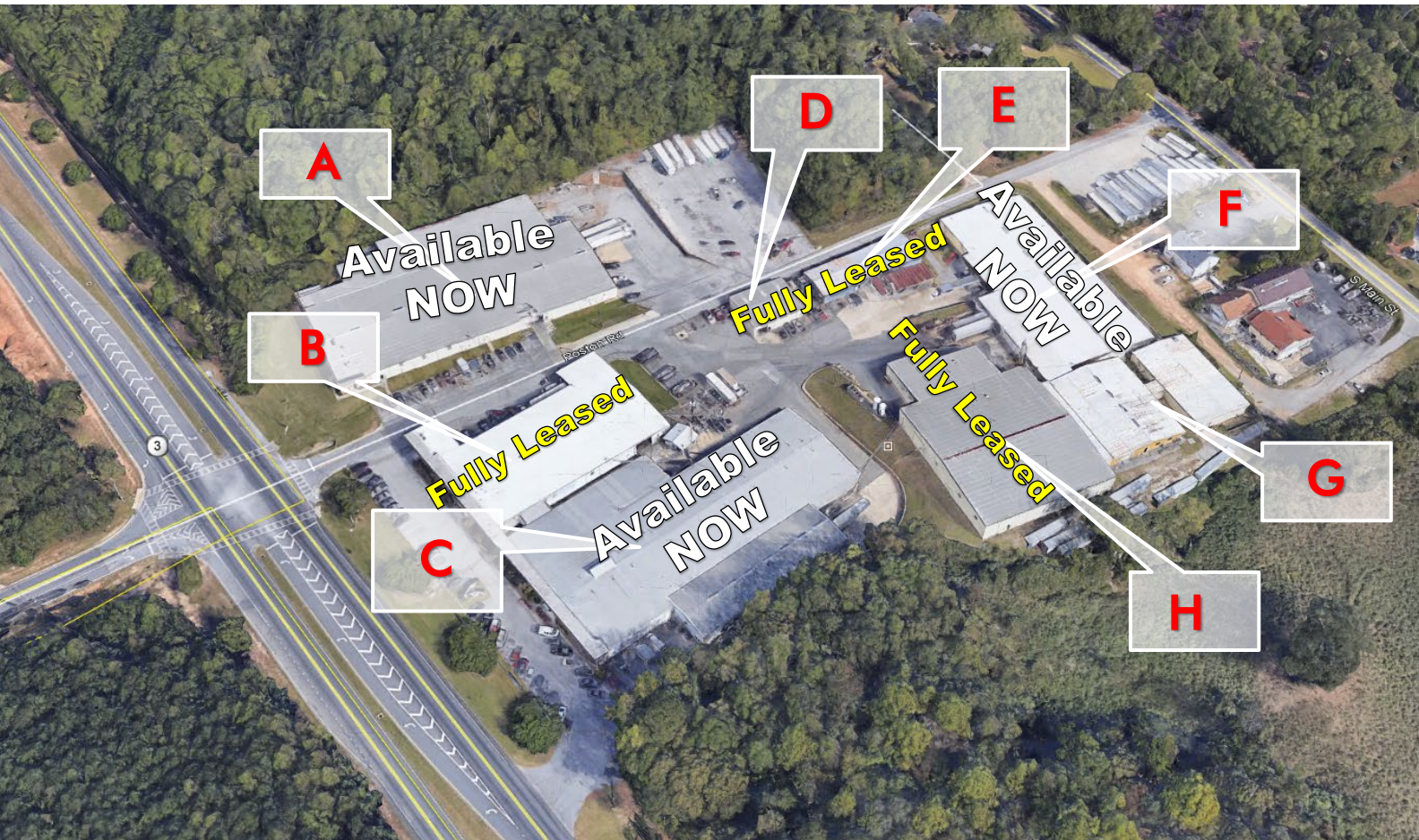


FOR LEASE

9174 & 9192 Tara Blvd, Jonesboro, GA



Property Description

Randolph Williams is pleased to exclusively offer this office/warehouse opportunity.

