

Available for Lease | Class A Industrial Buildings | South Atlanta | 40,000 - 131,473 SF



Sagard

STREAM

SITE PLAN

9485 GA-42



Old Macon Hwy



BUILDING A
40,000 - 131,473 SF
Available

210' Truck Court

BUILDING B
64,451 SF
Available

LEASED

Multiple Storefronts
to Accommodate a
Variety of Suite Sizes



AVAILABILITY HIGHLIGHTS

9485 GA-42

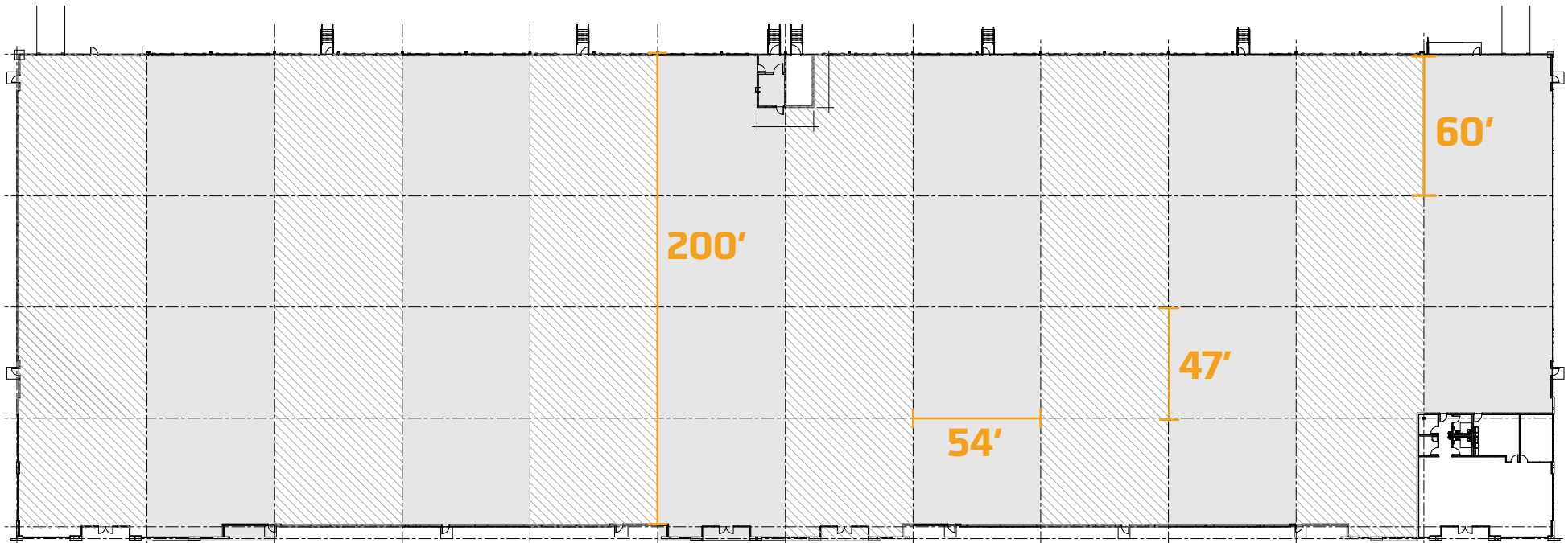


Building	Building A
Building Size:	131,473 SF
Available Size:	40,000 - 131,473 SF
Office Size:	+/- 3,200 SF
Clear Height:	32'
Loading:	34 Dock High Doors, with 6 Spec Levelers 2 Drive-In Doors
Column Spacing:	54' W x 47' D, 60' Speed Bays
Sprinkler:	ESFR
Power:	2000 Amps
Employee Parks:	132



