



# 5800 PEACHTREE RD

5800 Peachtree Rd. Chamblee, GA 30341

*Perfectly Located / Active Rail-Spur / Heavy Power*

**± 210,000 SF FOR SALE**



**CUSHMAN &  
WAKEFIELD**



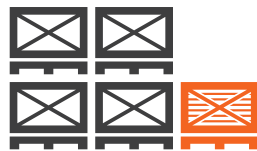


## POTENTIAL DATA CENTER SITE

AREA SUPPORTED BY 230KV TRANSMISSION LINES • SUBSTATION NEARBY



SINGLE TENANT  
BUILDING



OUTSIDE STORAGE



FOR SALE



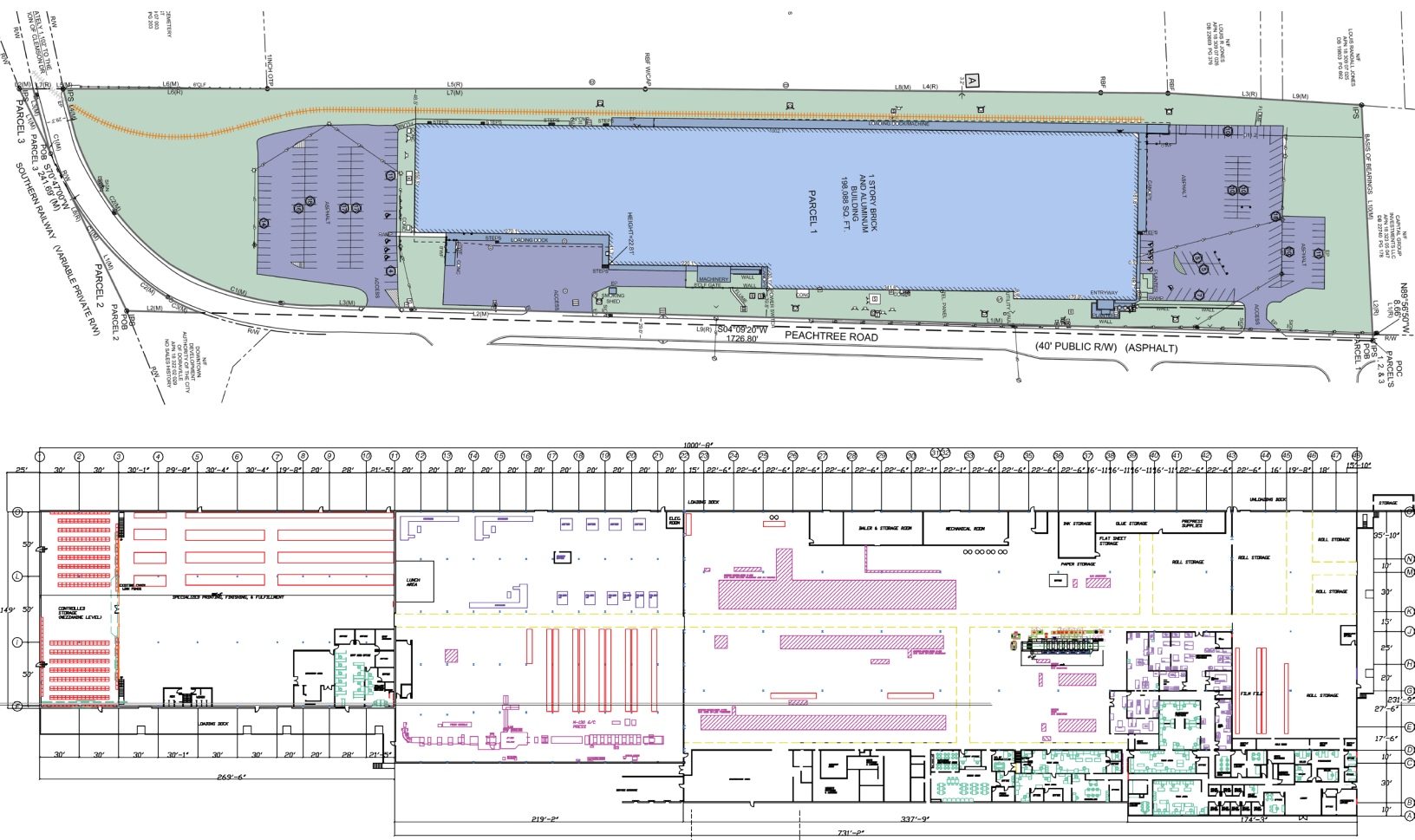
ACTIVE RAIL SPUR

<b>BUILT</b>	1959
<b>ACRES</b>	± 12.9
<b>CLEAR CEILING HEIGHT</b>	21'
<b>BUILDING SIZE</b>	± 210,000 SF
<b>DOCK DOORS</b>	6
<b>RAIL DOORS</b>	5
<b>POWER</b>	HEAVY
<b>OFFICE SPACE</b>	10,000 SF

