

Property Description

Randolph Williamson is pleased to exclusively offer this office/ warehouse opportunity. The property is 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: Inquire
- 6 Buildings
- Zoned: M-1 (Light Industrial)



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

For more information please contact:
Brent Randolph Cell: 770.318.6815
Michelle Boyd Cell: 770.231.0471

770.632.4000 | rwcre.net
900 Westpark Drive, Suite 300 | Peachtree City, GA 30269

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

FOR LEASE

9174 & 9192 Tara Blvd, Jonesboro, GA



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Property Profile – Building B (Warehouse)

- Building B (Warehouse):
 - +/- 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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Property Profile – Building C (Office & Warehouse)

- Building C: Main Office & Warehouse
 - +/- 46,127 SF Total
 - Office: 2,620 SF
 - Warehouse: 42,609 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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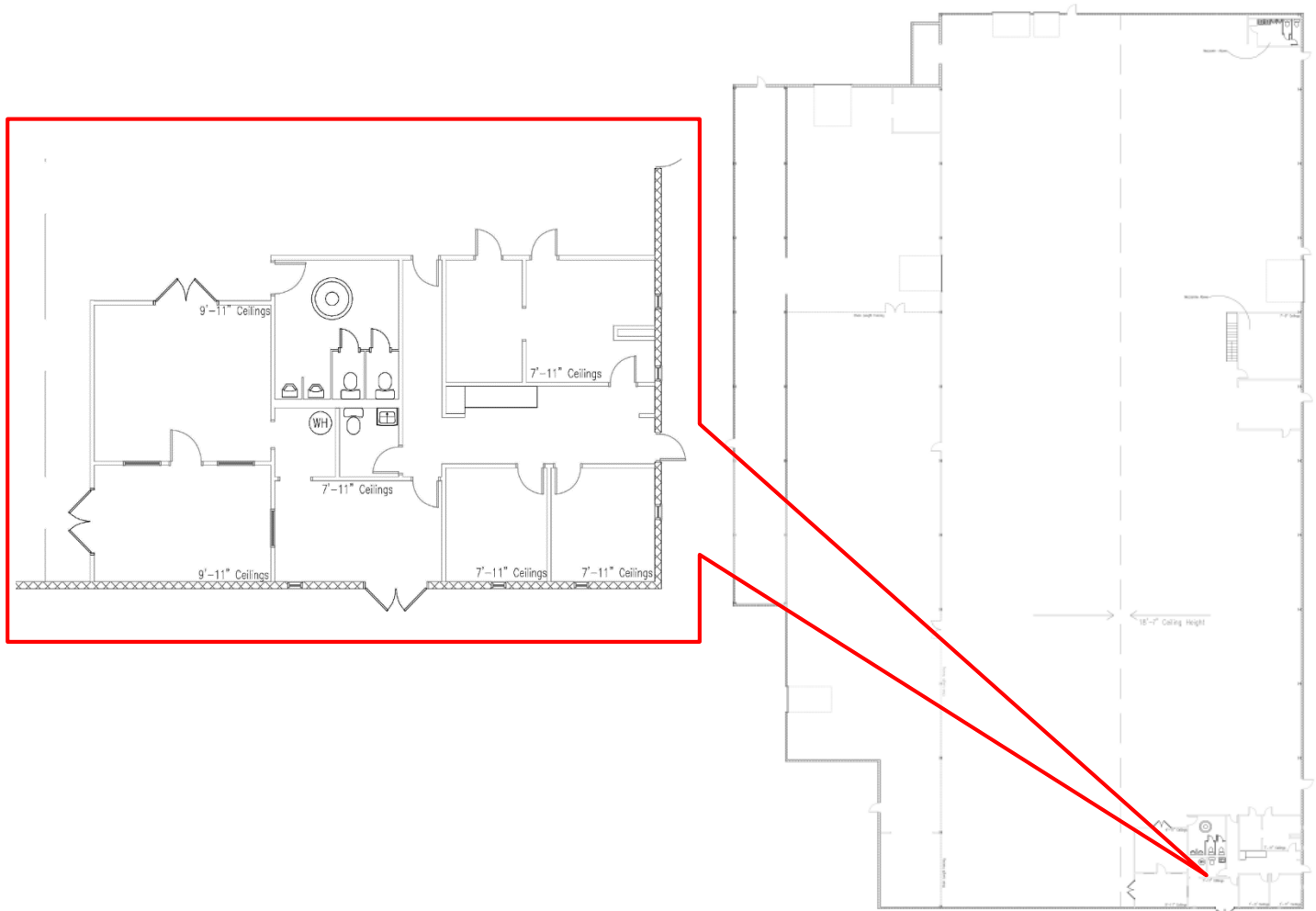
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Property Profile – Building D & E

