



# MAJESTIC AIRPORT CENTER V

## BUILDING 1

950,300 SQUARE FEET AVAILABLE



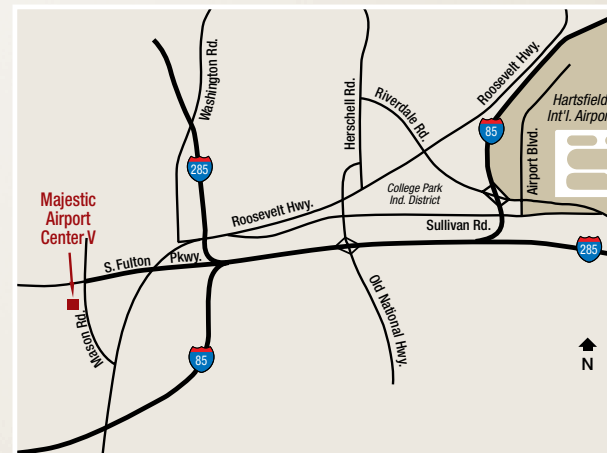
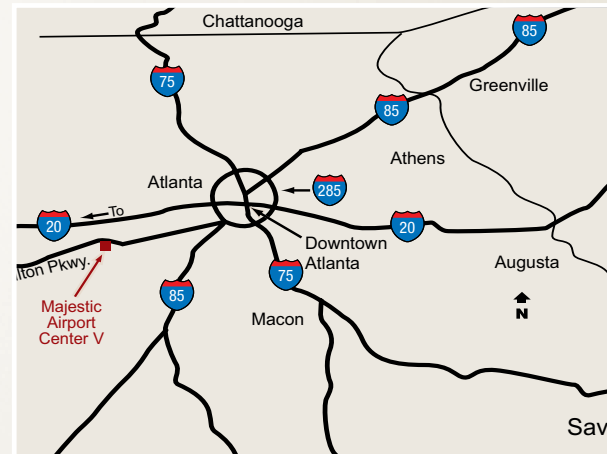
SOUTH FULTON PARKWAY & STONEWALL TELL ROAD, ATLANTA, UNION CITY, GEORGIA

### Features:

RBA:	950,300 Square Feet
Office:	Build-to-Suit
Clear Height:	40'
Bay Spacing:	54' x 48' (typical)
Loading:	176 - 9' x 10' dock high doors 4 - 12' x 14' ramped drive-in doors
Electrical:	BTS
Auto Parking:	334 (expandable)
Trailer Parking:	205 (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).



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**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:  $\$1,750,000 \times 5 = \$8,750,000$

