



# I-285 Logistics Center

1399 Fulton Industrial Blvd NW, Atlanta GA 30331

Up to 237,515 SF Available

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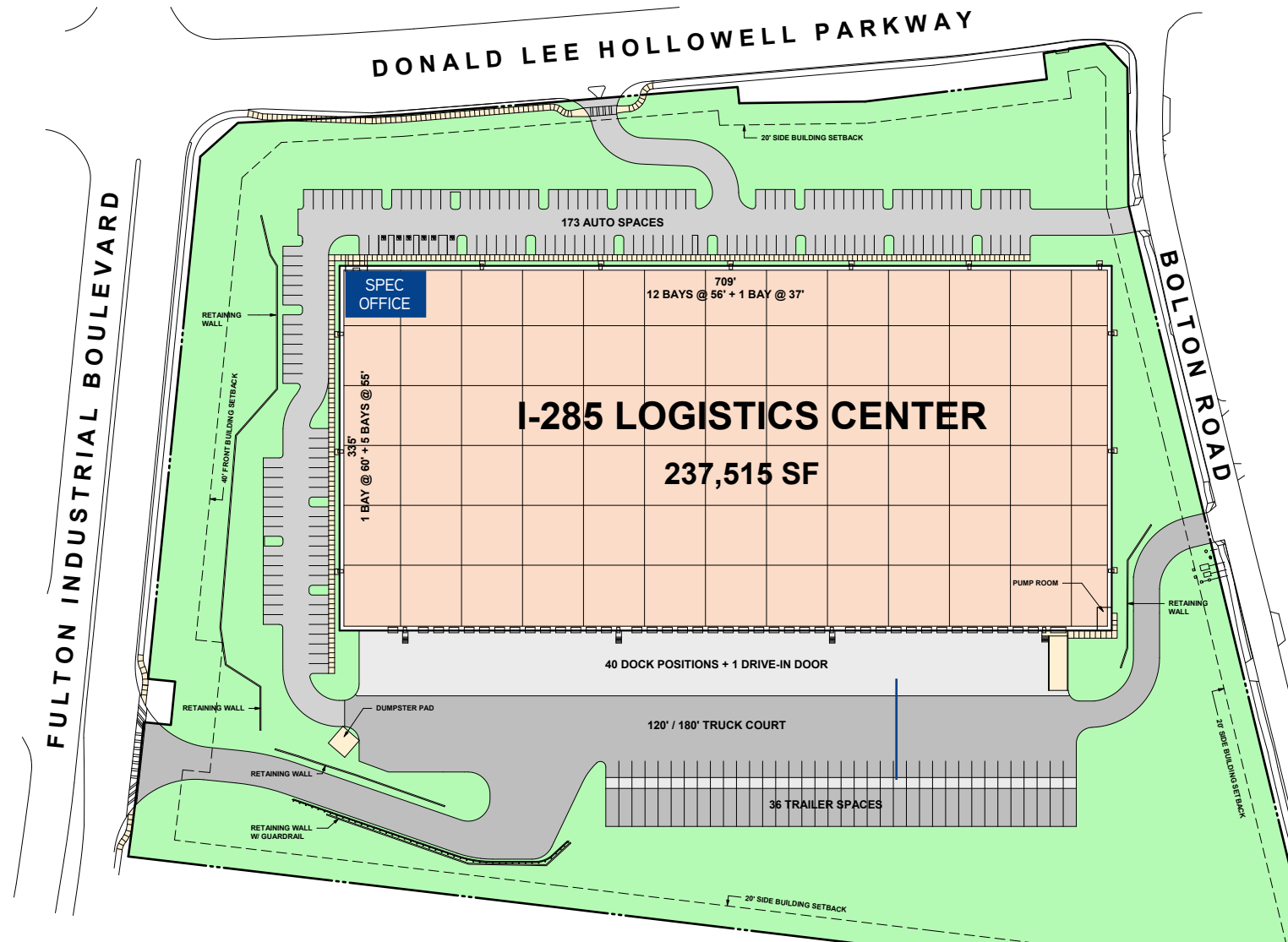
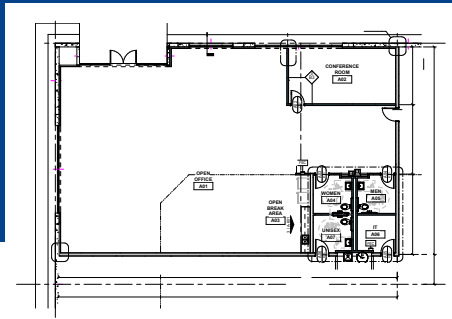
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Owned and Developed by:



