

CLAYTON

TECHNOLOGY CENTER

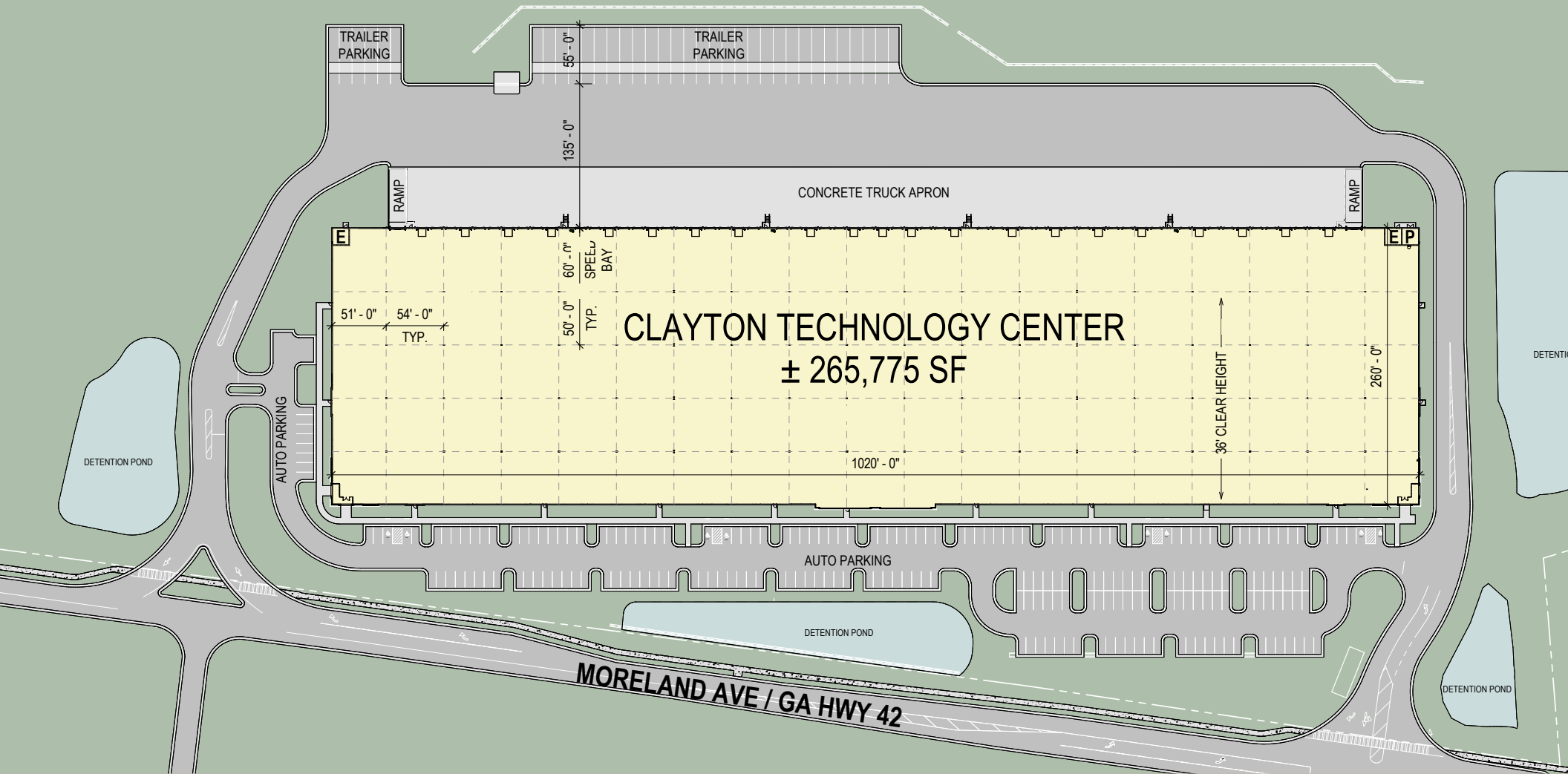
▼
265,775 SF
FOR LEASE



5490 GA-42,
Ellenwood, Georgia

 TRANSWESTERN®





265,775 SF

TOTAL BUILDING

3,095 SF

OFFICE

60

DOCK HIGH DOORS

2

DRIVE IN DOORS

37

TRAILER PARKING SPACES

245

PARKING SPACES

36'

CLEAR HEIGHT

50' x 54'

COLUMN SPACING

260'

BUILDING DEPTH

135'

TRUCK COURT

Business Incentives

Job Tax Credits

Clayton Technology Center is located in Clayton County – designated a Tier 1 county by the Georgia Department of Community Affairs and as such, offers \$4,000 per job tax credit for up to 5 years, against state withholding tax for qualifying jobs.

Foreign Trade Zone (FTZ)

Clayton Technology Center is within the federally approved Service Area of Foreign-Trade Zone (FTZ) #26, associated with the Atlanta Port of Entry at Hartsfield-Jackson Atlanta International Airport. FTZs help businesses reduce production, transaction, and logistics-related costs by lowering effective duty rates, allowing special entry procedures, and encouraging production closer to market. The FTZ program provides unique customs relief and support for U.S. businesses whose operations include import and export activities.