- Building D is a one-story metal building
+/- 3,133 sf Storage warehouse only
-17' X 6" ceiling height
- 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: Peachtree City
- County: Fayette

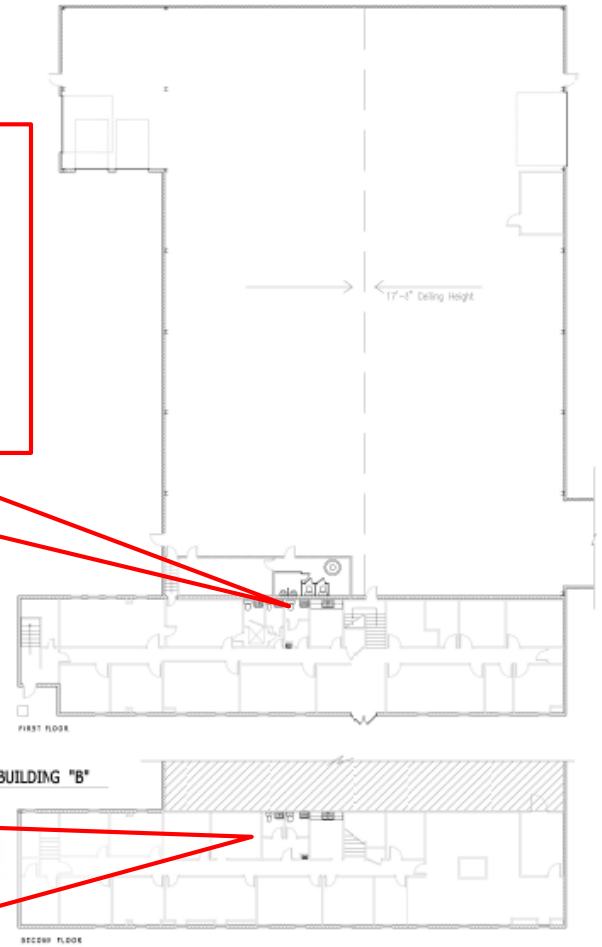
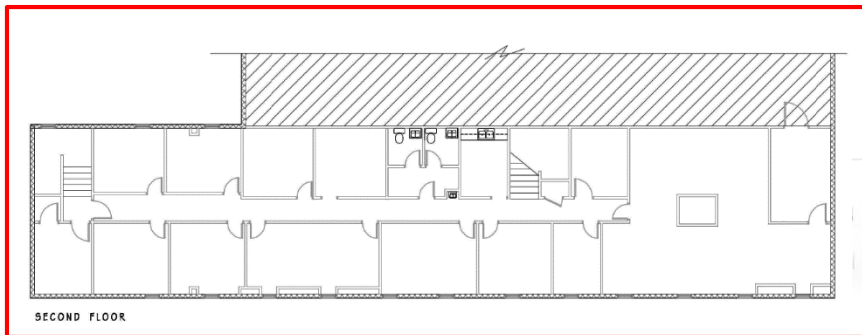
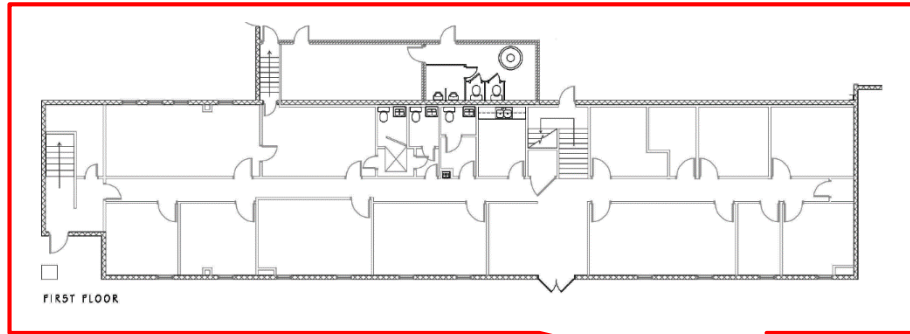
Building A



