

For Sale or BTS

Franklin 85 Logistics Center

Carnesville, GA 30521

NAI Brannen Goddard



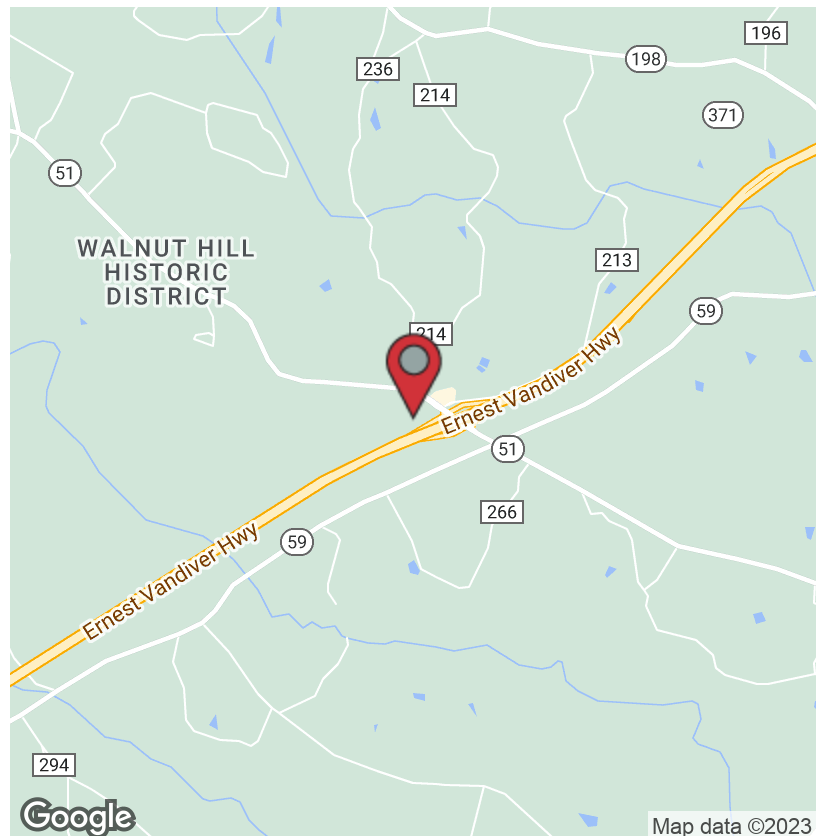
4800' Frontage on I-85 | 5 Mega-Watt Power

552,000 SF / 1,260,000 SF

- **PREMIER MEGA SITE**
- Sites can accommodate a 552,000 SF and 1,260,000 SF building
- 552,000 SF building (expandable to 684,000 SF) - Cross dock / 399 trailer storage / 316 car park
- 1,260,000 SF building - Cross dock / 822 trailer storage / 440 car park
- All utilities available; 5 Mega-Watt Power
- All due diligence reports available
- Franklin County provides the most competitive state and local incentives package in the Southeast.

FRANKLIN 85

Information is deemed from reliable sources. No warranty is made as to its accuracy.



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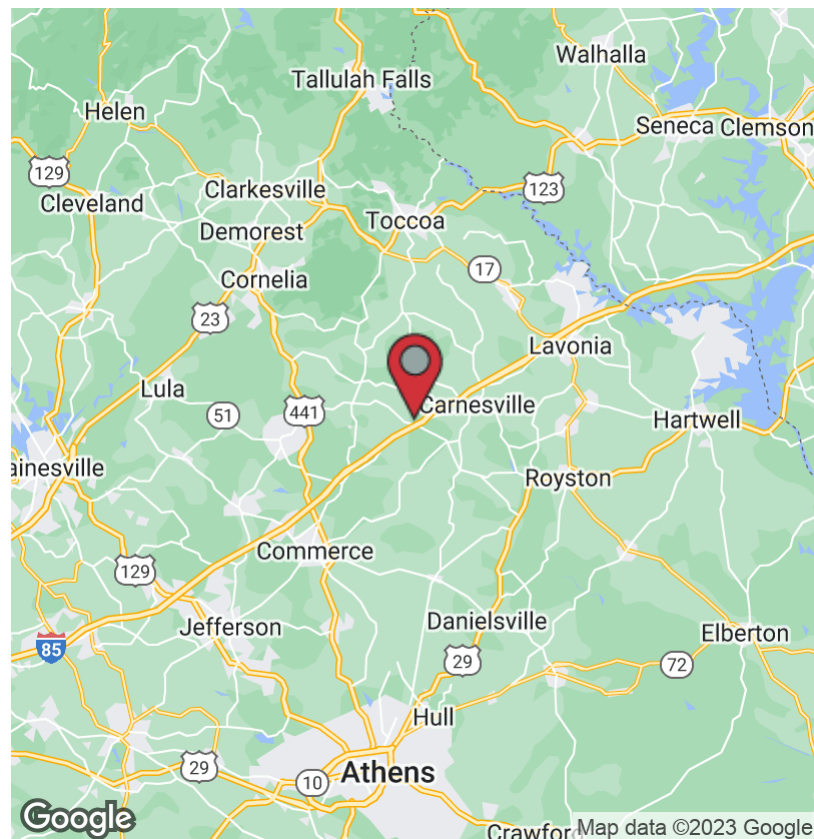
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Franklin County Incentives & Taxes