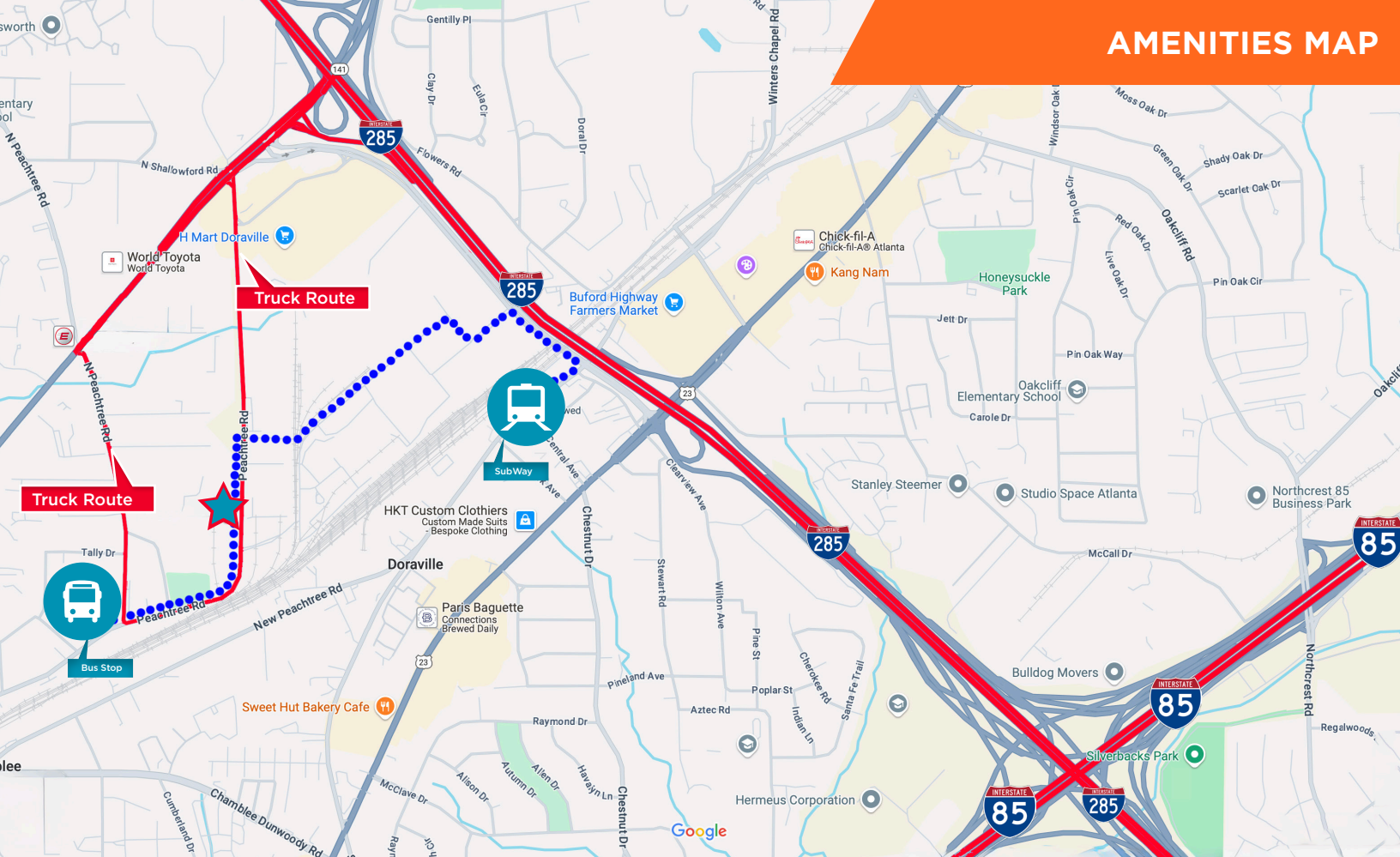




BUILDING LAYOUT







## TRANSPORTATION & LOGISTICS

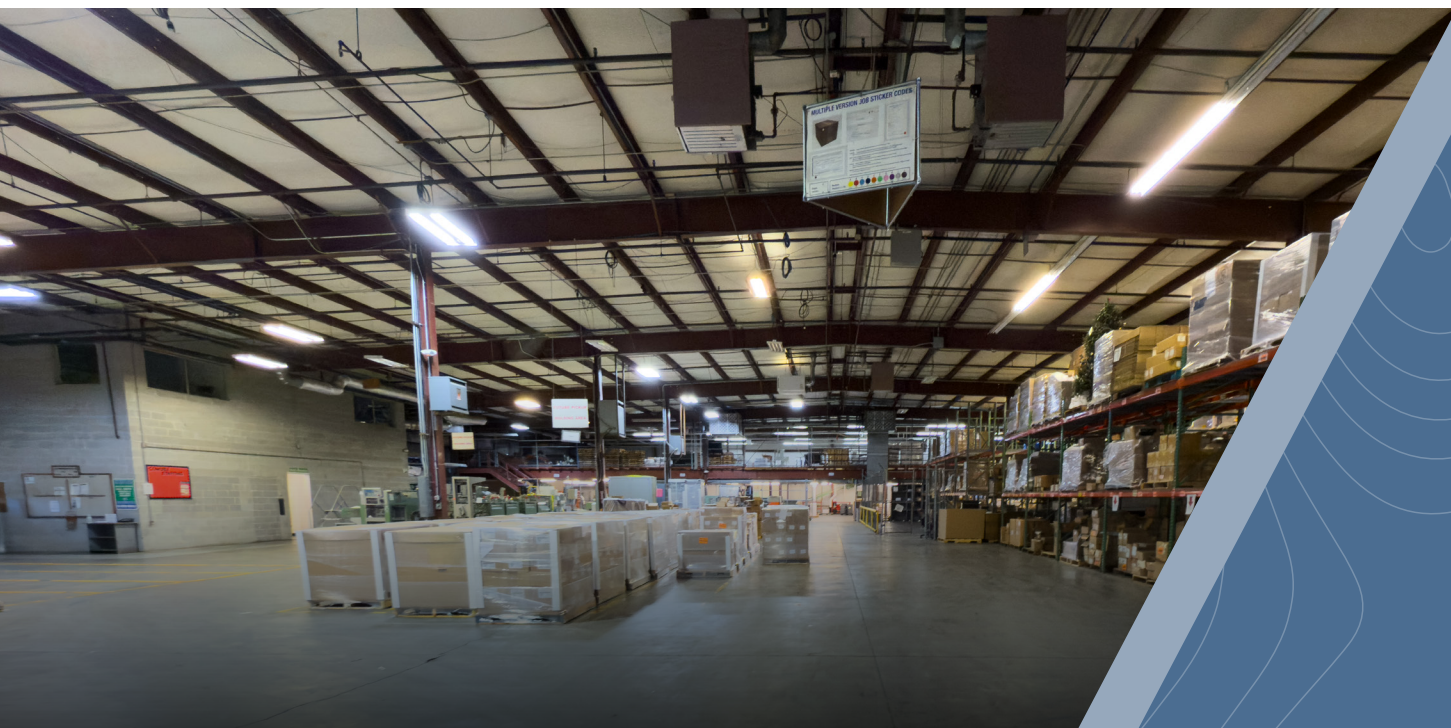
- Quick access to I-285, I-85, and GA-400. With two possible truck routes to the Interstate.
- 7 minute walk to the nearest bus stop.
- ~30 min drive to Hartsfield-Jackson Atlanta International Airport.
- ~10 min drive to Peachtree-DeKalb Airport (PDK).