Improvements Plan

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

Building B



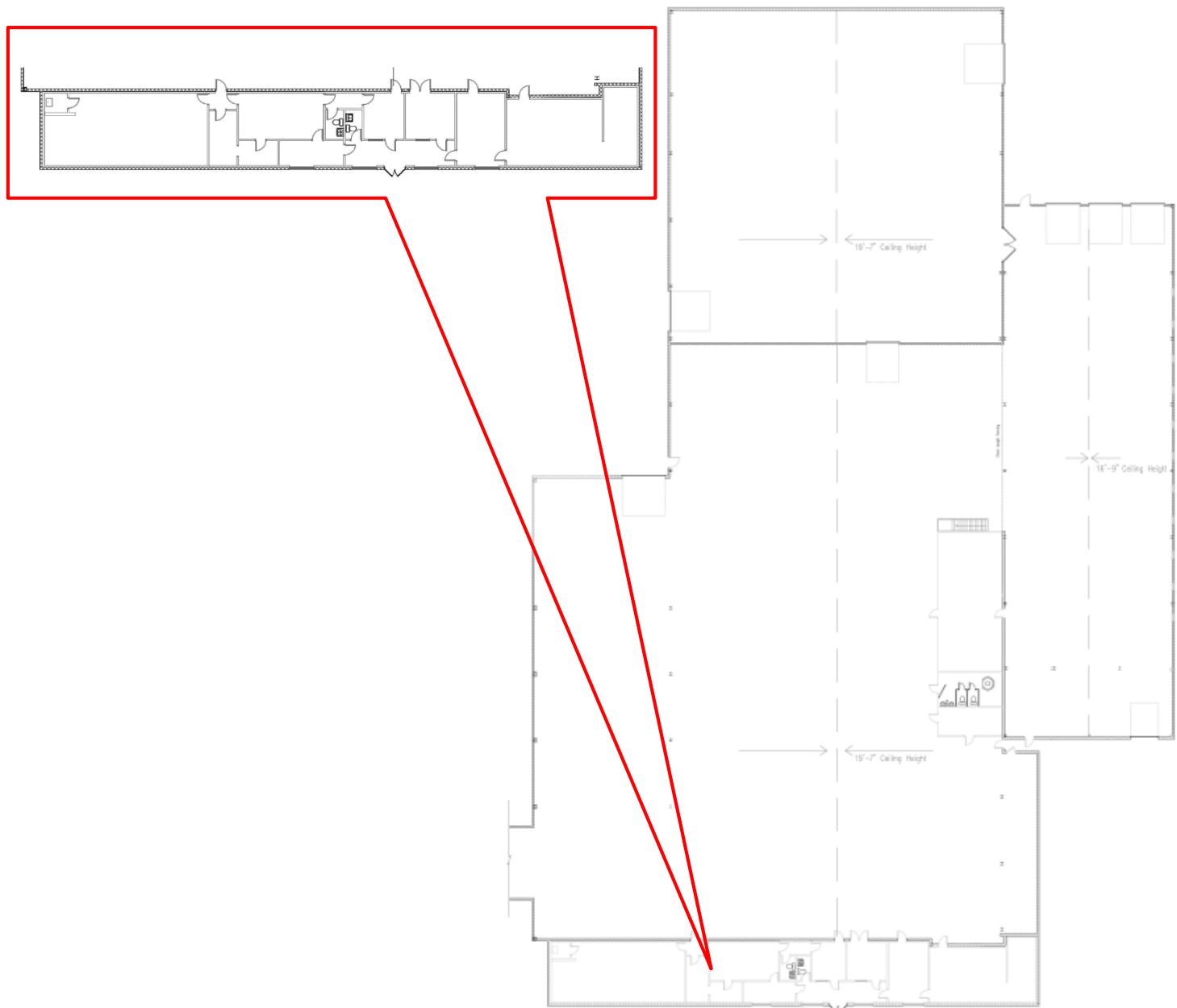
Improvements Plan

- Building B: Warehouse
-19,821 SF
- Year Built: 1959
- Building C: Office & Warehouse
- 46,127 SF
- Year built: 1980

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Building C

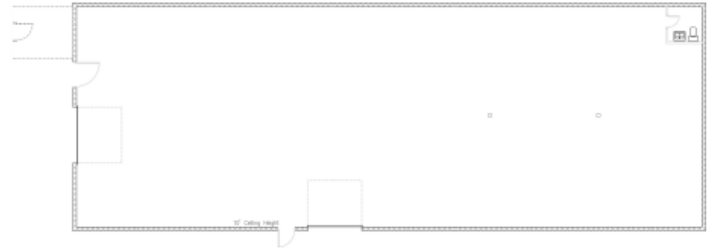
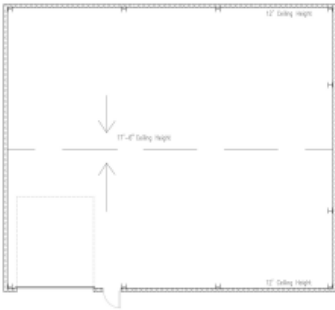


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Buildings D & E



Improvements Plan

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

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



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.