100% Freeport Exemption

Clayton County exempts tangible personal property including inventory of goods in process of being manufactured or produced, finished goods manufactured or produced within Georgia, and finished goods destined shipment outside Georgia.

Surrounding Tenants



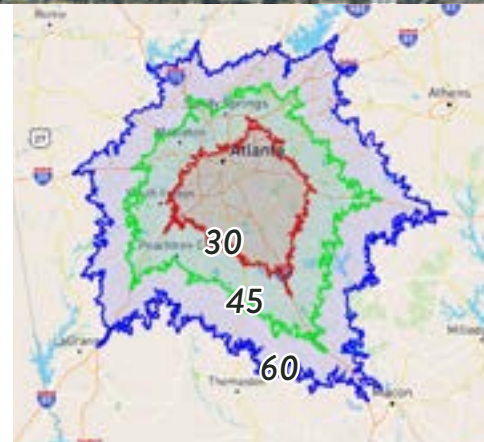
Population Base

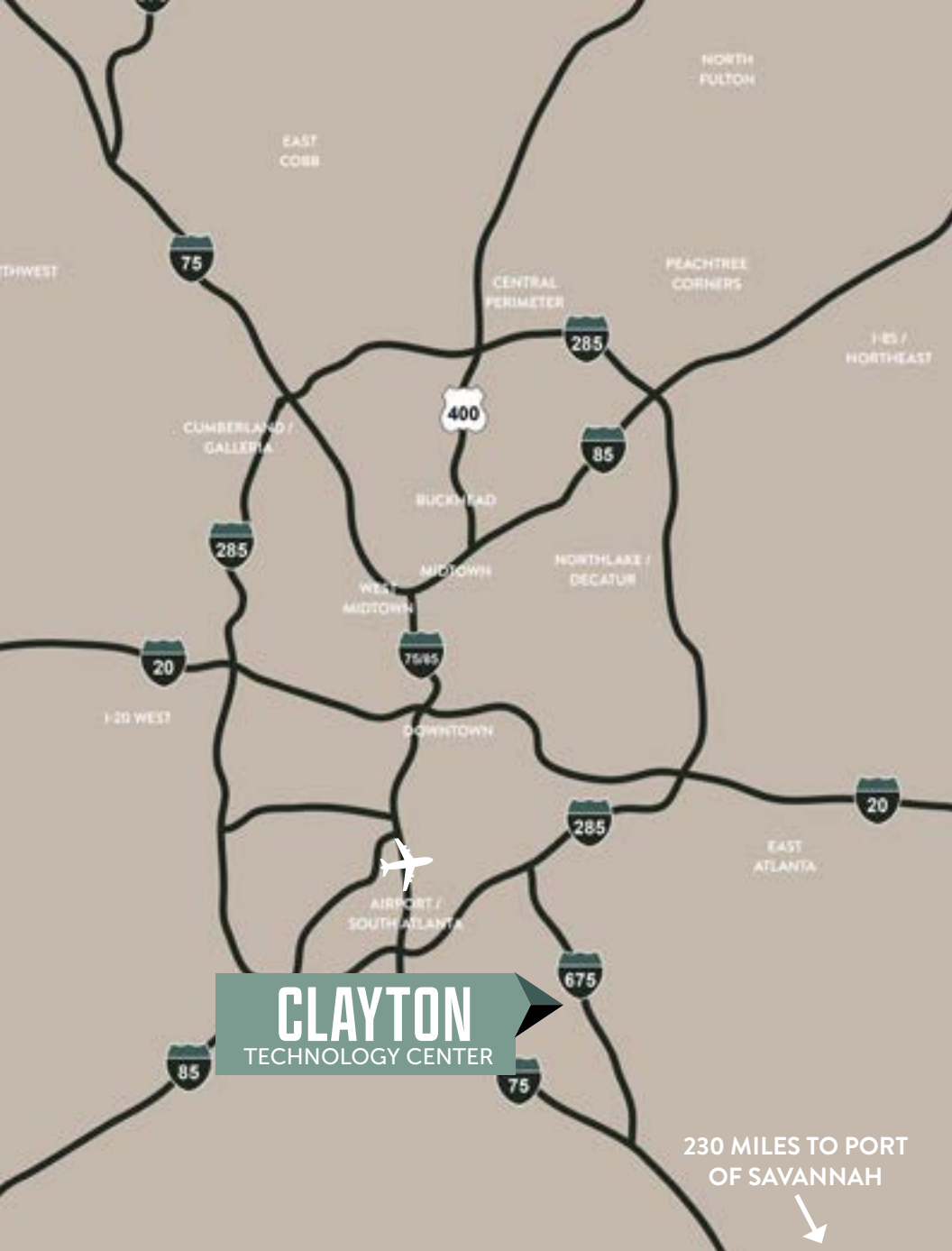
based on drive time

30 Minutes
1,610,557 people

45 Minutes
3,495,794 people

60 Minutes
5,285,243 people





Desirable Logistics Corridor

1
MILE TO I-675

5.2
MILES TO I-285

6.6
MILES TO I-75 S

7.8
MILES TO HARTSFIELD
JACKSON AIRPORT

11
MILES TO I-20

13
MILES TO I-85

For More Information

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