## UTILITIES & INFRASTRUCTURE

- Industrial-Grade Power Supply
- High-Speed Fiber Internet

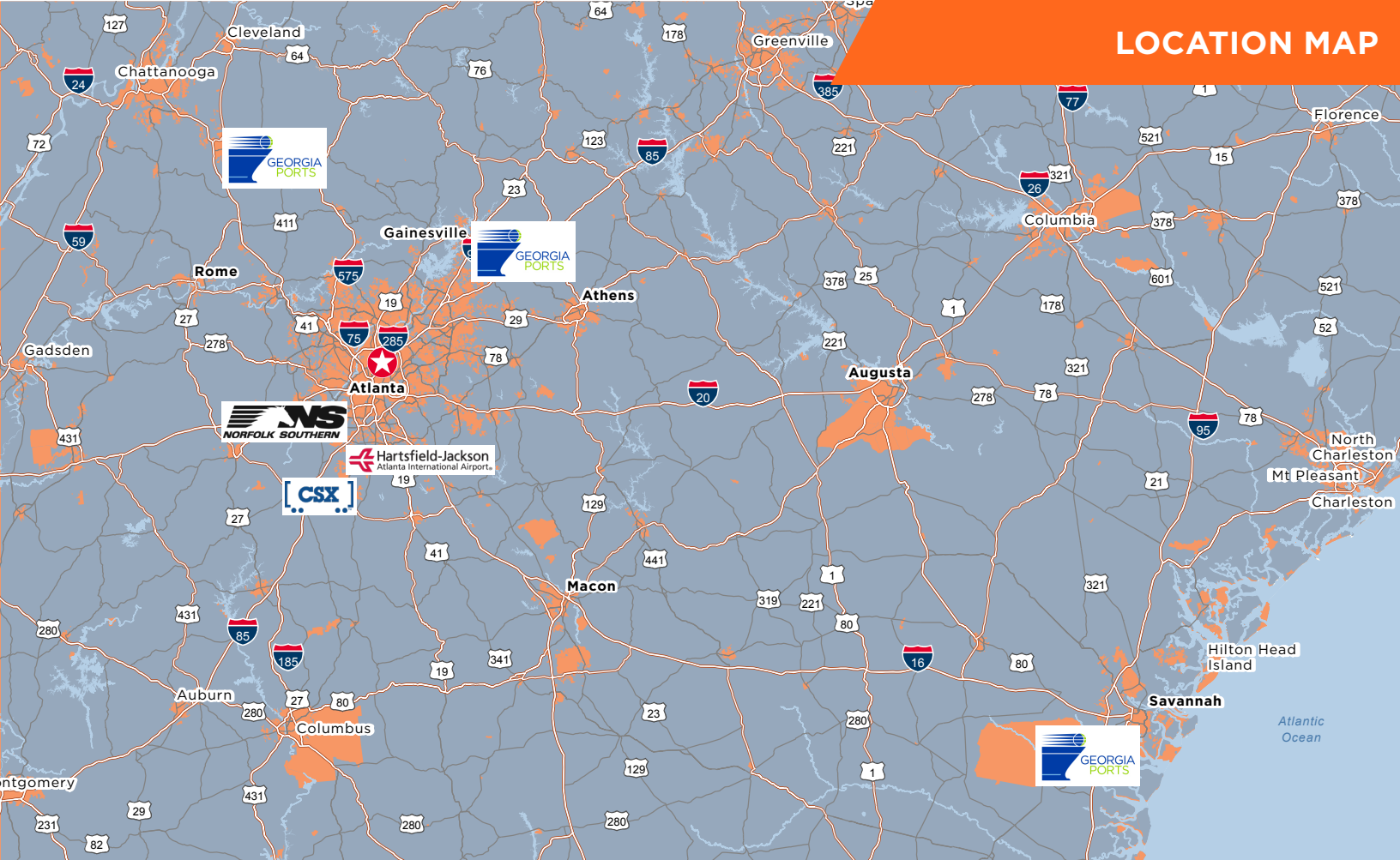
## DINING, LODGING & BUSINESS ESSENTIALS

- Numerous Nearby Dining Options
- Nearby Lodging
- Industrial & Office Supply Stores Nearby





