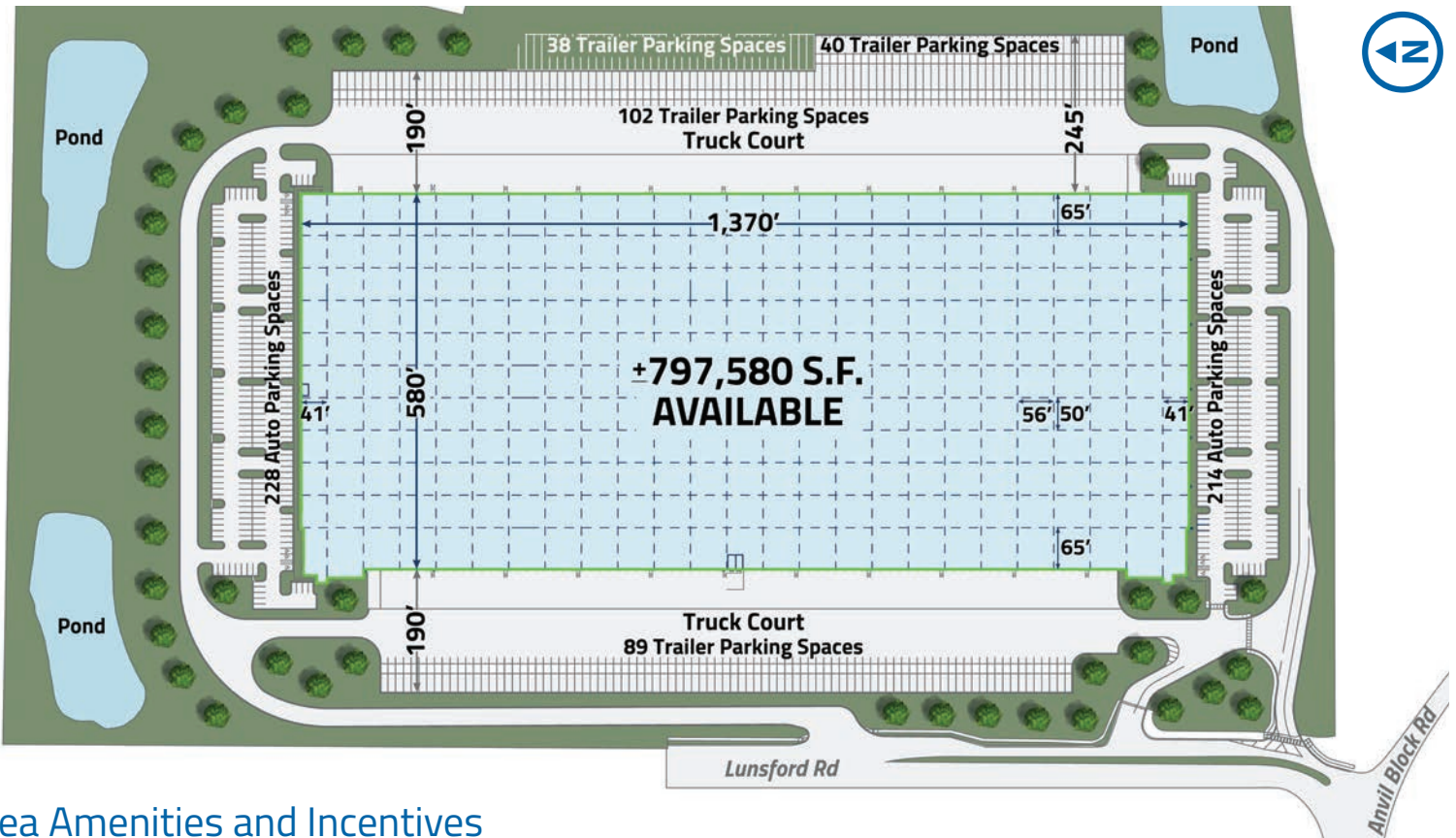
RELIANT | REAL ESTATE PARTNERS LLC

3565 Piedmont Rd | Ste 740 | Atlanta, GA 30305
404.760.7180 (o) | www.reliant-re.com

Adam Richards | arichards@reliant-re.com

Alex McArthur | amcarthur@reliant-re.com

Tyler Fann | tfann@reliant-re.com



Area Amenities and Incentives

- » **Job Tax Credits** – Clayton County is designated a Tier 1 county by the Georgia Department of Community Affairs, offering up to \$4,000 per job tax credit for up to 5 years which may be used to offset Georgia state income tax liability with the excess used toward Georgia payroll withholding tax up to \$3,500 per job
- » **Property Tax Abatement** – Tax reduction starting at 50% in 2018 which could represent \$0.20-\$0.30/SF in annual tax savings over the lease term
- » **Inventory Tax** – 100% Freeport Exemption
- » **Location** – On bus route 195 (MARTA), the site is also approximately 7 miles from Hartsfield Jackson International Airport and 4 miles from I-285
- » **FedEx** – Building is adjacent to both FedEx Ground and FedEx SmartPost's Atlanta Hubs

Clayton County – Tier 1 – Job Tax Credit Example Building SF 797,580					
Number of Jobs	Tax Credit Per Job	Annual Savings	5-Yr Cumulative Savings	5-Yr Annual Savings/SF	10-Yr Annual Savings/SF
100	\$4,000	\$400,000	\$2,000,000	\$0.50	\$0.25
200	\$4,000	\$800,000	\$4,000,000	\$1.00	\$0.50
300	\$4,000	\$1,200,000	\$6,000,000	\$1.50	\$0.75
400	\$4,000	\$1,600,000	\$8,000,000	\$2.01	\$1.00
500	\$4,000	\$2,000,000	\$10,000,000	\$2.51	\$1.25
600	\$4,000	\$2,400,000	\$12,000,000	\$3.01	\$1.50
700	\$4,000	\$2,800,000	\$14,000,000	\$3.51	\$1.76
800	\$4,000	\$3,200,000	\$16,000,000	\$4.01	\$2.01

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