



PITTSBURGH YARDS[®]

development
opportunity
on the BeltLine

EACH PAD IS A VIBE

NATIONAL
LAND
REALTY

an urban business ecosystem

Pittsburgh Yards® presents 5 pad sites with utility infrastructure in place, ideally located along the Atlanta BeltLine Southside Trail, and within a preferential Federal Opportunity Zone. This is a rare opportunity for incoming developers to make a mark on a highly accessible, burgeoning community.

PITTSBURGH YARDS®

5 available pads for development

5.07 acres of I-Mix zoned pads along the Atlanta BeltLine trail



each pad is a vibe

Pittsburgh Yards® offers ease of access and an opportunity to be a part of the activation of the Southwest Atlanta region.

Approved mix and light industrial use rezoning (I-MIX) allows for the sites to be transformed for a variety of uses including business and professional services, health and wellness, trade school and workforce, light manufacturing, distribution, and boutique mixed-use development.



vital:works

**HEALTH &
WELLNESS**



tech:works

**TECHNOLOGY
SERVICES**



accel:works

**RETAIL/WORKFORCE
DEVELOPMENT**



venture:works

**LIGHT
MANUFACTURING**



omni:works

**CREATIVE
AGENCIES**



vital:works

Become the hub of a thriving
community by providing
accessible healthcare solutions.





tech:works

Develop technological strategies
through accessible digital architects
and innovative data structuring.

```
package com.ds.ucd.be.bcore.svc;  
  
import ...  
  
public final class LocationUtils {  
  
    ...  
    + Parse Point from it's String representation.  
    + Parse locationString - String that represents location  
    + Parse http://springframework.org/...  
  
    public static Point parseLocation(String locationString) {  
        Preconditions.checkNotNull(locationString, "Location String should not be null");  
        Preconditions.checkArgument(locationString.contains("."), "Location must be split with comma");  
        locationString = locationString.trim();  
  
        if (locationString.contains(" ")) {  
            locationString = locationString.replaceAll(" ", "");  
        }  
  
        if (locationString.contains(",")) {  
            locationString = locationString.replaceAll(" ", "");  
        }  
  
        String[] location = locationString.split(",");  
        Preconditions.checkArgument(location.length == 2, "Location should consist of 2 Double parameters");  
        Double.parseDouble(location[0]);  
        Double.parseDouble(location[1]);  
  
        return new Point(lat, lon);  
    }  
}
```





Accel:works

Generate top tier talent through progressive skill strengthening implementation.





venture:works

Support the business ecosystem by
expanding local sourcing opportunities for
fabrication fulfillment.

