

ANTICIPATED DELIVERY
Q4 2024



7605 FACTORY SHOALS SW / AUSTELL, GA 30168

117,036 SF AND/OR 2.62 AC IOS LOT AVAILABLE FOR LEASE



PROPERTY DETAILS

1.4 MILES

TO INTERSTATE 20

117,036 SF REAR LOAD BUILDING

Property: 10.8 Acres

Column Spacing: 52'x50'

Speed Bay: 60'

Office: BTS

Configuration: Rear-Load

Square Footage: 117,036 SF

Dimensions: 210' x 566'

Clear Height: 32'

Truck Court Depth: 190'

Dock Doors: 30 dock high doors (9'x10')

Oversized Doors: 2 Drive-in (12'x14')

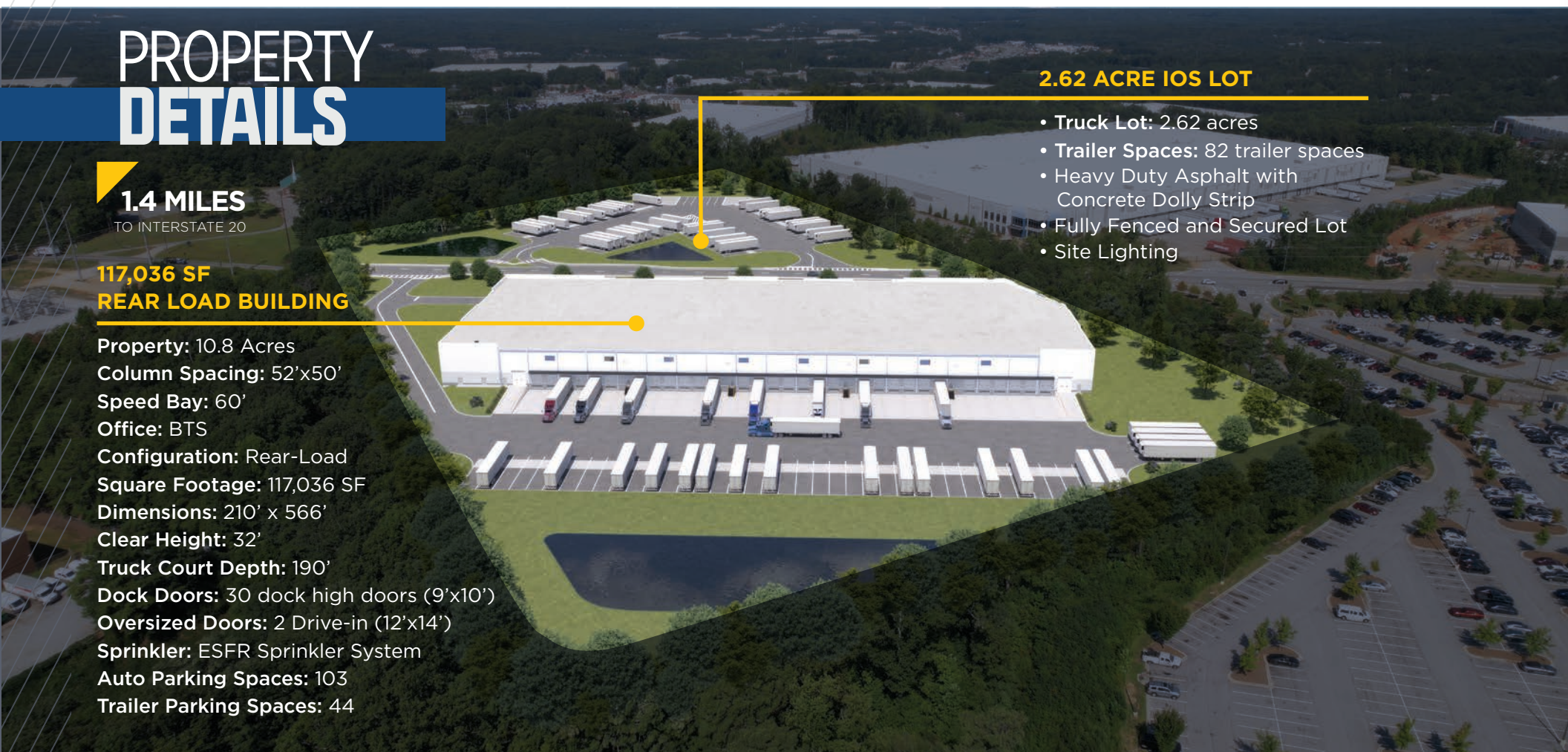
Sprinkler: ESFR Sprinkler System

Auto Parking Spaces: 103

Trailer Parking Spaces: 44

2.62 ACRE IOS LOT

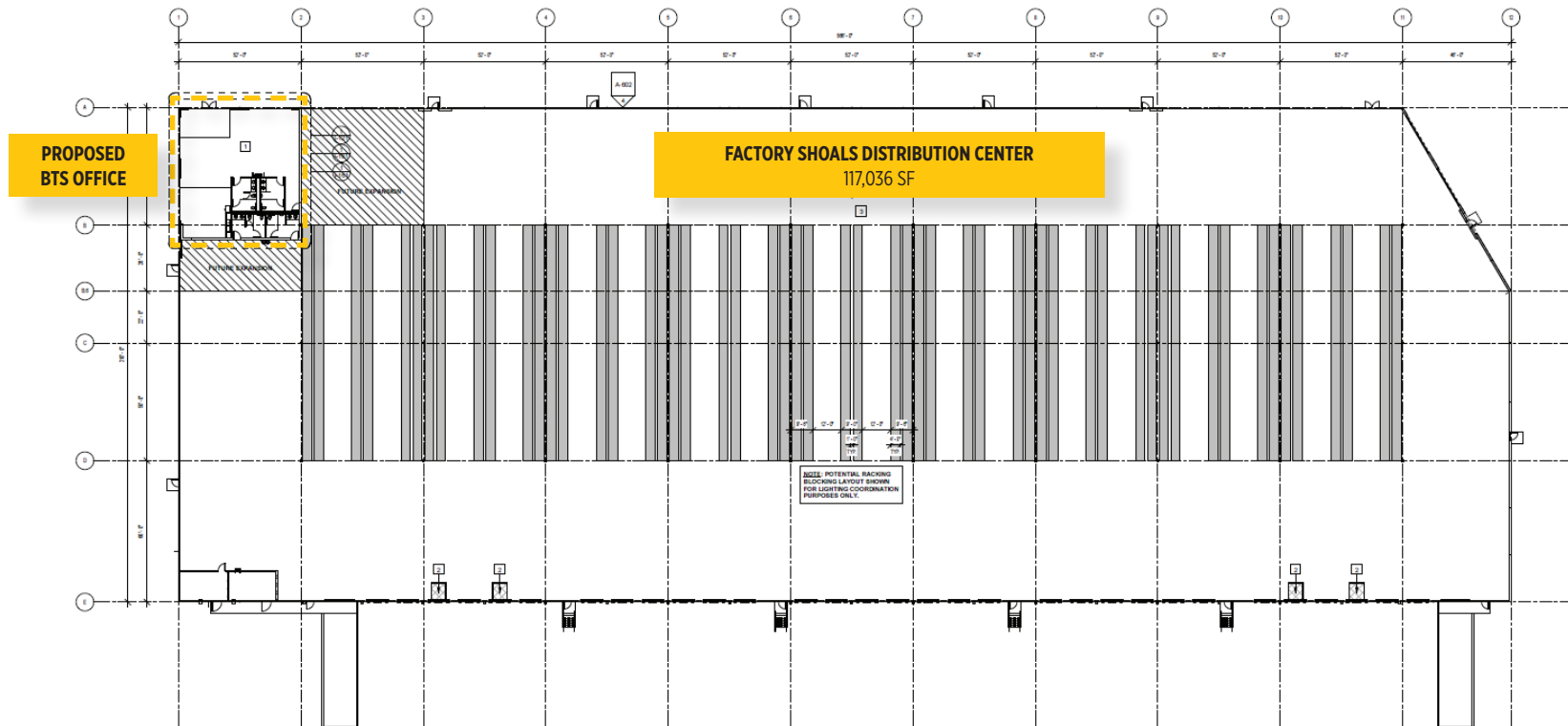
- **Truck Lot:** 2.62 acres
- **Trailer Spaces:** 82 trailer spaces
- Heavy Duty Asphalt with Concrete Dolly Strip
- Fully Fenced and Secured Lot
- Site Lighting