Located in Clayton County within the City of Jonesboro, the property is strategically located in close proximity to I-75 via Georgia Highway 19/41, the Clayton County Judicial Center and Atlanta Hartsfield Jackson International Airport.

The site is served by MARTA and Xpress GA providing public transportation.

- Total SF: +/- 156,000
- Lease Rate: \$4.75/SF NNN
- 6 Buildings
- Zoned: M-1 (Light Industrial)

For more information please contact:
Brent Randolph Cell: 770.318.6815
Brian Williams Cell: 770.318.3110

770.632.4000 | rwcre.net
100 World Drive, Suite 105 | Peachtree City, GA 30269

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FOR LEASE

9174 & 9192 Tara Blvd, Jonesboro, GA



**Randolph
Williams**

Available Now



Property Profile – Building A (Office & Warehouse)

- Building A: Warehouse
 - +/- 51,837 SF
- Office:
 - +/- 1,601 SF
- Site: 3.22 Acres
- Structural Frame: wood frame
- Building Dimensions: 300' X 160'
- Wall Height: 18'- 7" at center
- Roof: Flat/ Built-up composition
- Service access: 3 DH and 2 DI
- Excellent visibility and red light intersection
- City: Jonesboro
- HVAC: Space heater in manufacturing and warehousing areas
- Mezzanine Storage: 986 SF
- Electrical: Three-phase – 480V
- Paved driveway and truck courts, paved employee parking area, and gravel trailer parking area
- Utilities: Electricity, Sewer, Water, Natural Gas, underground utilities, Sprinklers, Separate meter
- Foundation: Concrete Slab
- Year built: 1982
- County: Clayton

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Property Profile – Building B (Warehouse)

- Building B (Warehouse): **AVAILABLE NOW!**
- +/- 19,821 Total SF
- Office: 2 Story
1st floor: 3,650 SF
2nd floor: 3,533 SF
- Foundation: Concrete slab
- Structural Frame: Metal Building
- Column Spacing: 20 ft
- Exterior: Metal
- Ceiling Height: 17' X 8" at center
- Service access: 2 DH and 1 Large DI
- Roof / Cover: Built- up composition
- Electrical: Three-phase
- Paved driveway and truck courts, paved Employee parking area, and gravel trailer parking area
- Utilities: Electricity, Sewer, Water, Natural Gas, underground utilities, Sprinklers
- Year built: 1959
- City: Jonesboro
- County: Clayton

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9174 & 9192 Tara Blvd, Jonesboro, GA



Available Now



Property Profile – Building C (Office & Warehouse)

- Building C: Main Office & Warehouse
 - +/- 46,127 SF Total
 - Office: 2,620 SF
 - Warehouse: 43,507 SF
- Structural Frame: Metal Building
- Ceiling Height: 16'- 9" – 19'-7"
- Roof / Cover: Flat/ Built-up composition
- Service access: 8 overhead doors
- Excellent visibility and red light intersection
- Heating: Gas
- Electrical: Three-phase – 480V
- Paved driveway and truck courts, paved employee parking area, and gravel trailer parking area
- Utilities: Electricity, Sewer, Water, Natural Gas, underground utilities, Sprinklers
- Year built: 1980
- City: Jonesboro
- County: Clayton

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9174 & 9192 Tara Blvd, Jonesboro, GA



Randolph
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Property Profile – Building D & E (Warehouses)

- **FULLY LEASED** - Building D is a one-story metal building
+/- 3,133 SF Storage warehouse only
-17' X 6" ceiling height
- **FULLY LEASED** - Building E is a one-story metal building
+/- 4,738 SF Warehouse only
-10 ft ceiling height
- Roofing: Both buildings have a metal roof
- Year built: 1980
- City: Jonesboro
- County: Clayton

