



JEFFERSON DISTRIBUTION CENTER Building C

545 Logistics Center Parkway, Jefferson, GA 30549

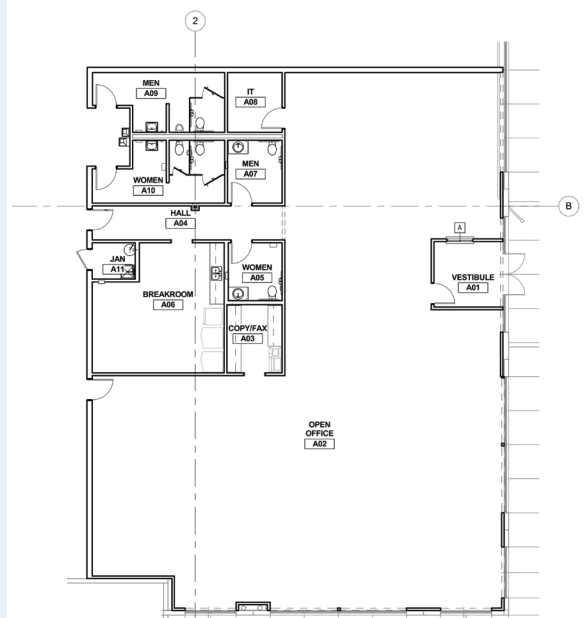


Jefferson Distribution Center Building C is a newly constructed, Class A distribution facility located in metro Atlanta’s largest submarket — Northeast Atlanta. With immediate access to I-85, Jefferson Distribution Center provides excellent access for Southeast and regional distribution.

Jefferson Distribution Center is located within one of Georgia’s designated Opportunity Zones. Businesses locating here are eligible for significant tax credits for new jobs they create. The job tax credit allows businesses to claim a credit of \$3,500 per net new job for five years to offset Georgia income taxes and Georgia payroll withholding taxes. There is no limit on the number of jobs that may be claimed under the program.

For more information, please visit:
<http://www.dca.state.ga.us>.

4,812 SF SPEC OFFICE LAYOUT



447,178 square feet

WAREHOUSE: 442,366 SF

OFFICE: 4,812 SF

BUILDING TYPE: Cross-dock

Now Available – Up to 447,178 SF

BUILDING DEPTH: 570'

