

500 BUSINESS CENTER DRIVE

STOCKBRIDGE, GA 30281

**712,040 SF
AVAILABLE
FOR LEASE**



500 BUSINESS CENTER DRIVE

STOCKBRIDGE, GA 30281

SITE INFORMATION

County: Henry
City: Stockbridge
Building Size: 712,040 SF
Land Size: 27.81 Acres



BUILDING SPECS

Available:	712,040 SF
Construction:	Concrete Tilt-Wall
Loading Configuration:	Front Load
Office Size:	7,906 SF
Mezzanine Size:	3,014 SF
Clear Height:	30'
Column Spacing:	32' x 47.5'
Building Depth:	400'
Truck Court Depth:	150'
Dock Doors:	Sixty-Five (65)
Dock Package:	All equipped with dock seals & mechanical pit levelers
Drive-In Doors:	One (1)
Rail Doors:	Seven (7)
Lighting:	LED
Speed Bay Size:	66' wide
Trailer Parking:	115 spaces
Power:	2,800 amps, 480/277 volts, 3-phase service
Warehouse Sprinkler System:	ESFR
Office Sprinkler System:	Standard Wet System
Roof:	TPO
Auto Parking:	95 spaces



For more information, please contact:

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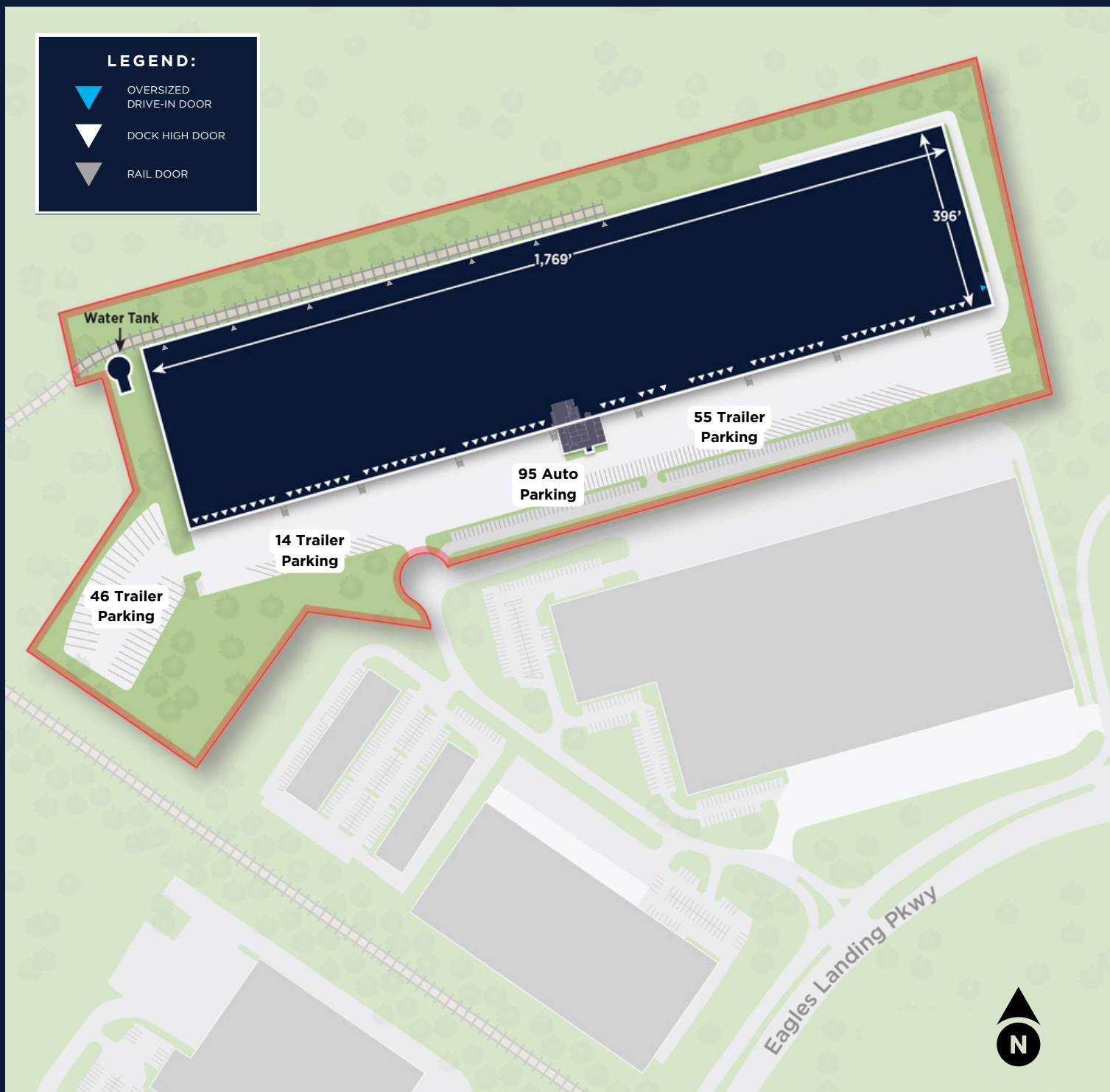
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SITE PLAN