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FOR LEASE

9174 & 9192 Tara Blvd, Jonesboro, GA



**Randolph
Williams**

Available Now



Property Profile – Building F (Warehouse)

- Building F – **AVAILABLE NOW!**
 - Warehouse: +/- 30,800 SF Total with 15,000 to 20,000 SF available for lease
- Structural Frame: Metal Building
- Roof / Cover: Flat/ Built-up composition
- Service access: 3 overhead doors
- Heating: Gas
- Electrical: Three-phase – 480V
- Paved driveway and truck courts, paved employee parking area, and gravel trailer parking area
- Utilities: Electricity, Sewer, Water, Natural Gas, underground utilities, Sprinklers
- Year built: 1980
- City: Jonesboro
- County: Clayton

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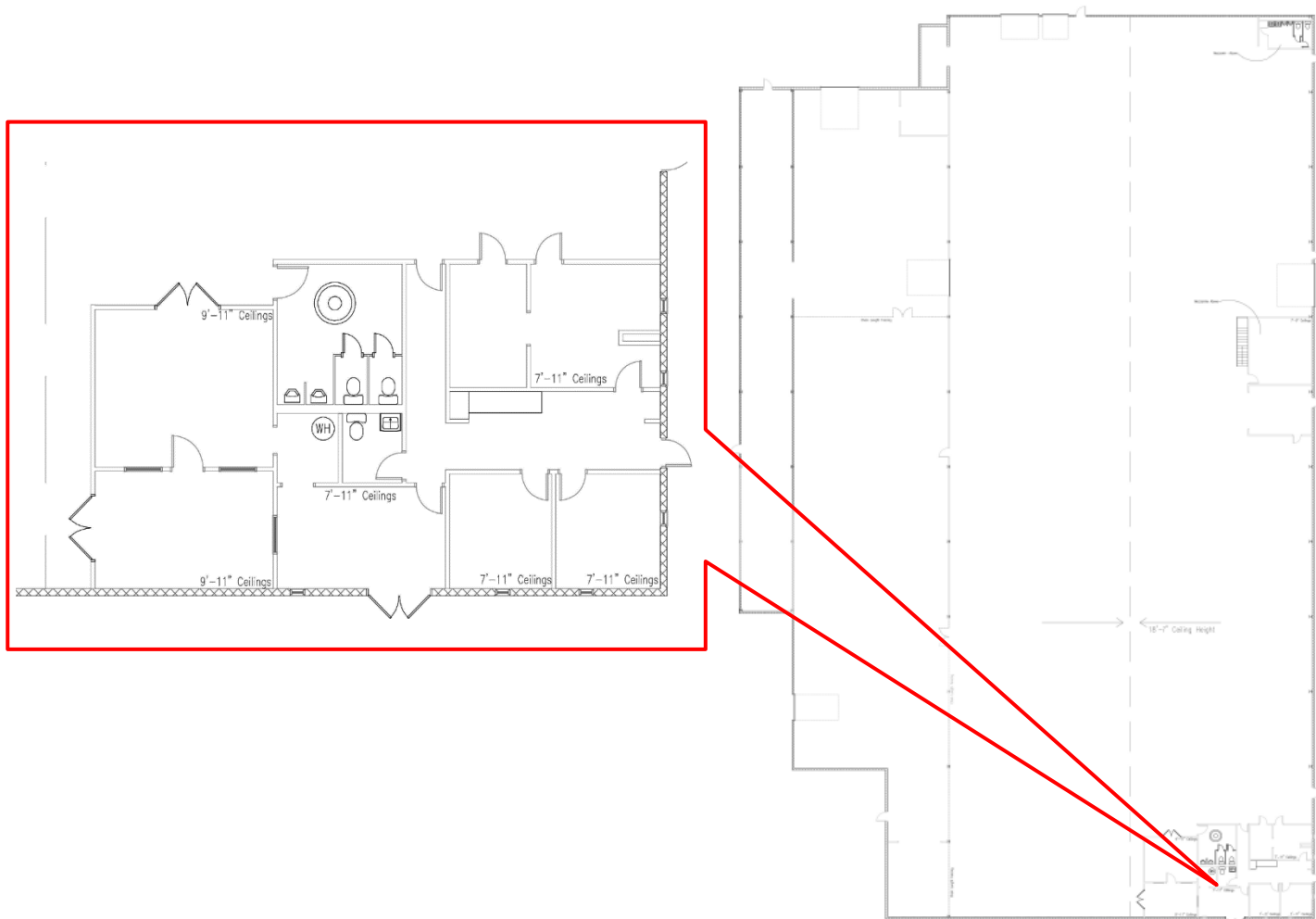
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9174 & 9192 Tara Blvd, Jonesboro, GA