- **Job Tax Credit:** Available to all qualifying companies in Franklin County - \$4,000 per job each year for 10 years, minimum 2 jobs (Franklin County is a Tier 1 community). Job Tax Credits in Franklin County can be used against 100% of Georgia Corporate income tax liability and payroll tax withholdings.
- **Port Job Tax Credit Bonus:** A \$1,250 per job bonus added to the job tax credit for a 10% increase in port activity out of a Georgia port.
- **Quality Jobs Tax Credit:** A \$2,500 - \$5,000 per job tax credit available to companies that create a least 50 jobs in a 24-month period at wages at least 10% higher than the county average.

Additional Franklin County Local and State Level Incentives can be found at franklin-county.com/incentives-taxes.php.



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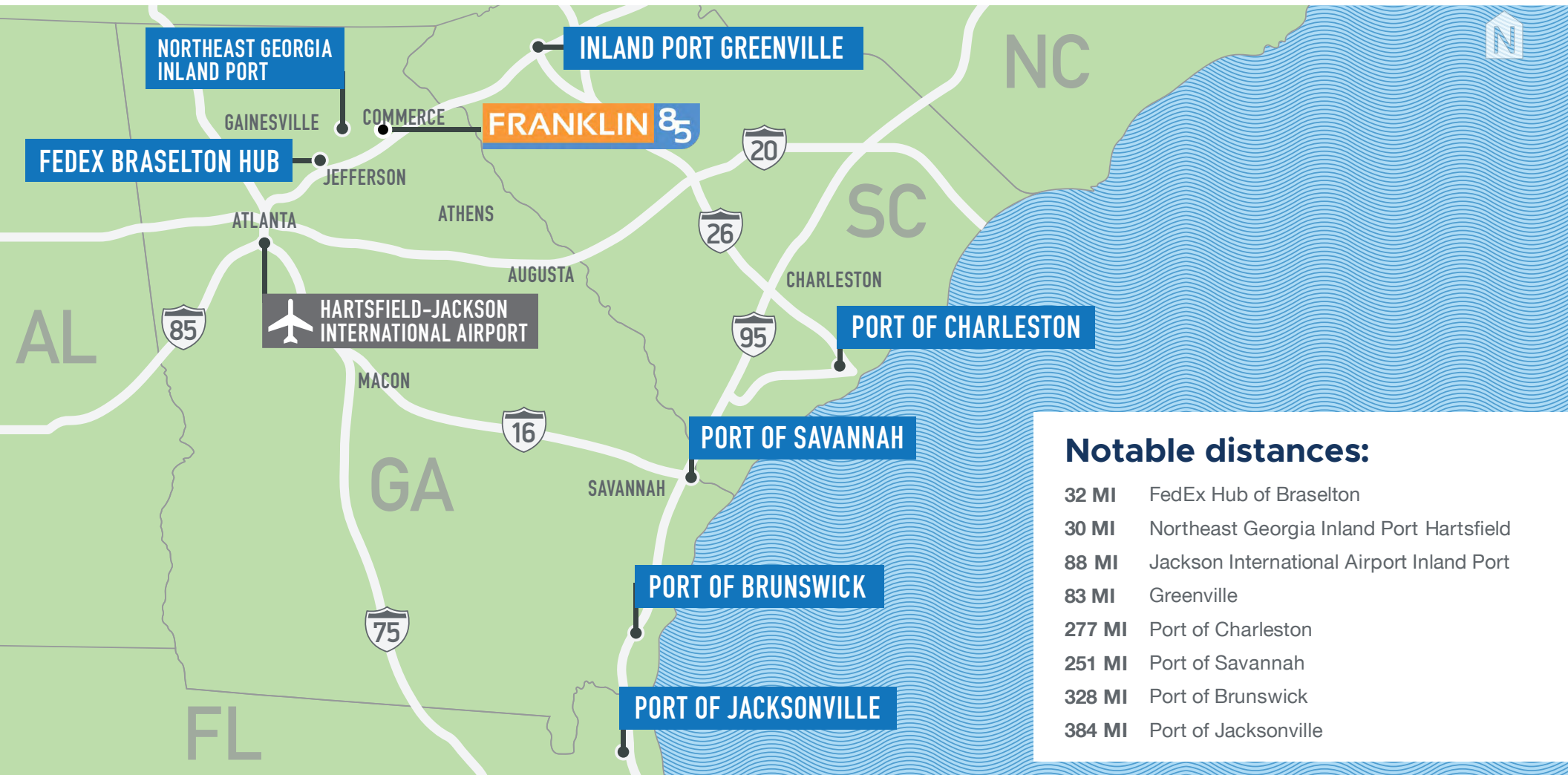
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Take your place on Interstate 85 at Exit 160



