



MAJESTIC AIRPORT CENTER IV

BUILDING 3

500,000 SQUARE FEET AVAILABLE



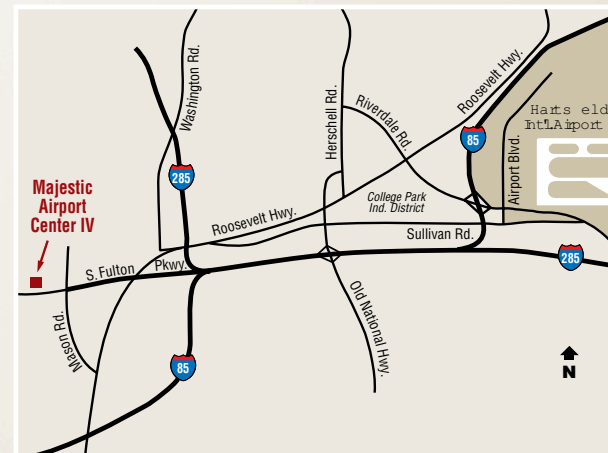
SOUTH FULTON PARKWAY & DERRICK ROAD, ATLANTA, UNION CITY, GEORGIA

Features:

- Site Area:** 34 Acres
- Office:** Build-to-Suit
- Clear Height:** 36'
- Bay Spacing:** 54' x 48' (typical)
- Loading:** 96 - 9' x 10' dock high doors
4 - 12' x 14' ramped drive-in doors
50 - Rite Hite dock levelers
- Electrical:** 2- electrical services entrances up to 4,000 amps - Solar Ready
- Auto Parking:** 248 expandable to 452
- Trailer Parking:** 134 expandable to 222
- Fire Protection:** ESFR fire sprinkler system
- Warehouse Floor:** 7" concrete typical throughout
- Skylights:** 1 skylight per 54' x 48' bay and clerestory glass every 50' to enhance warehouse lighting and reduce energy costs

Site Location:

South Fulton Parkway and Derrick Road, Union City, Georgia
 Located 6 miles from Atlanta Hartsfield Jackson International Airport with immediate access to Interstate 285 (4.5 miles), Interstate 75 (10 miles), and Interstate 85 (4.5 miles)



Will Lombard wlombard@majesticrealty.com
Scott Brown sbrown@majesticrealty.com
Stan Conway sconway@majesticrealty.com

PH: (404) 467-5255
FAX (404) 467-5256



MAJESTIC REALTY CO.

ATLANTA
 3490 Piedmont Rd. NE, Ste. 300
 Atlanta, GA 30305
CORPORATE OFFICE
 13191 Crossroads Pkwy. North
 Sixth Floor
 City of Industry, CA 91746
 PH: (562) 692-9581
 FAX (562) 692-1553



OPPORTUNITY ZONE OVERVIEW

Summary

Majestic Airport Center IV lies within the boundaries of an existing Opportunity Zone designated by the Georgia Department of Community Affairs. This qualifies users to take advantage of a job creation tax credit equal to \$3,500 per employee every year for a period of 5 years. This Job Tax Credit is taken against the business's Georgia income tax liability and payroll withholding tax.

EXAMPLE CALCULATION:

- Tax Savings with 500 New Employees:
- Year 1: $\$3,500 \times 500 = \$1,750,000$ (\$1.92 /sf)
- Cumulative: $\$1,750,000 \times 5 = \$8,750,000$