**Randolph
Williams**

Building A



Improvements Plan

- Building A: Office & Warehouse
– 51,837 SF
- Year built: 1982

Available Now

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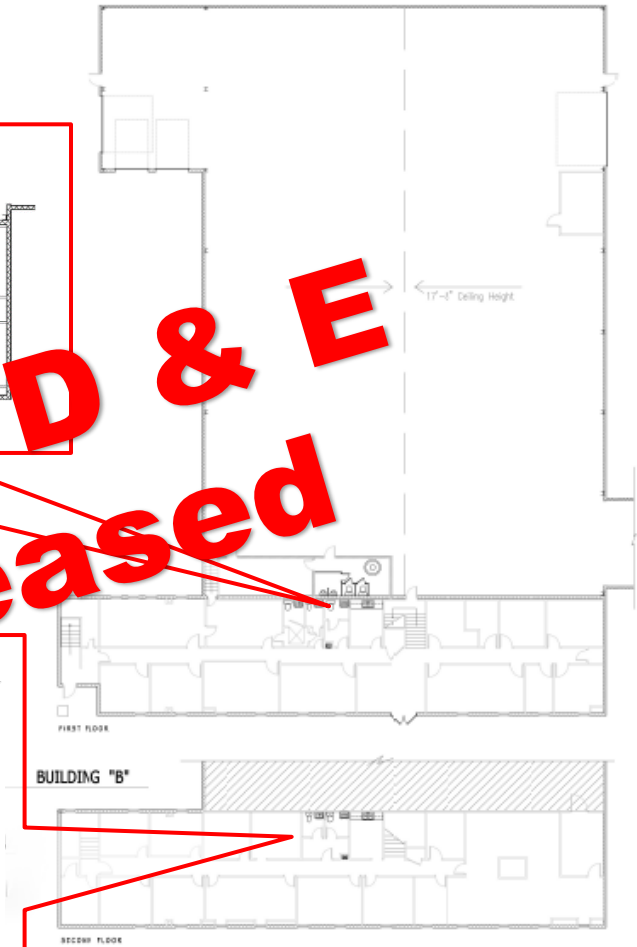
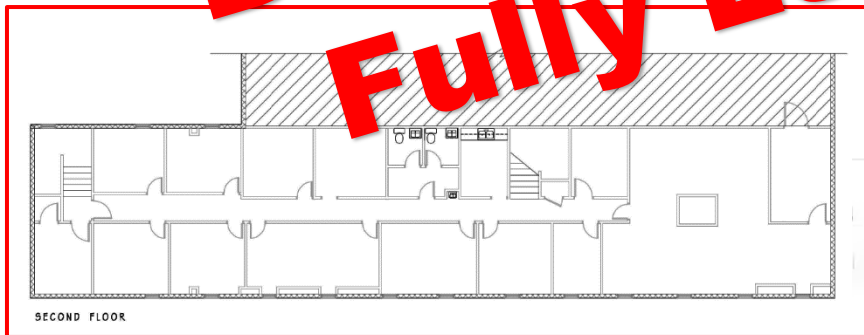
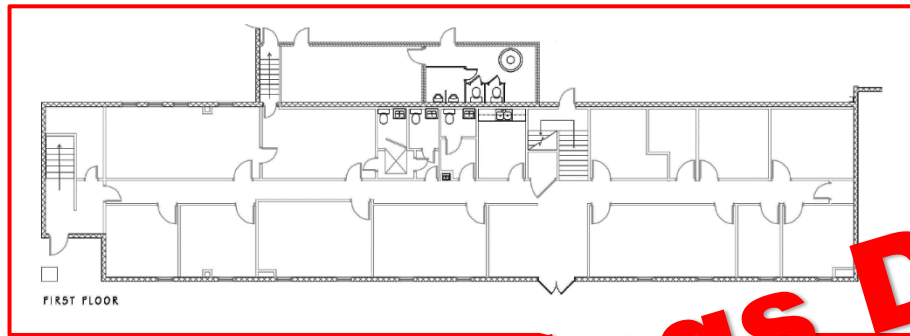
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9174 & 9192 Tara Blvd, Jonesboro, GA



