



MAJESTIC AIRPORT CENTER III

BUILDING 5

977,454 SQUARE FEET AVAILABLE



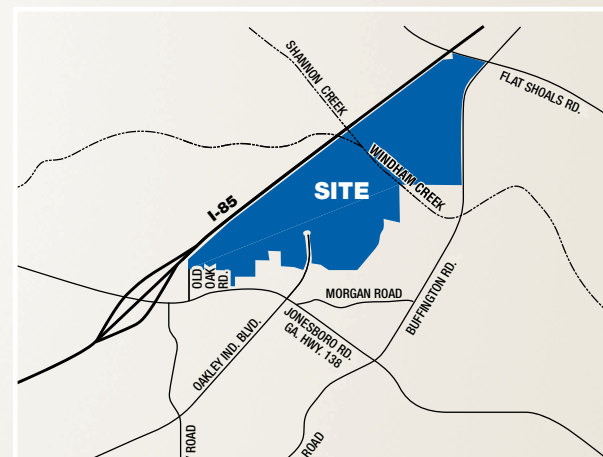
6710 OAKLEY INDUSTRIAL BOULEVARD, UNION CITY, GA

Features:

- Building Depth:** 620'
- Office:** Existing 36,000 SF (2-Story) Office Space
- Clear Height:** 32'
- Bay Spacing:** 50' x 52'
- Loading:** 144 - 9' x 10' dock high doors
1-12' x 14' ramped drive-in door
- Electrical:** 1- 600 amp panel
- Auto Parking:** 322
- Trailer Parking:** 633
- Fire Protection:** ESFR fire sprinkler system
- Other Amenities:** Fulton County Tax Abatement Program
Ability to expand by approximately \pm 185,000 SF
Ability to load on 3-sides of the building

