



**BUILDING 2**

**Suite 500**

**Suite 400**

**48,333 - 96,827 SF FOR SUBLEASE**

**4099 OLD DIXIE HIGHWAY | BUILDING 2 | ATLANTA, GA 30354**

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## 4099 OLD DIXIE HWY

ATLANTA, GA 30354

### PROPERTY INFORMATION

#### HIGHLIGHTS

- Address: 4099 Old Dixie Highway, Bldg 2, Atlanta, GA 30354
- Sublease SF: 96,827 SF
- >> Suite 400: 48,333 SF
- >> Suite 500: 48,494 SF
- Office Space:  $\pm$ 2,000 SF
- Construction: Ribbed pre-cast construction
- Building Depth: 240'
- Ceiling Height: 24' minimum
- Zoning: Heavy Industrial
- Sublease through November 30, 2027

#### PROPERTY SUMMARY

- Sprinkler: Wet
- Dock Doors: 13 (4 with pit levelers)
- Configuration: Front load
- Air Circulation: 4 HVLS fans
- LED Lighting throughout warehouse

#### KEY DISTANCES

- |                             |           |
|-----------------------------|-----------|
| • FedEx:                    | 1.1 Miles |
| • I-75:                     | 1.6 Miles |
| • I-285:                    | 2.0 Miles |
| • South Air Cargo Terminal: | 3.9 Miles |
| • UPS:                      | 4.8 Miles |
| • Port of Savannah:         | 243 Miles |

#### TIER 1 COUNTY

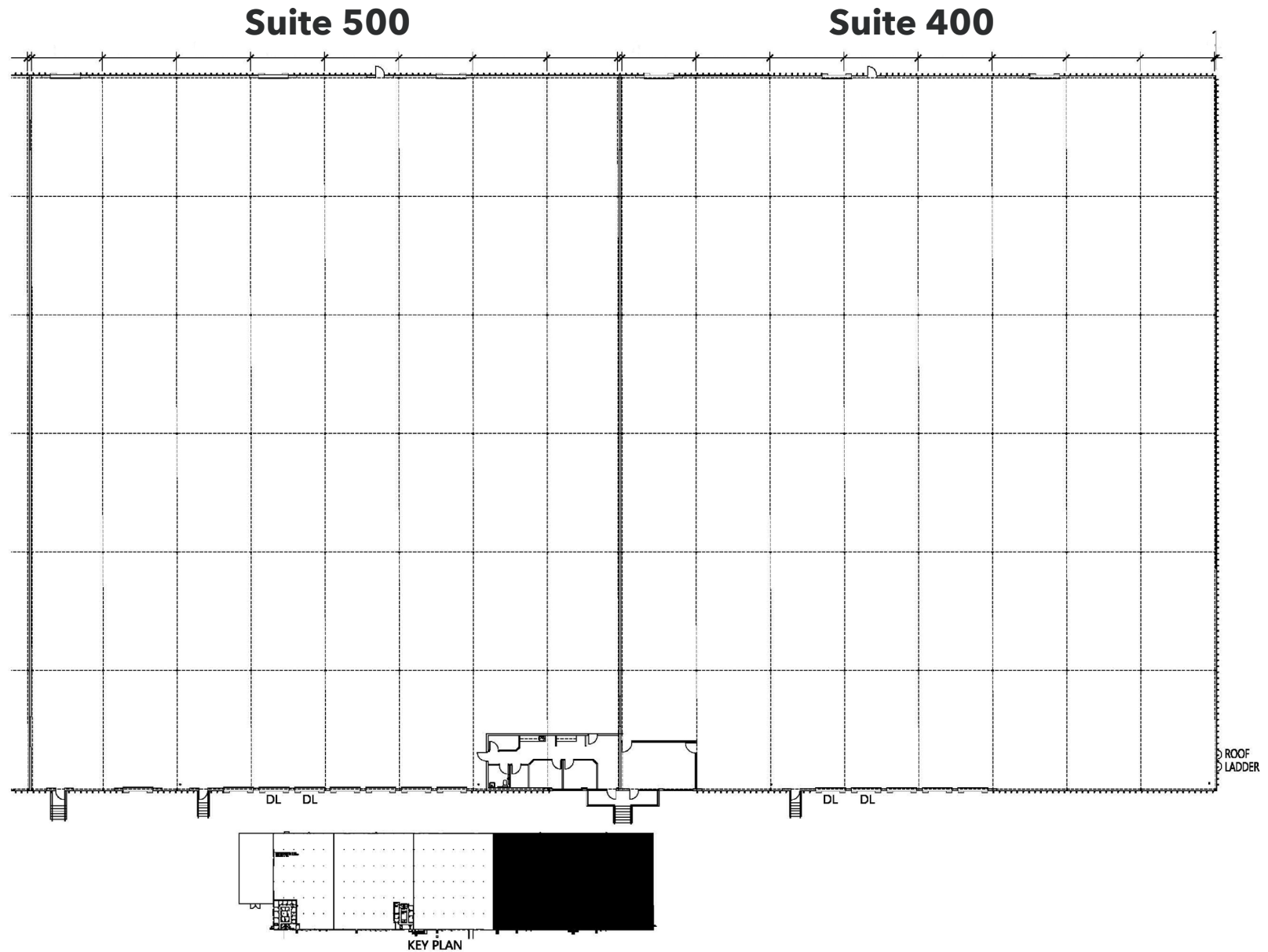
- \$3500 tax credit per new job created with minimum 2 jobs
- Credits available up to 5 years
- Use of job tax credits against 100% of Georgia income tax liability and withholding tax.
- Provides for businesses of any nature to qualify, not just a defined "business enterprise"
- Visit [www.Investclayton.com](http://www.Investclayton.com) for further information





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## FLOOR PLAN







**4099 OLD DIXIE HWY**

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## LOCATION DETAILS