Randolph
Williams

Building B



**Buildings D & E
Fully Leased**

Improvements Plan

- Building B (Warehouse):
 - +/- 19,821 Total SF
- Office: 2 Story
 - 1st floor: 3,650 SF
 - 2nd floor: 3,533 SF
- Year Built: 1959

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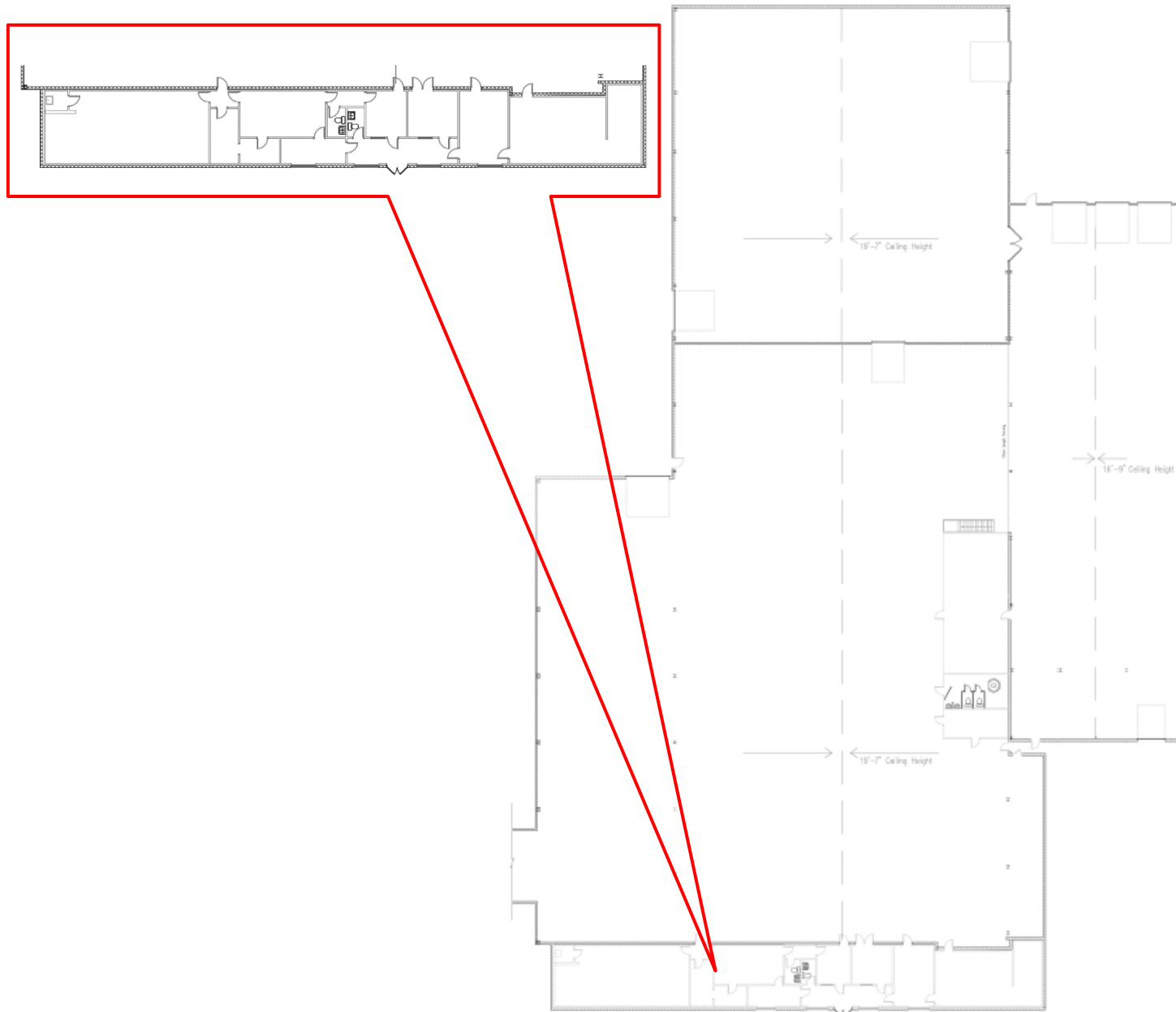
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9174 & 9192 Tara Blvd, Jonesboro, GA



