



MAJESTIC AIRPORT CENTER V

BUILDING 1

1,150,000 SQUARE FEET AVAILABLE



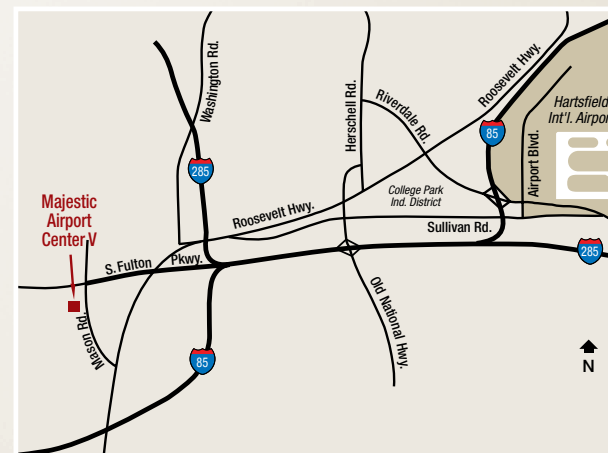
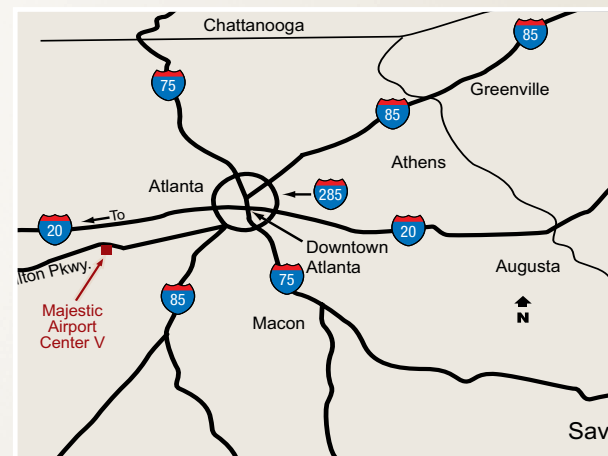
SOUTH FULTON PARKWAY & STONEWALL TELL ROAD, ATLANTA, UNION CITY, GEORGIA

Features:

RBA:	1,150,000 Square Feet
Office:	Build-to-Suit
Clear Height:	40'
Bay Spacing:	54' x 48' (typical)
Loading:	213 - 9' x 12' dock high doors 4 - 12' x 14' ramped drive-in doors
Electrical:	BTS
Auto Parking:	173 (expandable)
Trailer Parking:	433 (expandable)
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

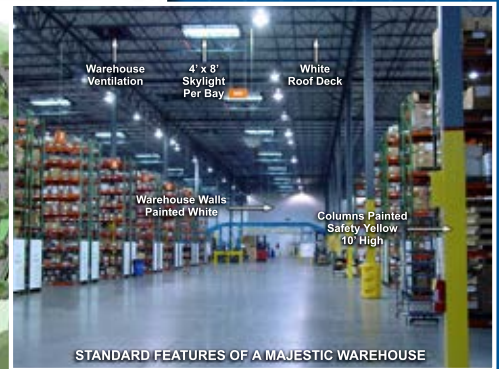
Site Location:

South Fulton Parkway and Stonewall Tell 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 (5 miles).



Will Lombard wlombard@majesticrealty.com
Stan Conway sconway@majesticrealty.com
PH: (404) 467-5255
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



OPPORTUNITY ZONE OVERVIEW

Summary

Majestic Airport Center V 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: $\$1,750,000 \times 5 = \$8,750,000$