CURRENT AVAILABILITIES

9485 GA-42 - Building A
131,473 SF



AVAILABILITY HIGHLIGHTS

9485 GA-42



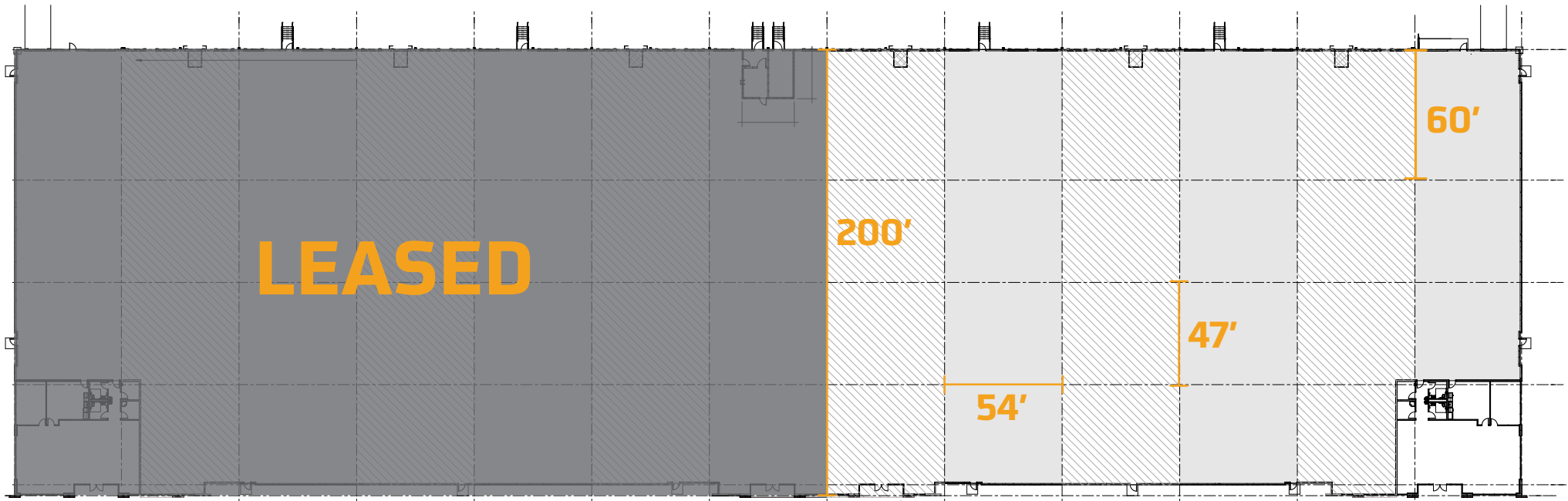
Building	Building B
Building Size:	139,878 SF
Available Size:	64,541 SF
Office Size:	+/- 3,200 SF
Clear Height:	32'
Loading:	19 Dock High Doors, with 3 Spec Levelers 1 Drive-In Door
Column Spacing:	54' W x 47' D, 60' Speed Bays
Sprinkler:	ESFR
Power:	800 Amps
Employee Parks:	62