Randolph
Williams

Building C



Improvements Plan

- Building C: Main Office & Warehouse
 - +/- 46,127 SF Total
 - Office: 2,620 SF
 - Warehouse: 43,507 SF

- Year built: 1980

Available Now

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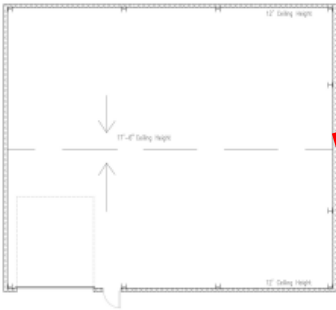
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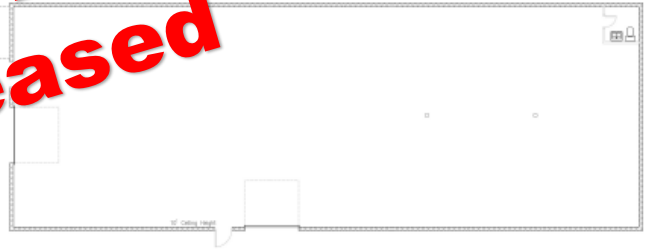
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Buildings D & E



**Buildings D & E
Fully Leased**



Improvements Plan

- **FULLY LEASED** Building D: Metal Building
Storage warehouse only
– 3,133 SF
- **FULLY LEASED** Building E: Metal Building
Warehouse only
– 4,738 SF
- Year built: 1980