**117,036 SF BUILDING AND 2.62 AC IOS LOT AVAILABLE
FOR LEASE TOGETHER OR INDIVIDUALLY**



SPEC IMPROVEMENTS



TAX INCENTIVES

LOCATED IN A LESS-DEVELOPED CENSUS TRACT (LDCT)

*TO BE CONFIRMED WITH GA DEPT. OF COMMUNITY AFFAIRS



4 - 40K LB

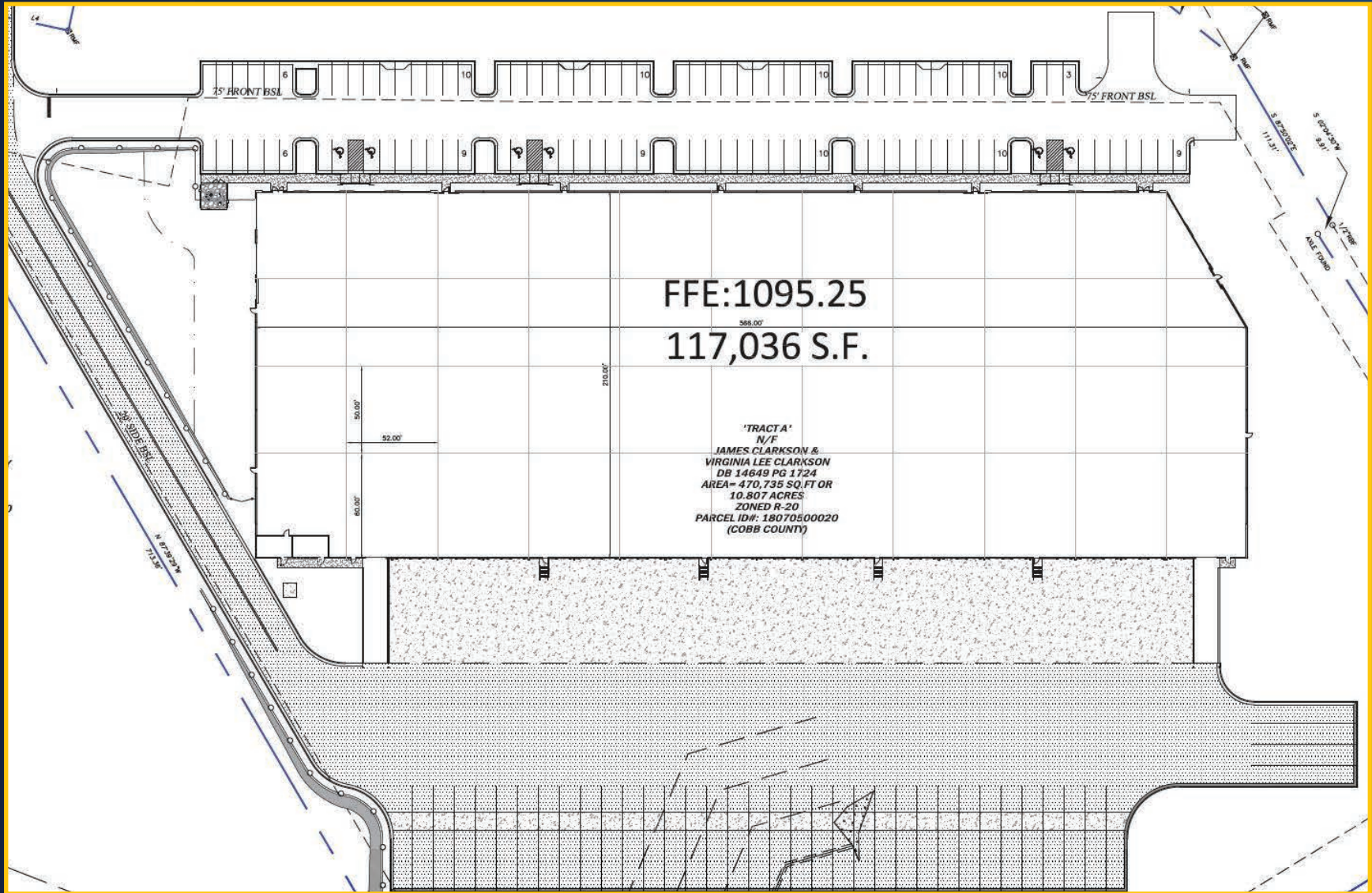