CURRENT AVAILABILITIES

9485 GA-42 - Building B

139,878 SF Total - 65,541 SF Available



4
MINUTES

to I-675

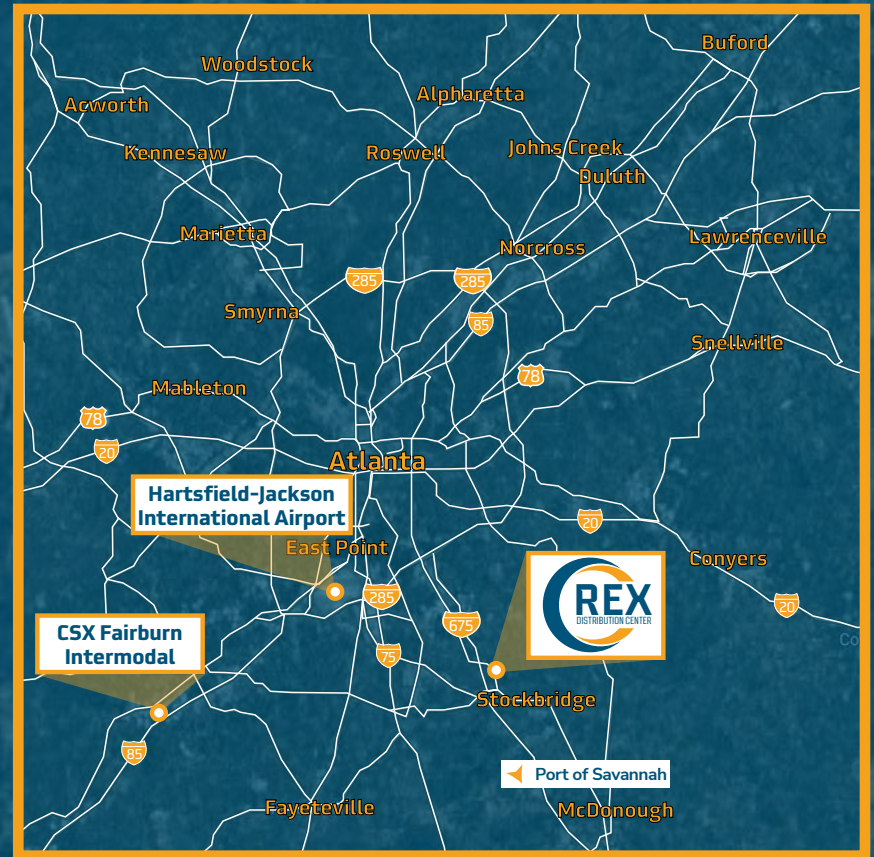


Old Macon Hwy



7
MINUTES

to I-75



TAX INCENTIVES



JOB TAX CREDIT

Rex Distribution Center is located within a Tier 3 County for Georgia's Job Tax Credit Program. This is the highest tier within the State and provides employers the highest potential state tax credits. Employers are eligible to receive up to a \$1,250 state tax credit per new job with a minimum of 15 new jobs created. Businesses receiving the job tax credit can apply it to 100% of their tax liability each year and credits may be carried forward for up to 5 years.

100% FREEPORT EXEMPTION

Henry 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.

Please visit the link to learn more: <https://www.dca.ga.gov/community-economic-development/incentive-programs/job-tax-credits>



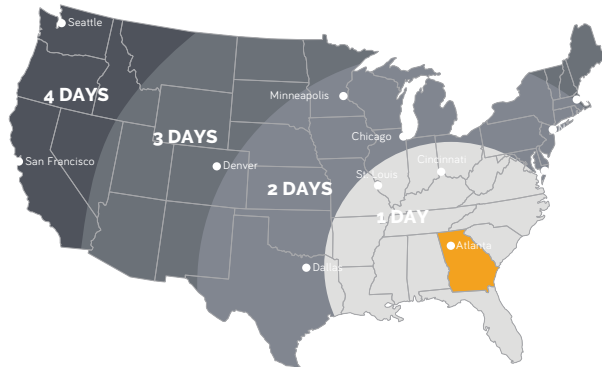
DRIVE TIME MAPS

SOUTHEAST REGIONAL ACCESS

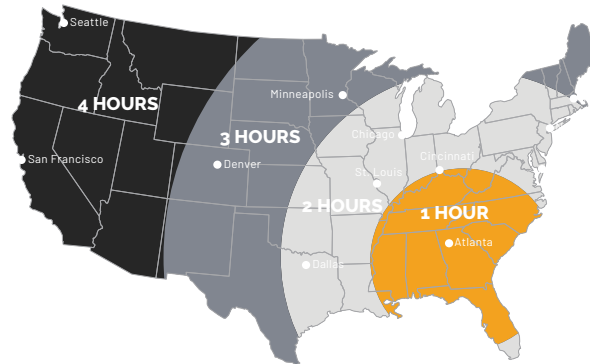


LOCATION	DISTANCE
SOUTHEAST REGIONAL ACCESS	
Interstate 675	1 Mile
Interstate 75	2.5 Miles
Interstate 285	10 Miles
Air Cargo Terminal at Hartsfield-Jackson	12.4 Miles
Interstate 85	20.6 Miles

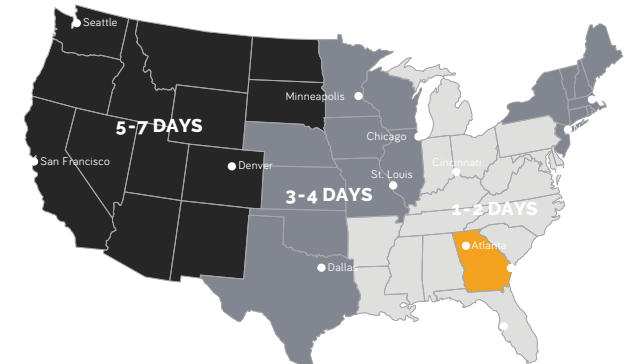
LOCATION	DISTANCE
SOUTHEAST REGIONAL ACCESS	
Fairburn CSX Intermodal	25-30 Miles
Port of Savannah	250 Miles
Port of Brunswick	260 Miles
Port of Charleston	270 Miles
Port of Jacksonville	320 Miles



TRUCK TRANSIT TIMES
FROM GEORGIA



AIR TRANSIT TIMES
FROM GEORGIA



RAIL TRANSIT TIMES
FROM GEORGIA



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