## LOCATION MAP



## DISTANCES TO INTERSTATES & HIGHWAYS



4 MILES



12 MILES



5 MILES



1.6 MILES

## DISTANCES TO AIR, RAIL, PORT

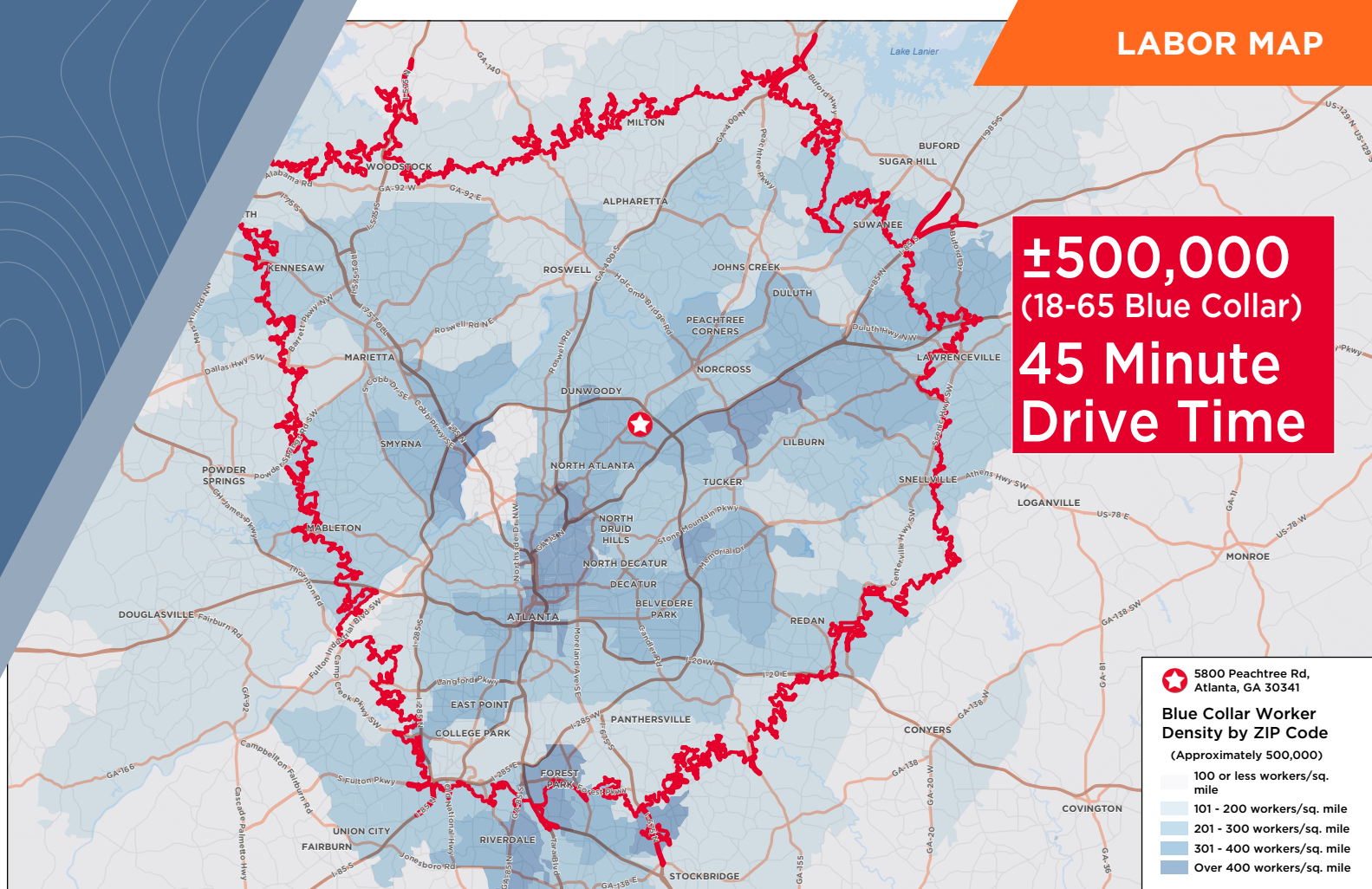
Hartsfield-Jackson International Airport - 26 Miles

Port of Savannah - 220 Miles

DeKalb Peachtree Airport - 3.5 Miles







## JOB TAX CREDITS

Georgia provides a statewide job tax credit that could benefit companies located 5800 Peachtree Rd. Tier 3 County Job Tax Credits available for this location are \$1,750\* per net new job for 5 years, which can offset 50% of state income tax liability with a 10 year carry forward.

\* Includes \$500 bonus for Joint Development Authority. A minimum of 15 net new jobs paying the minimum wage requirement is required to realize this benefit.

## WHO QUALIFIES?

To qualify, the Georgia facility must be engaged in, or the headquarters of, a specified industry including:

- Manufacturing
- Warehouse, Distribution
- Logistics
- Software Development
- FinTech
- Data Centers
- Contact Centers
- Telecommunications
- Research and Development Facilities

## JOB TAX CREDIT CALCULATION

A manufacturing company chooses to locate to 5800 Peachtree Rd., and creates 100 jobs new to Georgia, which are maintained for 5 years.

TIER 3  
JOB TAX  
CREDIT

:



\$1,750 X 100 NEW JOBS

X



=



\$875,000 TOTAL  
CREDITS TO CLAIM





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