



MAJESTIC AIRPORT CENTER III

BUILDING 8

75,000 SQUARE FEET AVAILABLE



OAKLEY INDUSTRIAL BOULEVARD, UNION CITY, GA

Features:

- Building Depth: 180'
- Office: BTS
- Clear Height: 28'
- Bay Spacing: 50' x 50'
- Loading: 22 - 9' x 10' dock high doors
1-12' x 14' ramped drive-in door
- Electrical: 1- 600 amp panel
- Auto Parking: 64
- Trailer Parking: 29
- Fire Protection: ESFR fire sprinkler system
- Other Amenities: Fulton County Tax Abatement Program

Site Location:

Oakley Industrial Boulevard and Jonesboro Road (Highway 138); 1,300 feet of frontage on I-85; .08 miles to I-85 access ramp; 4.5 miles from I-285 and 6.8 miles from Hartsfield International Airport



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OPPORTUNITY ZONE OVERVIEW

Summary

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



STANDARD FEATURES OF A MAJESTIC WAREHOUSE