# Site Plan

## Spec Office Plan 3,557 SF



# Property Details

Address	1399 Fulton Industrial Boulevard NW Atlanta, GA 30331	Drive In Doors	1 (expandable to 2)
Building Size & Spec Office	237,515 SF   3,557 SF	Auto Parks	173
LED Warehouse Lighting	25 FC	Trailer Parks	36
Clear Height	36'	Column Spacing	56' x 55' Typical
Dock Doors	40; (24) with 40,000 lb mechanical pit levelers	Slab	7" Concrete Slab on Grade

# Building Photos



56' x 55' Column Spacing



180' Truck Court | 36 Trailer Spaces



40 Dock High Doors | 1 Drive- In Door

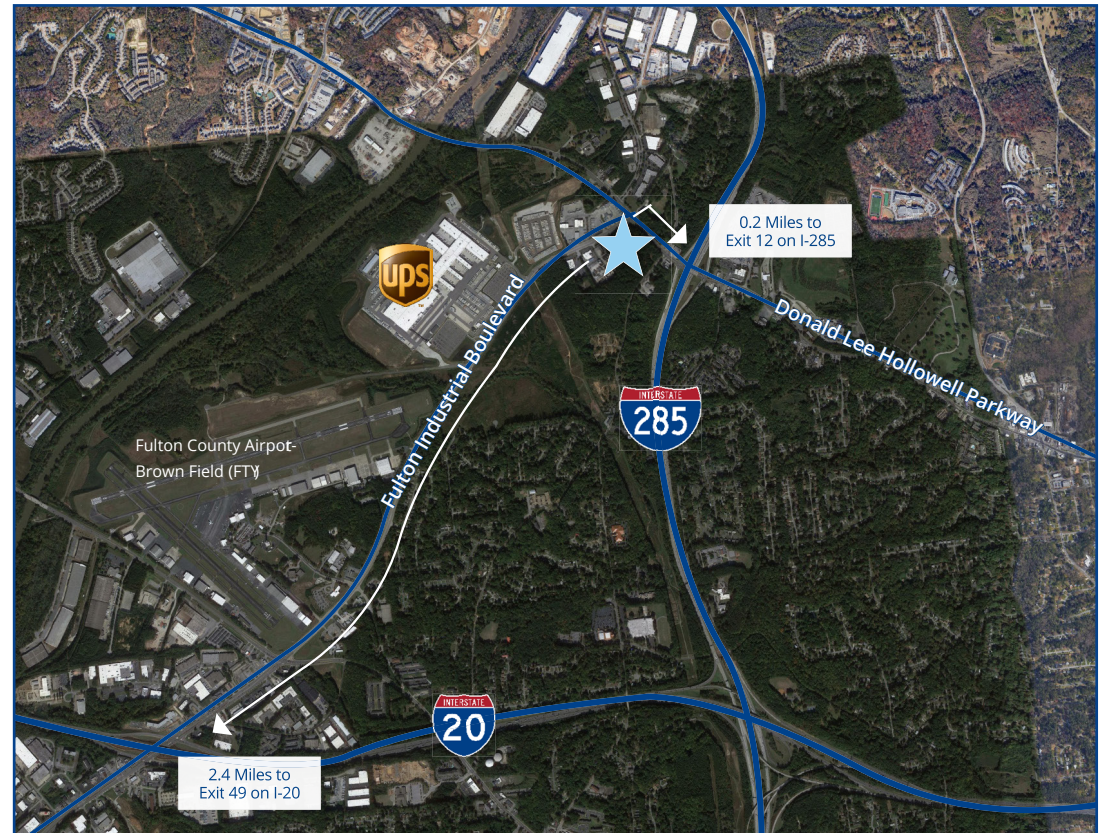
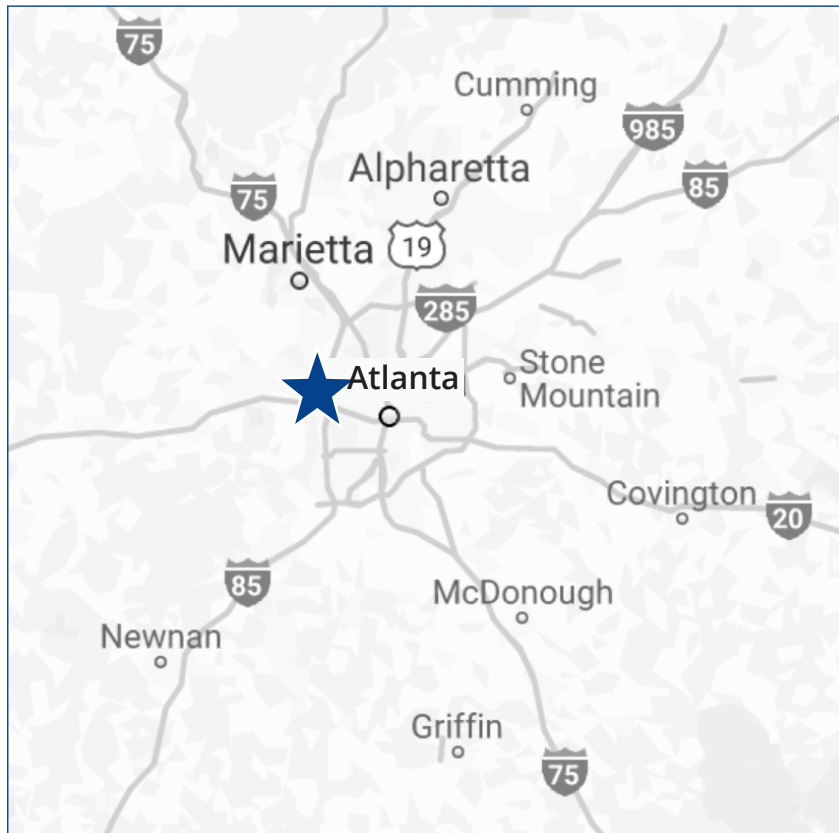


