



COMING SOON

Up to 140,000 SF Class A Warehouse

Available for Lease

4525 South Park Blvd, Ellenwood, GA 30294

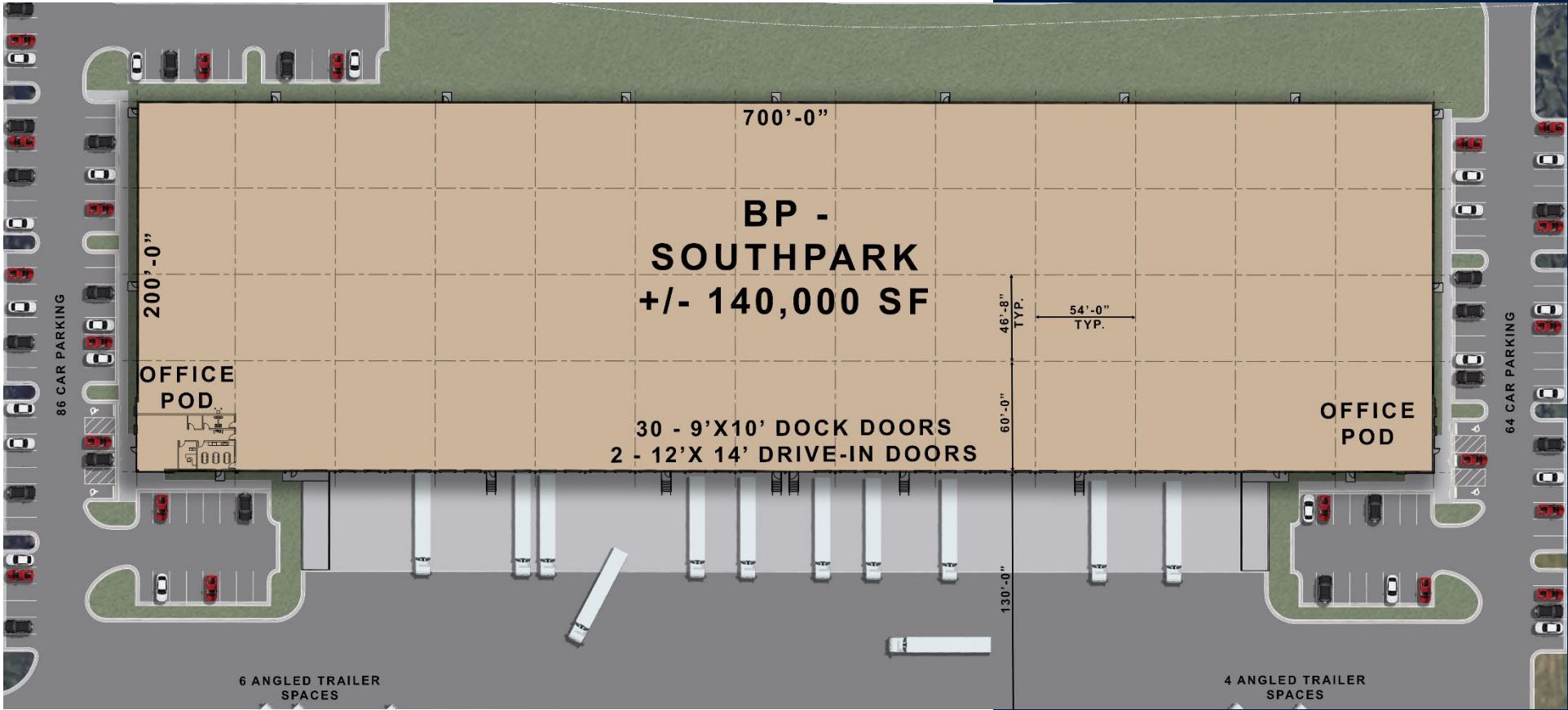


ATLANTA BUILDING SPECIFICATIONS

Delivery Date	Q2 2027
Total Building Size	±140,000 SF
Building Dimensions	200' x 700'
Office Space	±1,590 SF
Clear Height	32'
Dock High Doors	30 - 9' x 10'
Drive In Doors	2 - 12' x 14'
Auto Parking	130 Spaces
Trailer Parking	18 Spaces
Truck Court	130' Deep with 60' Concrete Apron
Column Spacing	40' x 50'
Slab Thickness	6" slab with 4,000 PSI
Building Type	Front-Load
Sprinkler	ESFR
Power	3000 Amps 480/277V 3PH



ATLANTA SITE PLAN



PRIME LOCATION. POWERFUL INCENTIVES.



ATLANTA DRIVE TIME MAP

I-285
6.1 Miles

I-20
7.2 Miles

**Atlanta Hartsfield
International Airport**
7.7 Miles

I-75
10.5 Miles

I-85
13.6 Miles

Downtown Atlanta
14.1 Miles

I-675
7.8 Mile

Remarkable Incentives

Tier 1 Job Tax Credits

Situated within a Tier 1 district, Tenants will may be eligible for annual job tax credits of \$4,000 per new employee for up to five years (for a total of up to \$20,000 per job 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 10 years.