CAPACITY MECHANICAL PIT LEVELERS



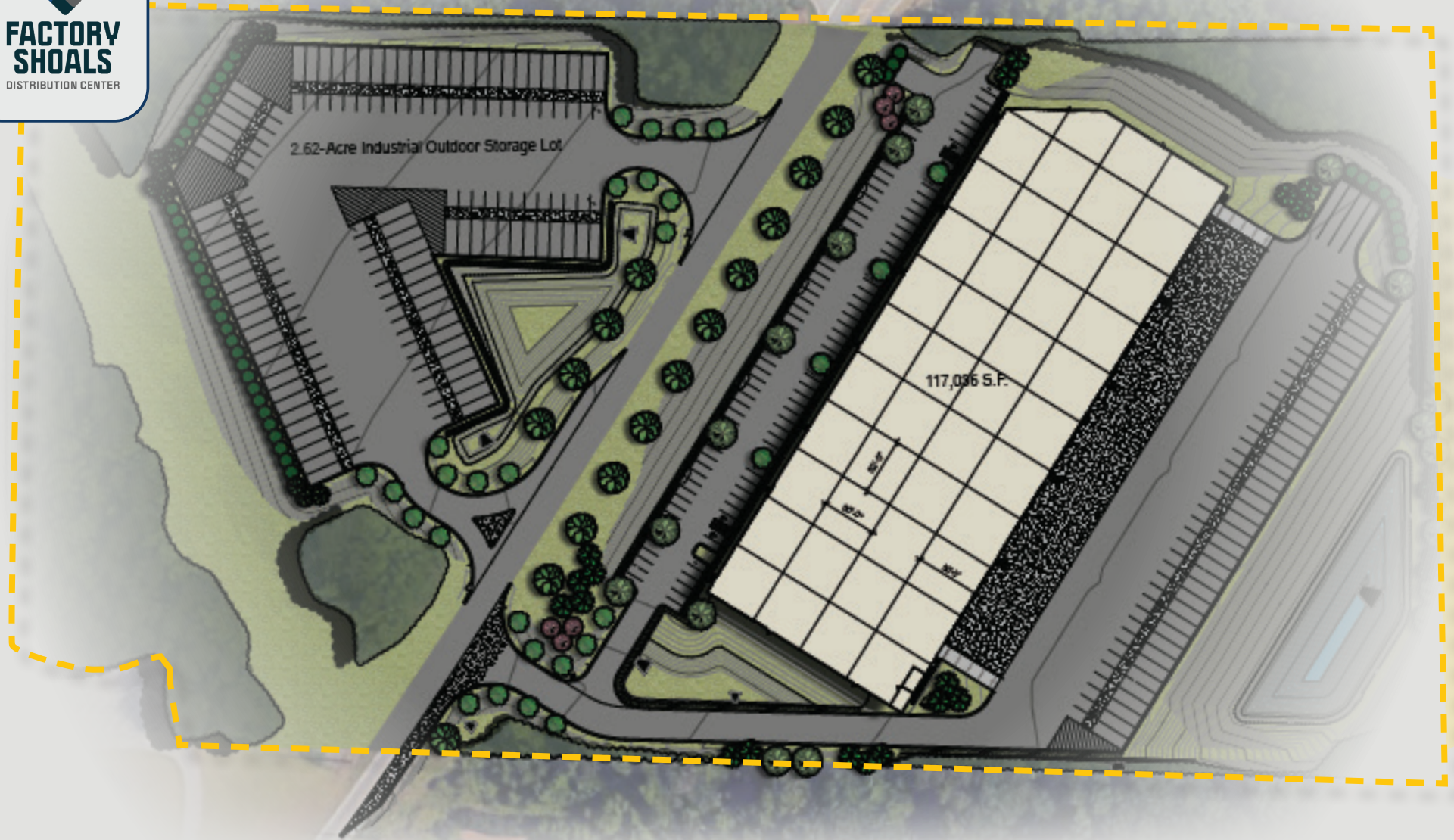
MOTION SENSOR

LED LIGHTING IN WAREHOUSE

25 FC @ 3' over finished floor



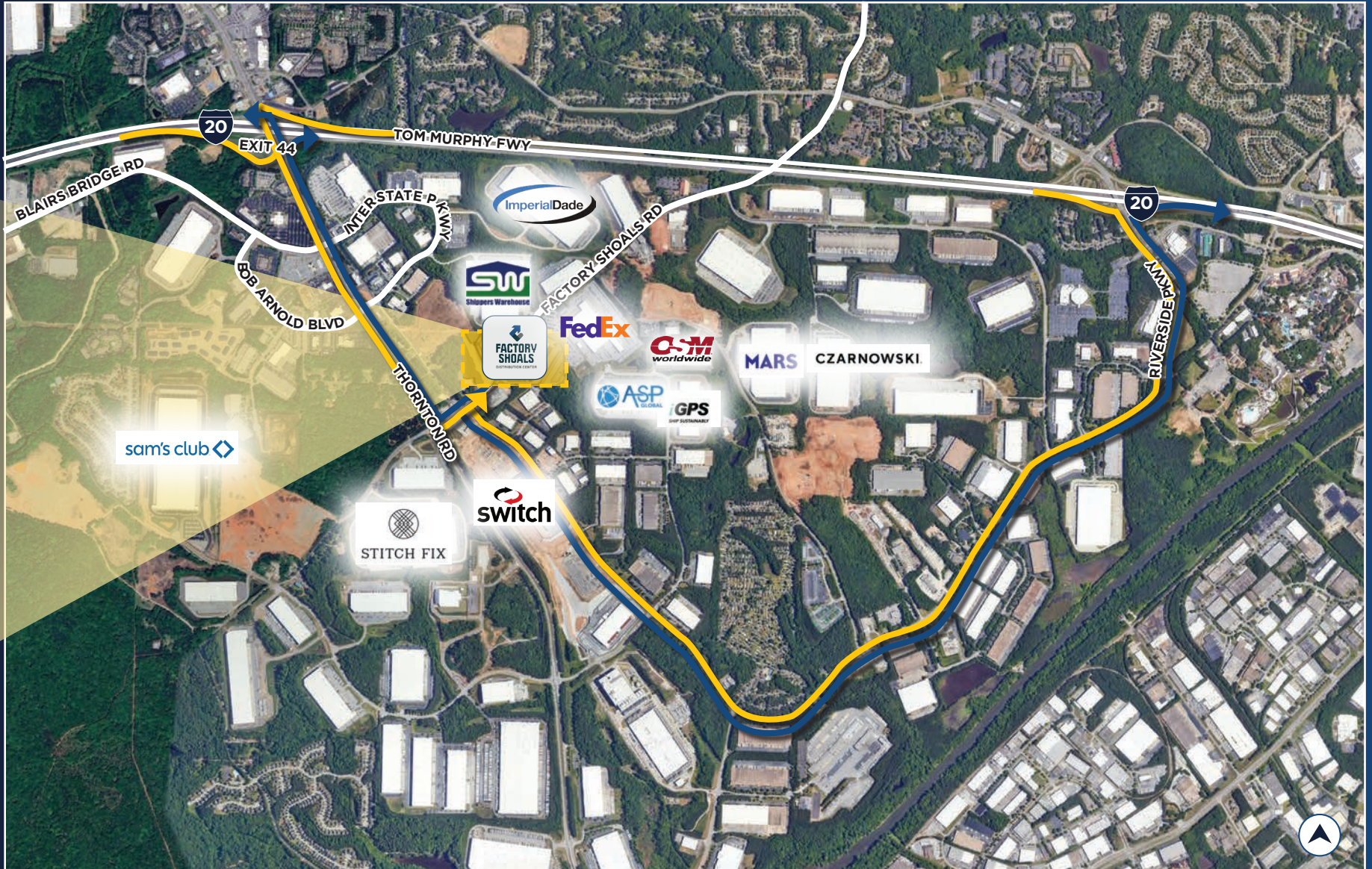
SITE PLAN



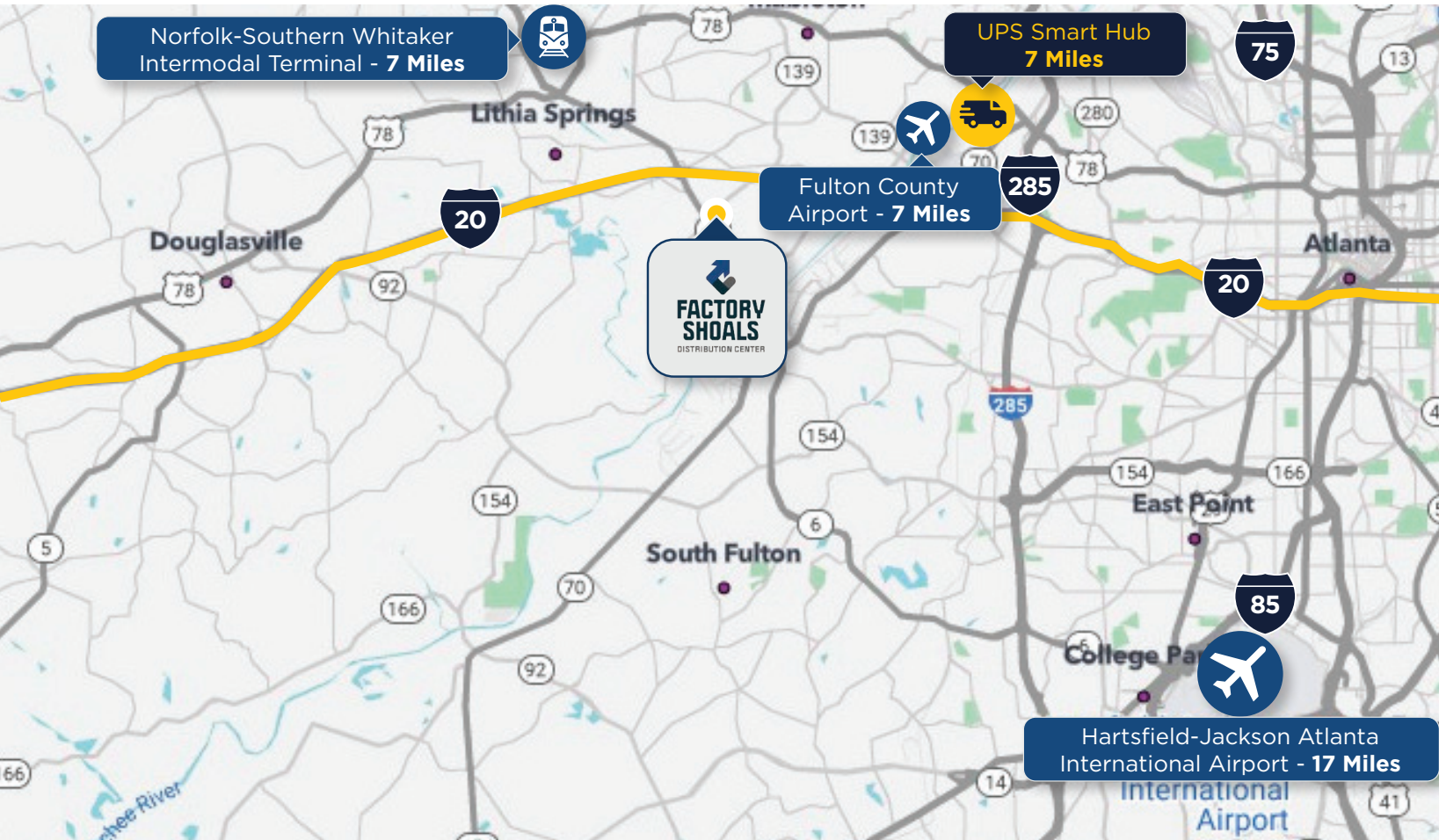
INCENTIVES

The Georgia Job Tax Credit Program in a Less Developed Census Tract (LDCT) provides for new businesses creating more than five (5) net new full-time jobs are eligible for state income tax credits of \$17,500 per employee over a five year period.

- The maximum Job Tax Credit allowed under law - \$3,500 per job created
- Lowest job creation threshold - 2 jobs
- Use of Job Tax Credits against 100 percent of income tax liability and withholding taxes
- Allows credit to be claimed by any business of any nature (not limited to the industries in the Business Enterprise)



PROPERTY LOCATION



CONTACT INFORMATION

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