3,557 SF Spec Office



# Location & Access

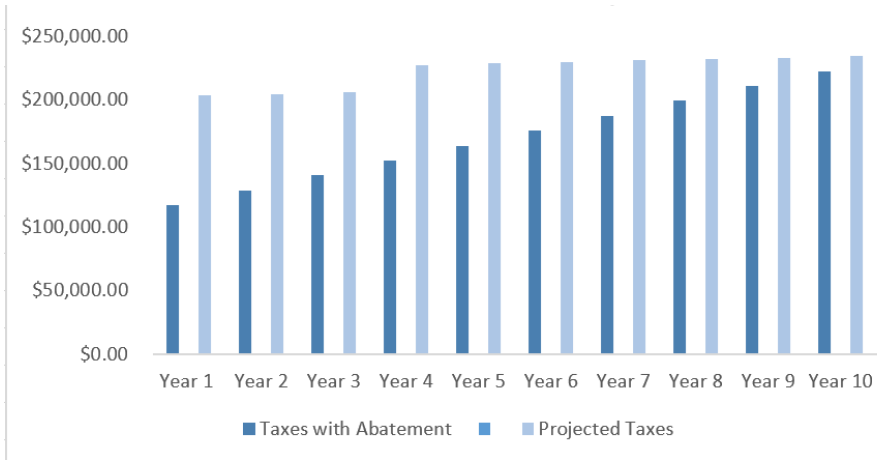
Interstate 285	0.2 Miles	1 Minute
Interstate 20	2.4 Miles	4 Minutes
Interstate 75	8.5 Miles	11 Minutes
Hartsfield Jackson International Airport	15 Miles	18 Minutes
UPS Hub	0.5 Miles	1 Minute
FedEx Ground	6.7 Miles	12 Minutes



# Tax Incentives

## Property Tax Abatement

The owners of 1-285 Logistics Center have entered into a “Bond for Title” agreement with the Development Authority of Fulton County. The agreement began in 2021 and is for ten (10) years with a 50% tax abatement beginning in year 1, decreasing 5% each year thereafter.



This example is based on an estimated initial real estate tax assessment of \$0.86 per square foot. The real estate taxes are abated by 50% in Year 1 which then burns down equally at 5% per year over 10 years. This model assumes taxes increase by 0.5% annually, and property value is re-assessed at the end of year 3. Actual savings may vary based on the actual tax assessment.

## Georgia Opportunity Zone

Local governments which undertake redevelopment and revitalization efforts in certain older commercial and industrial areas can now qualify those areas for the State’s maximum job tax credit of \$3,500 per job. The incentive, which is available for new or existing businesses that create two or more jobs, is a Job Tax Credit which can be taken against the business’s Georgia income tax liability and payroll withholding

## Less Developed Census Tract (LDCT)

Job tax credit up to \$3,500 per employee when the business enterprise meets the below criteria:

- Eligible Business Enterprises must create at least 5 net new, full time jobs at the location within a tax year
- Credit first applied to any corporate income tax liability
- Credit is applied to future withholding tax returns



**\$2.25/SF**  
Potential Savings



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