LEGEND:

-  OVERSIZED DRIVE-IN DOOR
-  DOCK HIGH DOOR
-  RAIL DOOR

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DRIVE TIME MAPS



Interstate Access

Atlanta's strategic geographic location allows trucks to reach 80% of the nation's largest markets within a 48-hour timeframe. The city serves as a crucial nexus for three major interstate highways (I-85, I-75, and I-20), providing direct access to I-285 and key regional interstates (I-985, I-675, and I-575). This extensive interstate network positions Atlanta as one of the few US cities with access to over five interstate systems.

Air Access

Hartsfield-Jackson Atlanta International Airport is the world's busiest airport in terms of passenger volume. It also ranked 19th and 12th globally in cargo volume in 2022 and 2023. The airport's central location provides air access to 80% of the US population within a two-hour flight. To accommodate future growth, the airport is undergoing a major expansion project that includes the construction of five runways and the new Maynard H. Jackson, Jr International Terminal.

Railway Access

With direct access to the Norfolk Southern Railway running behind this property, it's well-positioned to capitalize on Atlanta's extensive rail network. The city has Class A access to multiple CSX and Norfolk Southern lines and intermodal facilities, which enhances its logistical capabilities. This strategic advantage can drive economic growth and development in the region.

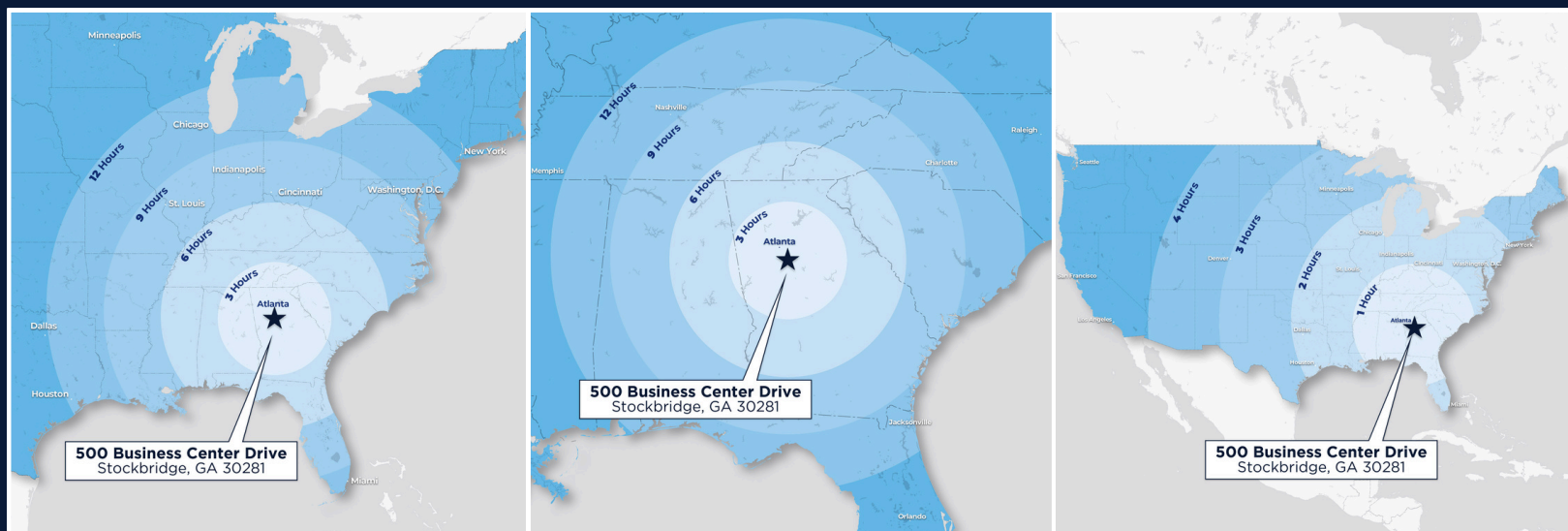
Port Access

This property's strategic location, just 2.5 hours from the Port of Savannah, provides easy access to one of the nation's most efficient deep-water ports. As the fourth-busiest port in the US and a key gateway to Asia, the Port of Savannah's ongoing investments in infrastructure, such as the dredging project, solidify its position as a leading global port. This prime location offers businesses significant advantages, including reduced transportation costs, faster shipping times, and improved supply chain efficiency.