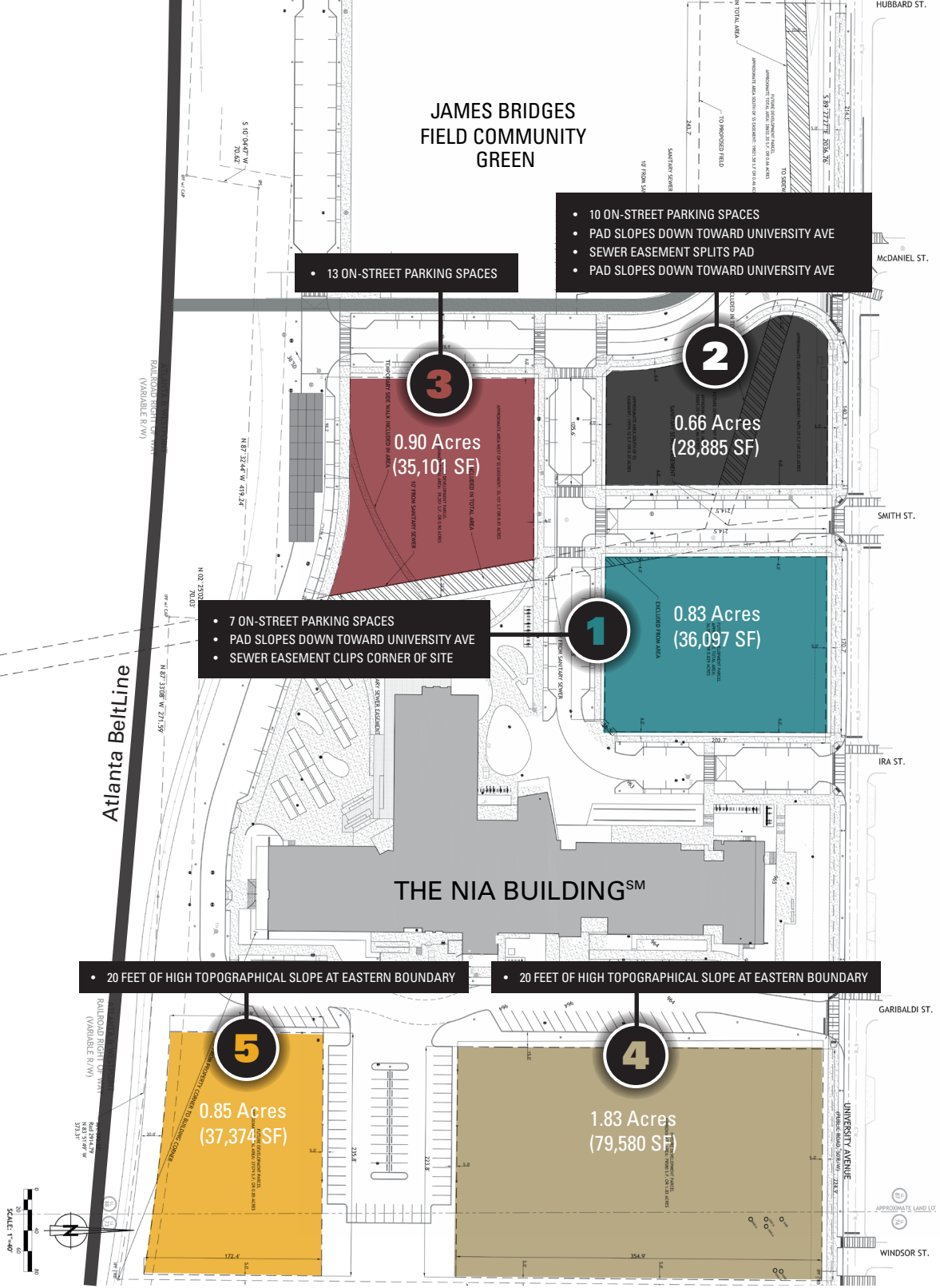




omni:works

Inspire clever genius, imagination,
and originality through a collaborative
and inclusive workspace environment.





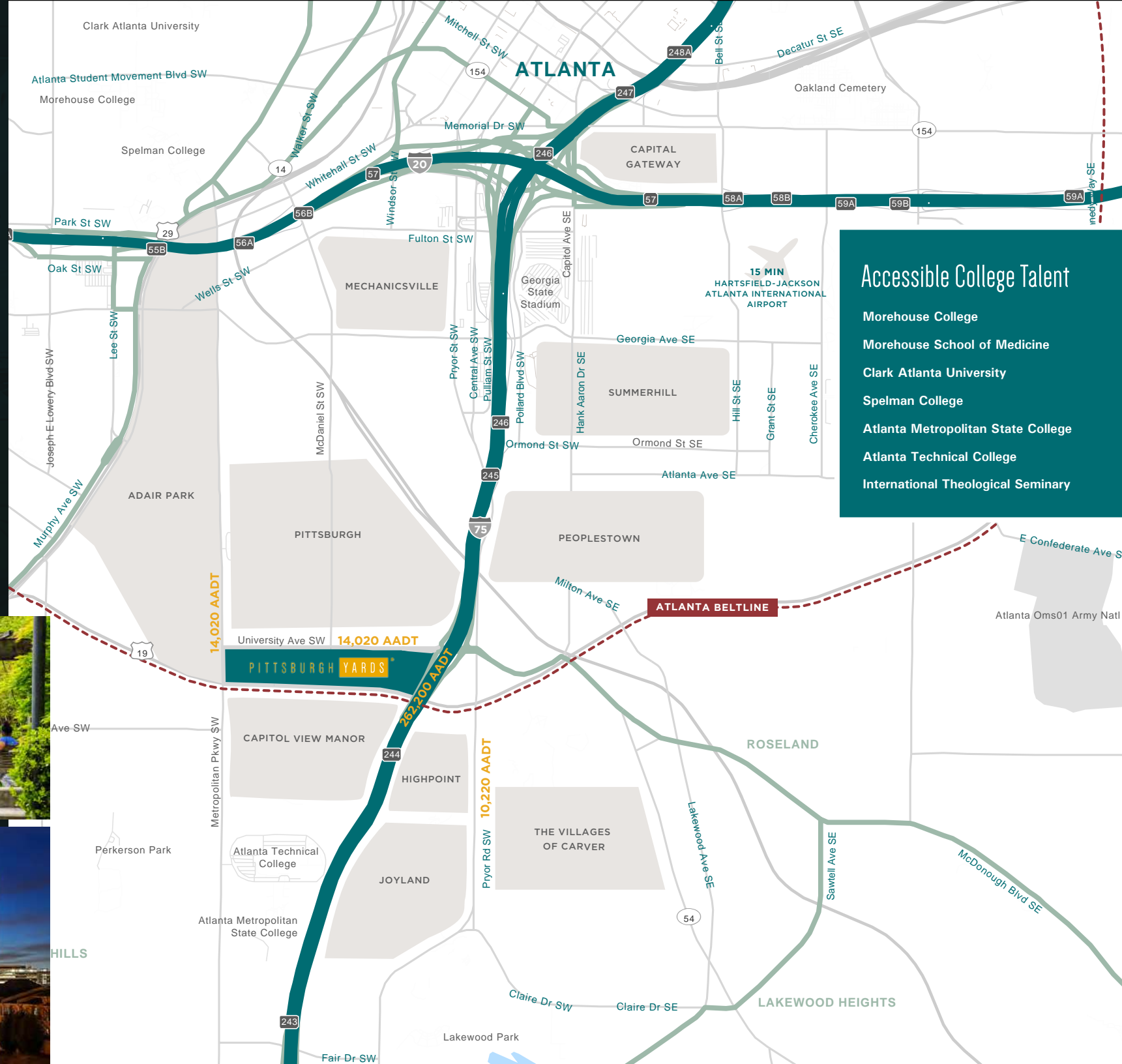
2,000 feet fronting the BeltLine Trail

THE FIVE PAD SITES COME WITH UTILITY INFRASTRUCTURE IN PLACE AND INCLUDE:

- Access to 200+ lighted parking lot spaces with room to grow
- Several electric vehicle (EV) charging stations
- Multiple bike racks for its users
- Served by two MARTA bus routes
- Adjacent to the Atlanta Beltline
- Immediate access to I-85 & I-75 and great proximity to I-20.
- 15-minute drive to Hartsfield-Jackson International Airport and Fort McPherson
- 12-minute bike ride to two MARTA rail stations
- Pad sites are generally flat and already graded
- Onsite storm-water detention vault that meets capacity for fully developed property
- Water and sewer lines are in place and stubbed for each pad
- Roads meet tractor-trailer turn radius requirements
- Located in a Federal Opportunity Zone, providing preferential tax treatment.
- 3,000 +/- for-sale and rental housing units planned or under construction along or near Southside Beltline trail
- Ability to take advantage of vertical real estate
- Total Land Size: 5.069 Acres (220,806 SF)
- Daily Traffic Count Along West Side of Site: 14,300 VPD (2018)

connected to the pulse of atlanta

Strategically located at 352 University Ave SW, Pittsburgh Yards® is positioned with direct access to the Atlanta Beltline Southside Trail, offering great walkability and connectivity to opportunities all over the greater Southwest Atlanta region.



- ### Accessible College Talent
- Morehouse College
 - Morehouse School of Medicine
 - Clark Atlanta University
 - Spelman College
 - Atlanta Metropolitan State College
 - Atlanta Technical College
 - International Theological Seminary



amenities to motivate + energize

Container Courtyard (Spring 2023)

Pittsburgh Yard's BeltLine-adjacent commercial village, the Container Courtyard, which has already attracted local eateries who will open new locations on-site once development is completed in Spring 2023, will also feature community greenspace for gathering and hosting recreational and cultural events.

The overall goal of the Container Courtyard is to provide 10 local businesses with a permanent location, with a focus on food and retail in spaces.

The Nia Building and Container Courtyard

The Nia Building, whose name reflects a Swahili term meaning "purpose," is a 61,000-square-foot small business and maker hub, with 101 office suites for lease ranging in size of 100 to 400 square feet.

These spaces are ideal for creatives, artists, and makers or fabricators, as well as businesses offering professional services. The Nia Building also includes shared spaces for coworking members, a shared commercial kitchen space, and a market/café space.



why atlanta?

With a low cost of doing business, cost of living 1.7% below the national average affordable living, a global business reach and a diverse, highly skilled workforce, Atlanta is where large and small companies come to forge their future.

#1 METRO AREA FOR
**Lowest
Cost of Doing
Business**

#2 FOR
**Job
Growth**
(U.S BUREAU OF LABOR
STATISTICS, 2017)

3rd
MOST FORTUNE 500
COMPANY
HEADQUARTERS

1.9M
FORECASTED JOBS
TO BE CREATED
BY 2040

47%
OF POPULATION
25 YEARS AND OVER
HAVE A BACHELOR'S
DEGREE OR HIGHER

#1 MOST-TRAVELED
**Airport in the
Western
Hemisphere**

#3 MARKET FOR
**Educational
Attainment**

Recent Relocations to Atlanta:

BlackRock

globalpayments

Honeywell

 NCR

sage

Anthem



GE Digital

incentives offered by the opportunity zone program



The city of Atlanta's federal community and economic development initiative offers the city an opportunity to drive long-term private investment into low-income communities and positively impact 26 of Atlanta's most underserved and disinvested neighborhoods.

Established by Congress in the Tax Cuts and Jobs Act of 2017, the program encourages investors with recently realized capital gains to invest in local businesses, real estate, or development projects in exchange for a reduction in their tax obligations.



A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund.



A step-up in basis for capital gains reinvested in an Opportunity Fund. +10% if the investment is held for at least 5 years; an additional 5% if held for at least 7 years.



A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years.

Financial Incentives

- › Tax Increment Financing
- › New Markets Tax Credits
- › EB5 Regional Center
- › Social Impact Fund
- › Economic Opportunity Fund
- › EOF BRE
- › Atlanta BeltLine Affordable Housing Trust Fund

Workforce Training

- › WorkSource Atlanta
- › Georgia Quickstart

Site Selection Support

- › Real Estate Consultation
- › Site and Building Search Assistance
- › Permitting Assistance
- › Zoning Advocacy

Business Support Services

- › Advocacy Assistance
- › Client Service Assessment

Loans

- › Small Business Loans
- › Developer Loans
- › Atlanta Leverage Loan Fund
- › Transit-Focused Fund

Tax Incentives

- › Opportunity Zones
- › Job Tax Credit
- › Quality Job Tax Credit



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FOR MORE INFORMATION
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