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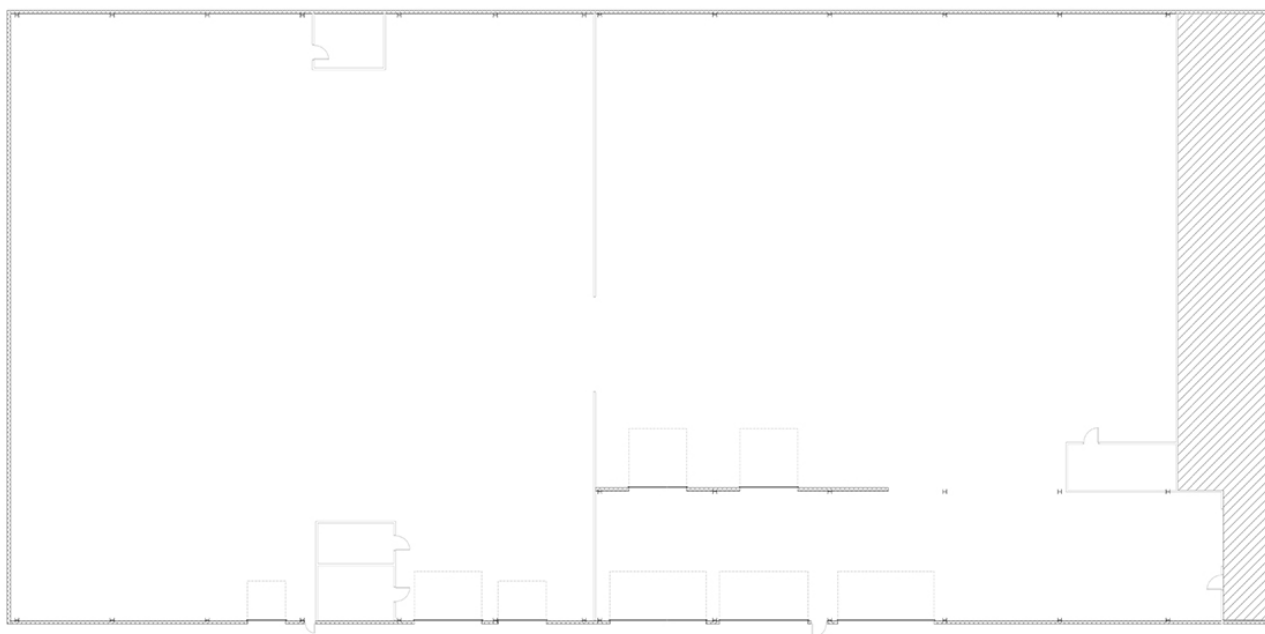
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**Randolph
Williams**

Available Now

Building F



AS-BUILT DRAWING

BUILDING "F"

Scale: $\frac{3}{32}" = 1'-0"$

30,800 Sq. Ft WAREHOUSE

Improvements Plan

- Building F
 - Warehouse: +/- 30,800 SF Total with 15,000 to 20,000 SF available for lease
- Year built: 1980

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Aerial



LTI to Atlanta: Approximately 27 miles

LTI to Hartsfield-Jackson International Airport: Approximately 15 miles

LTI to I-75: Approximately 7.4 miles via Ga Hwy 19/41

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Tier 1 State Job Tax Credits

The State of Georgia has designated Clayton County as a Tier 1 County. The Tier 1 Credit in Clayton County now works like the Opportunity Zone Tax Credit. Any business that creates 2 new jobs can now qualify for a \$3,500 per job tax credit for 5 years! In order to qualify for the credits a business must do the following:
A minimum of 2 jobs must be created o Jobs must be full-time jobs working a minimum of 35 hours per week

Pay in excess of the lowest average wage of any county in the state

Must offer health insurance upon employment

The \$3,500 credit may be claimed up to five (5) years

Can be applied to 100% of the business's Georgia income tax liability

Excess Credit may be applied towards the withholding taxes

Any lawful business (including retail, office, and lodging) may apply for the credit

Atlanta Tradeport Foreign Trade Zone

Clayton County is home to the Atlanta Tradeport Foreign Trade Zone. A FTZ is a federally designated site created to help businesses remain competitive in a global market place, with lower duties, reduced processing fees and quicker movement of goods from the port.

100% Freeport Exemption

Clayton 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.

Georgia Quick Start Training Program

QuickStart is an incentive to attract new and retain existing industry in Clayton County and the State of Georgia. QuickStart helps companies start up and expand their operations by customized training programs and providing companies with a trained workforce in the shortest time possible. The development and implementation of the training program and the implementation of the training program is a three-way partnership among QuickStart, the company and one of Georgia's Technical Colleges.

Expedited Permitting and Plan Review

Clayton County is committed to processing all development and building permitting plans in seven business days for impactful economic development projects. Contact the Clayton County Department of Economic Development for more information about expedited permitting.

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