TRUCK TRANSIT TIMES

RAIL TRANSIT TIMES

AIR TRANSIT TIMES



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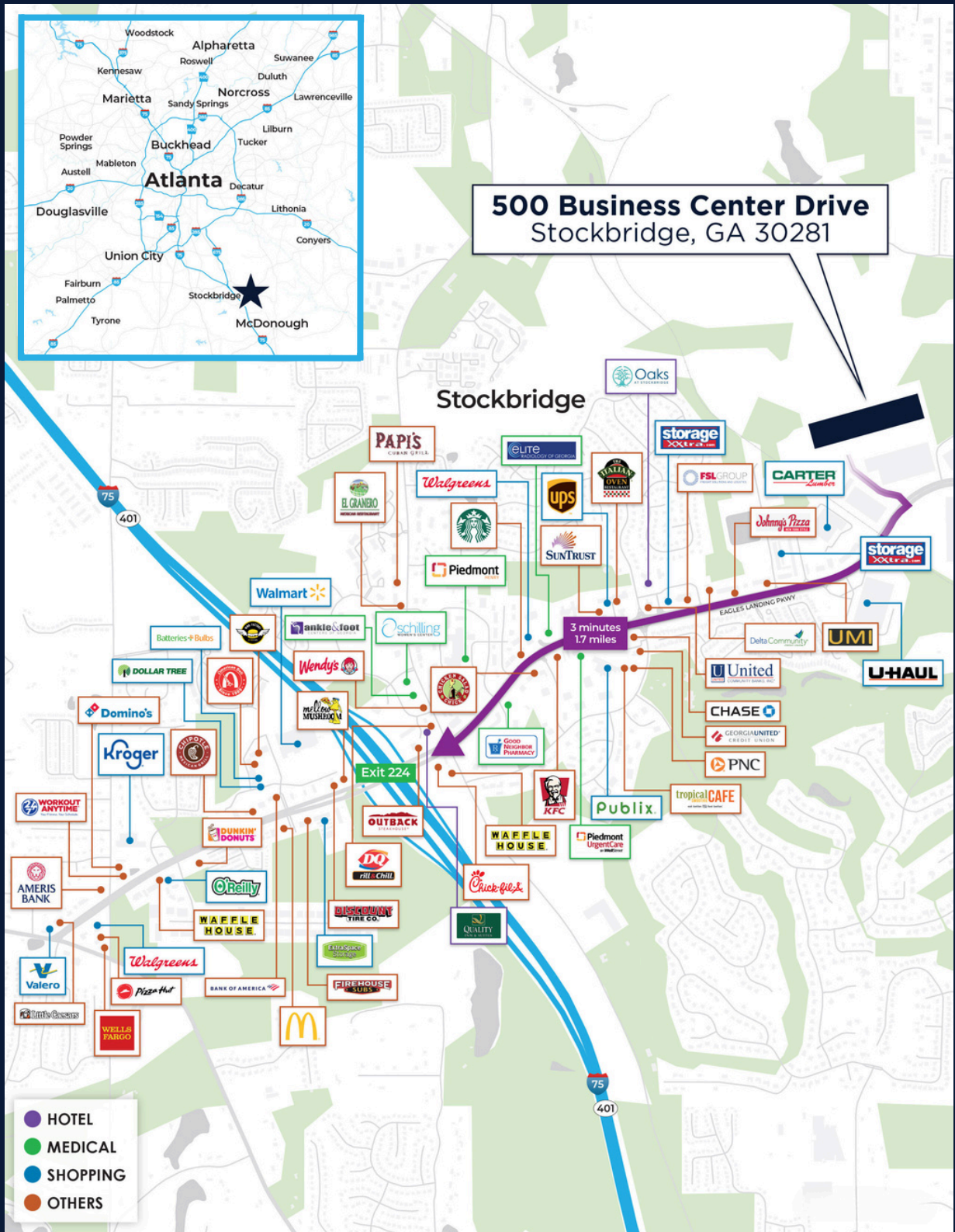
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AMENINTY MAP



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TAX INCENTIVES



GEORGIA STATE JOB TAX CREDIT

**Please consult with a tax professional for specific eligibility and benefit details.*

Located in Henry County, a Tier 3 Job Tax Credit area, this property offers significant tax incentives to new tenants. Eligible businesses can receive up to \$1,750 per year per new employee in state tax credits.*

LARGE LABOR POOL

Located within a 30-minute drive of three of the top five cities for warehousing employees in the greater Atlanta area (Stockbridge, McDonough, and Jonesboro), this property benefits from a strong labor pool. The region's population of over 1 million, with a significant portion aged 18-64, provides a ready workforce.



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