\$3,500 per job in credits may be applied to employee withholding

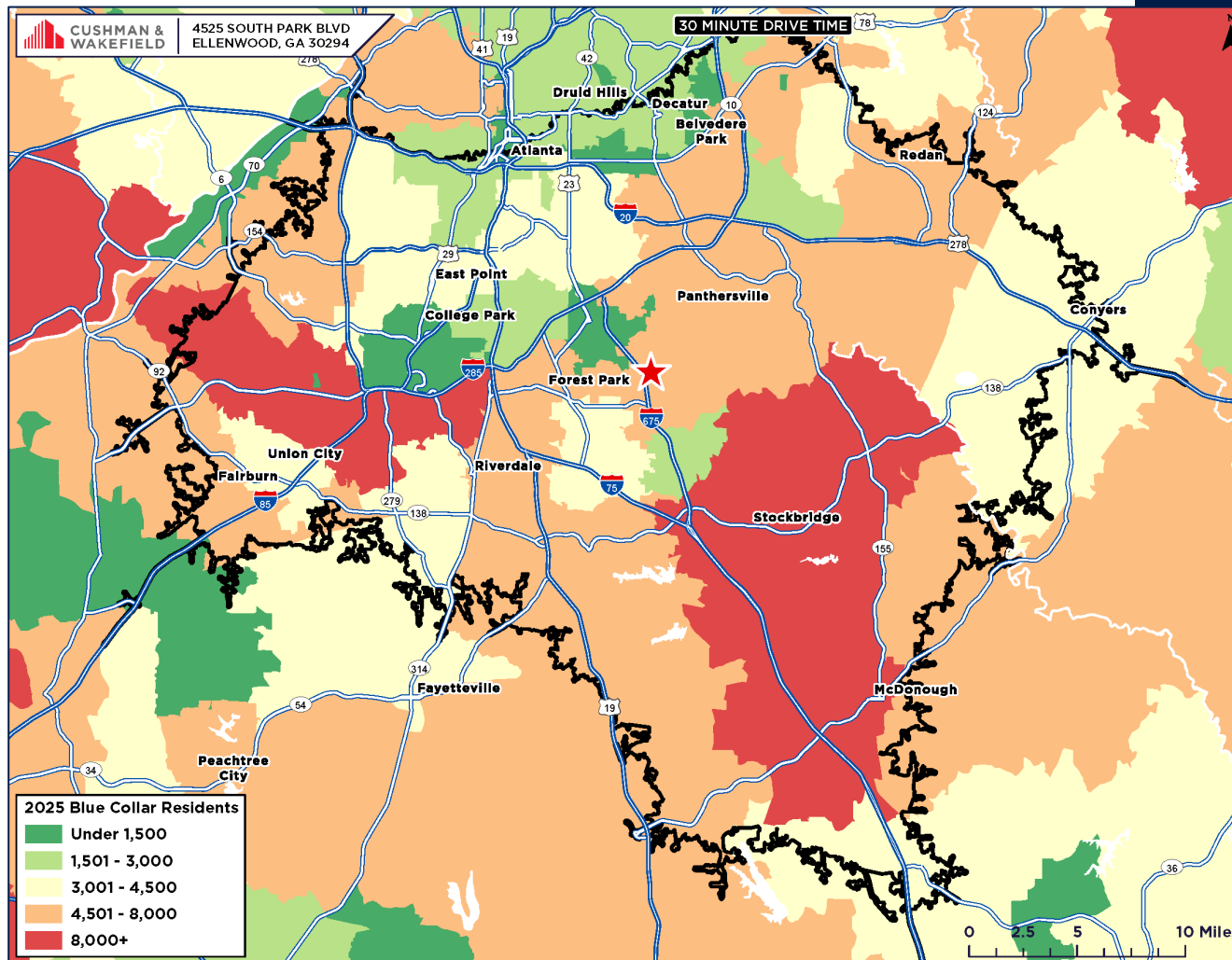
200 Employees = \$4M Savings
Year 1: \$4,000 X 200 jobs = \$800,000

Total: \$800,000 x 5 years = \$4,000,000

- Highly robust tax abatement program
- Foreign Trade Zone (FTZ)
- 100% Freeport Exemption
- State Incentives
- Located in an eligible New Markets Tax Credit census tract



WORKFORCE READY. DAY ONE.



The property is centrally located to capture favorable Production & Material Moving Worker volumes from many of the largest densities in the Atlanta metro.



Strong Labor Supply Volumes Within a 30-minute Drive



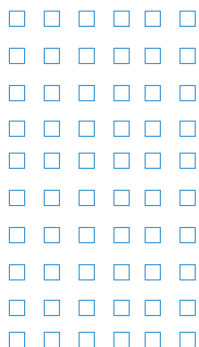
Reported Warehouse Wages Below U.S. Average



Warehouse worker
concentration 60% above
national average

INDUSTRIAL NEIGHBORS





BARBER

+ P A R T N E R S

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CONTACTS

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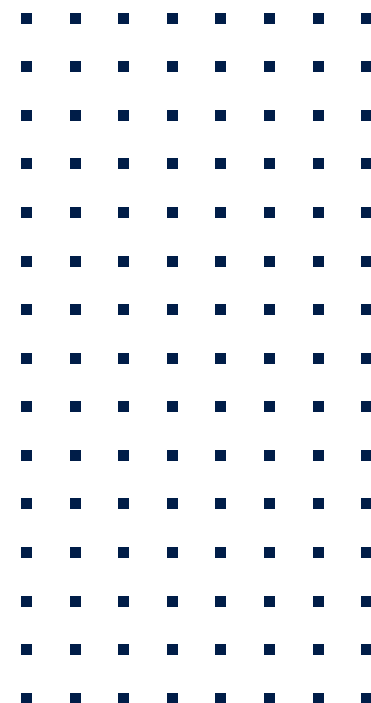
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