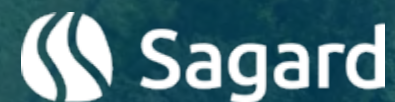


REX

DISTRIBUTION CENTER

BLUERIDGE



AVAILABLE FOR LEASE | CLASS A INDUSTRIAL BUILDINGS | SOUTH ATLANTA | 40,000 - 131,473 SF

SITE PLAN

9485 GA-42

Old Macon Hwy

23

BUILDING A
40,000 - 131,473 SF
Available

210' Truck Court

BUILDING B
64,451 SF
Available

Multiple Storefronts
to Accommodate a
Variety of Suite Sizes

AVAILABILITY HIGHLIGHTS

9485 GA-42

BUILDING Building A

BUILDING SIZE 131,473 SF

AVAILABLE SIZE 40,000 - 131,473 SF

OFFICE SIZE ±3,200 SF

CLEAR HEIGHT 32'

COLUMN SPACING 54' W x 47' D, 60' Speed Bays

LOADING 34 Dock High Doors, with 6 Spec Levelers
2 Drive-In Doors

SPRINKLER SYSTEM ESFR

POWER 2000 Amps

EMPLOYEE PARKS 132

BUILDING A

131,473 SF AVAILABLE



BUILDING A

9485 GA-42



AVAILABILITY HIGHLIGHTS

9485 GA-42

BUILDING Building B

BUILDING SIZE 139,878 SF

AVAILABLE SIZE 64,541 SF

OFFICE SIZE ±3,200 SF

CLEAR HEIGHT 32'

COLUMN SPACING 54' W x 47' D, 60' Speed Bays

LOADING 19 Dock High Doors, with 3 Spec Levelers
1 Drive-In Door

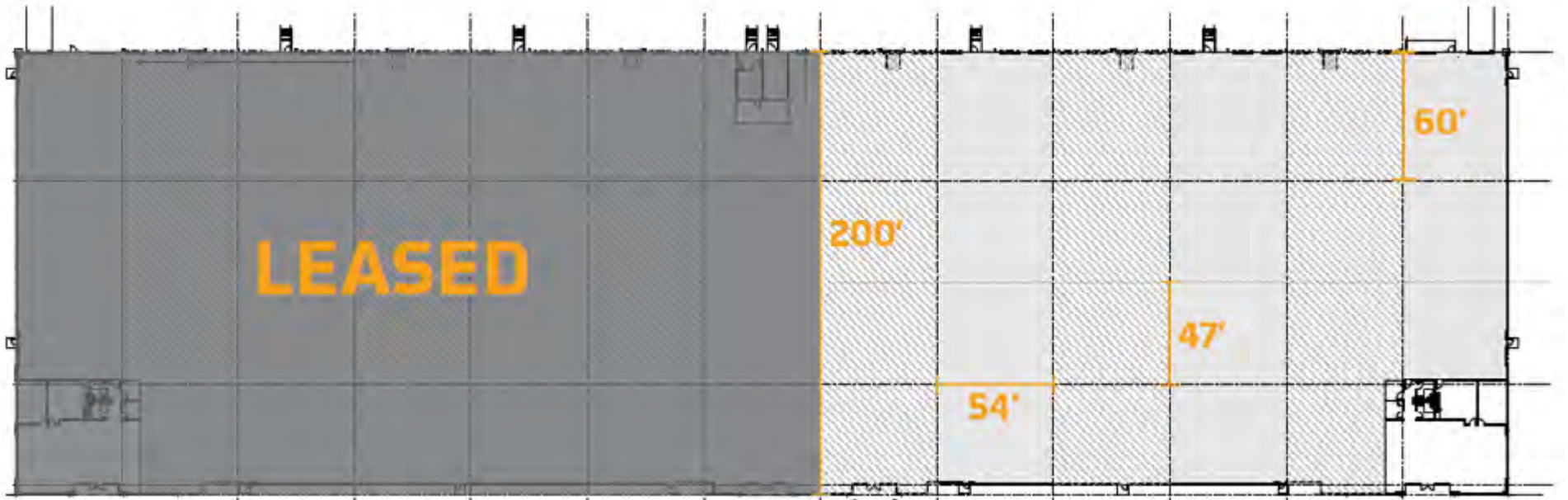
SPRINKLER SYSTEM ESFR

POWER 800 Amps

EMPLOYEE PARKS 62

BUILDING B

64,541 SF AVAILABLE



BUILDING B

9485 GA-42



4
MINUTES

to I-675

Old Macon Hwy



7
MINUTES

to I-75

TAX INCENTIVES

GEORGIA



JOB TAX CREDIT

Rex Distribution Center is located within a Tier 3 County for Georgia's Job Tax Credit Program. This is the highest tier within the State and provides employers the highest potential state tax credits. Employers are eligible to receive up to a \$1,250 state tax credit per new job with a minimum of 15 new jobs created. Businesses receiving the job tax credit can apply it to 100% of their tax liability each year and credits may be carried forward for up to 5 years.

100% FREEPORT EXEMPTION

Henry County exempts tangible personal property including inventory of goods in process of being manufactured or produced, finished goods manufactured or produced within Georgia, and finished goods destined shipment outside Georgia.

[CLICK TO LEARN MORE](#)



DRIVE TIMES

SOUTHEAST REGIONAL ACCESS

LOCATION	DISTANCE
ATLANTA LOGISTICAL ACCESS	
INTERSTATE 675	1.0 MILES
INTERSTATE 75	2.5 MILES
INTERSTATE 285	10 MILES
AIR CARGO TERMINAL	12.4 MILES
INTERSTATE 85	20.6 MILES

LOCATION	DISTANCE
SOUTHEAST REGIONAL ACCESS	
Fairburn CSX Intermodal	25-30 MILES
Port of Savannah	250 MILES
Port of Brunswick	260 MILES
Port of Charleston	270 MILES
Port of Jacksonville	320 MILES



**TRUCK TRANSIT TIMES
FROM GEORGIA**



**AIR TRANSIT TIMES
FROM GEORGIA**



**RAIL TRANSIT TIMES
FROM GEORGIA**

BLUERIDGE



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REX

DISTRIBUTION CENTER