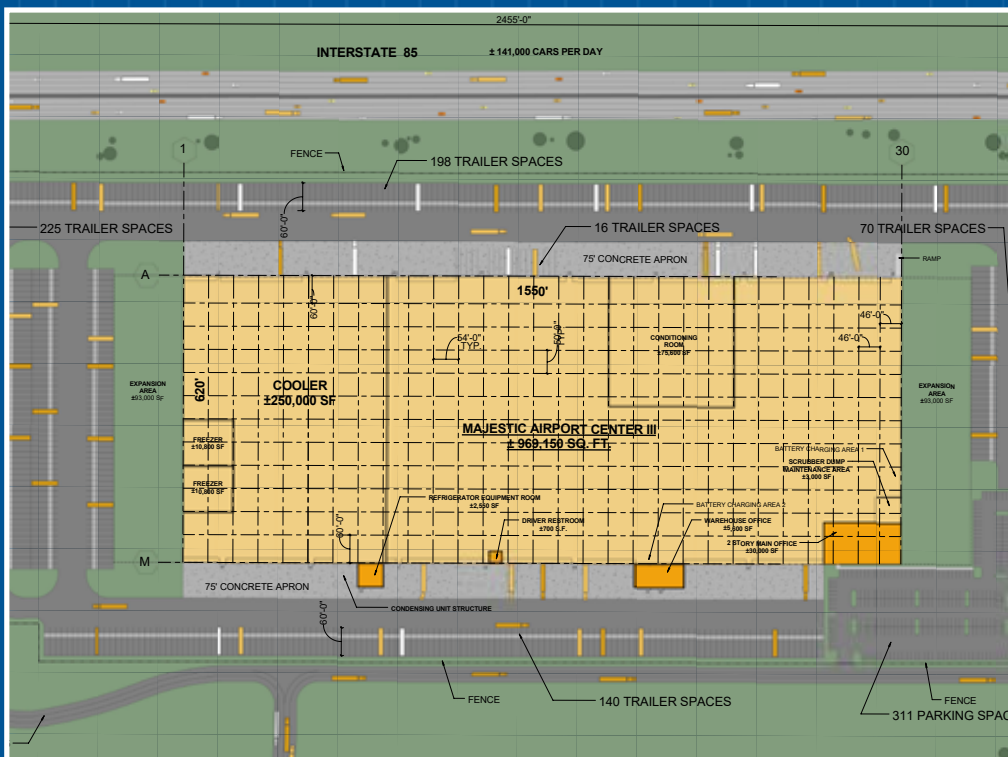
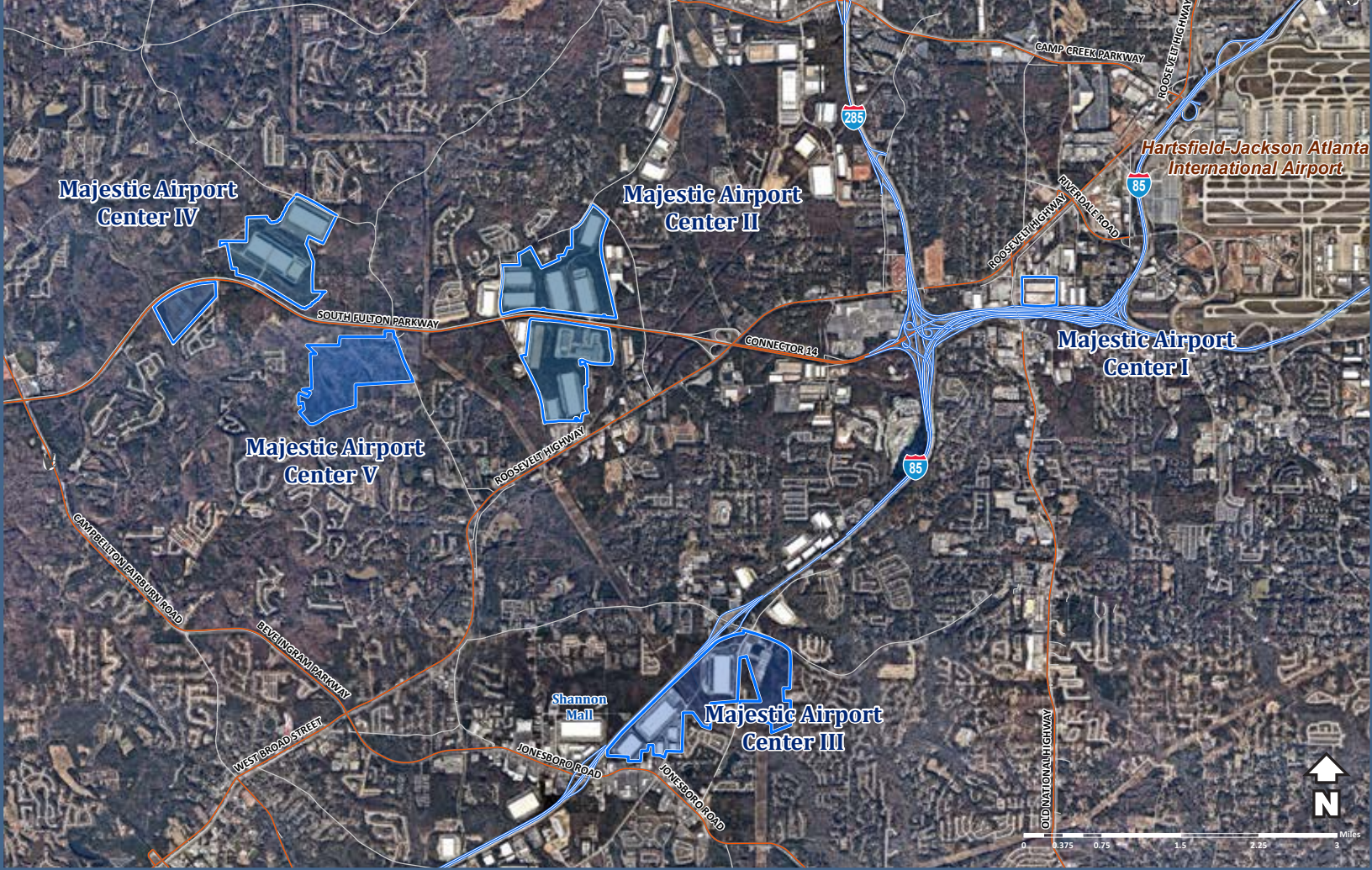
Site Location:

Oakley Industrial Boulevard and Jonesboro Road (Highway 138); 2,450 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: $\$1,750,000 \times 5 = \$8,750,000$