CLEAR HEIGHT: 36' at first column line

DOCKS: 71 - 9' x 10' doors

DOCK LEVELERS: 8 levelers

DRIVE-IN DOORS: 2 - 14' x 16' doors

TRUCK COURT: 185' deep all concrete

AUTO PARKING: 137 spaces

TRAILER PARKING: 76 stalls

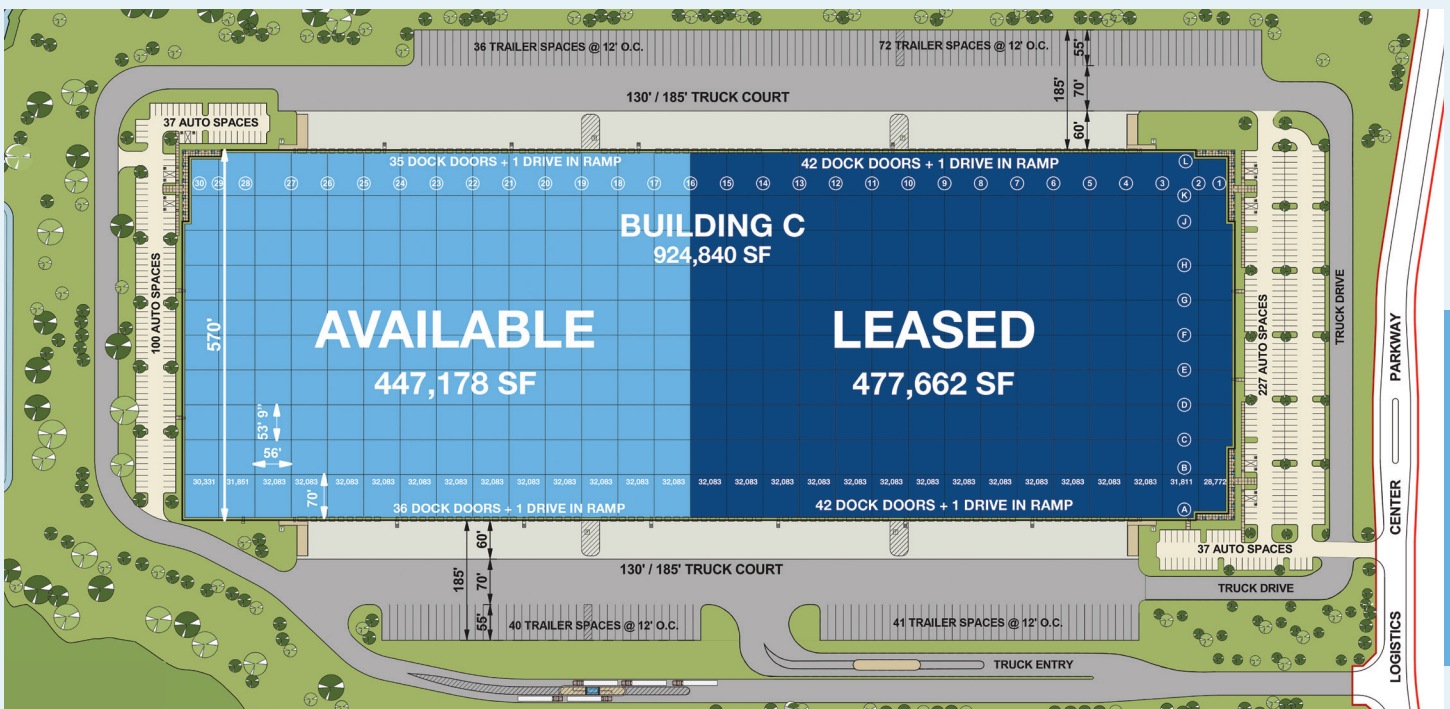
STAGING BAY: 56'W x 70'D

TYPICAL BAY: 56'W x 53'9"D

SPRINKLER: ESFR

FLOOR SLAB: 6" Ductilcrete®

INCENTIVES: Opportunity Zone tax credits = \$3,500/job/year for 5 years (\$17,500/job)



Notable Distances

Air

Athens Regional Airport	19 miles
Hartsfield-Jackson Atlanta International Airport	70 miles
Greenville Spartanburg International Airport	97 miles

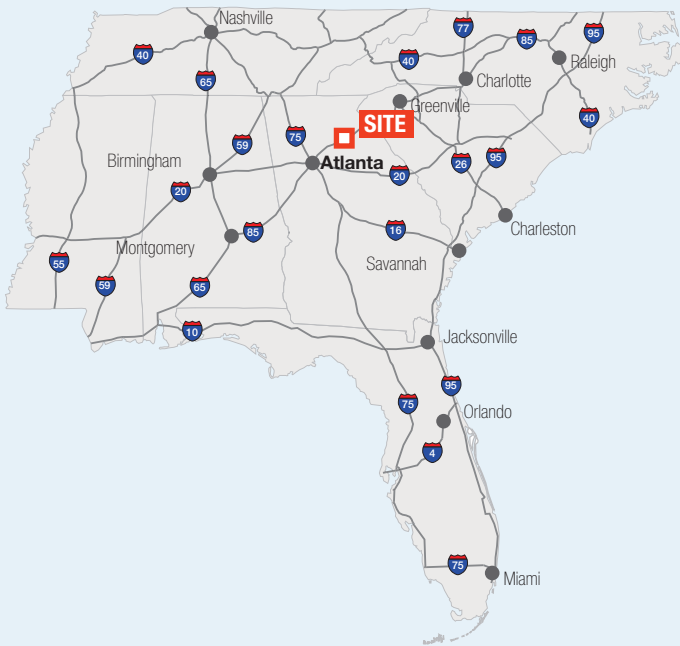
Interstate

I-85	0.6 miles
I-285	45 miles
I-75 N	58 miles
I-75 S	61 miles
I-20	64 miles
I-26	122 miles

Port Cities

Savannah, GA	300 miles
Charleston, SC	300 miles
Brunswick, GA	360 miles
Jacksonville, FL	400 miles
Norfolk, VA	510 miles
Miami, FL	715 miles

Jefferson Distribution Center is located in an Opportunity Zone in the Northeast Atlanta submarket, and is ideal for Southeast and regional distribution.



For more information, or to set up a tour, please contact:

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