Notable distances:

- 32 MI FedEx Hub of Braselton
- 30 MI Northeast Georgia Inland Port Hartsfield
- 88 MI Jackson International Airport Inland Port
- 83 MI Greenville
- 277 MI Port of Charleston
- 251 MI Port of Savannah
- 328 MI Port of Brunswick
- 384 MI Port of Jacksonville

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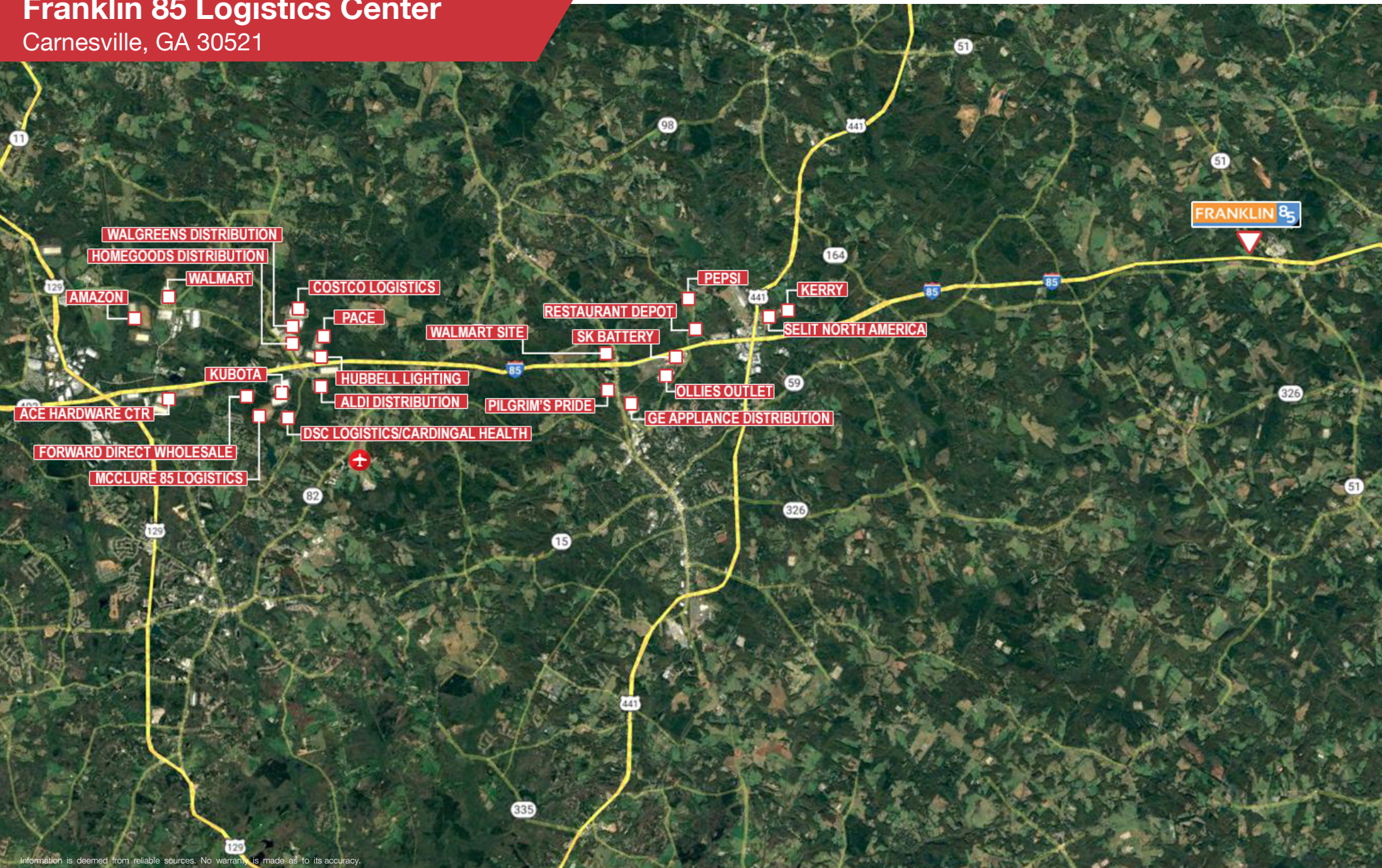
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