



FACTORY SHOALS

DISTRIBUTION CENTER >>>

7605 FACTORY SHOALS SW / AUSTELL, GA 30168

62,451 SF AVAILABLE FOR LEASE



ALLIANCE
INDUSTRIAL COMPANY



**CUSHMAN &
WAKEFIELD**

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: 62,451 SF
Dimensions: 210' x 566'
Clear Height: 32'

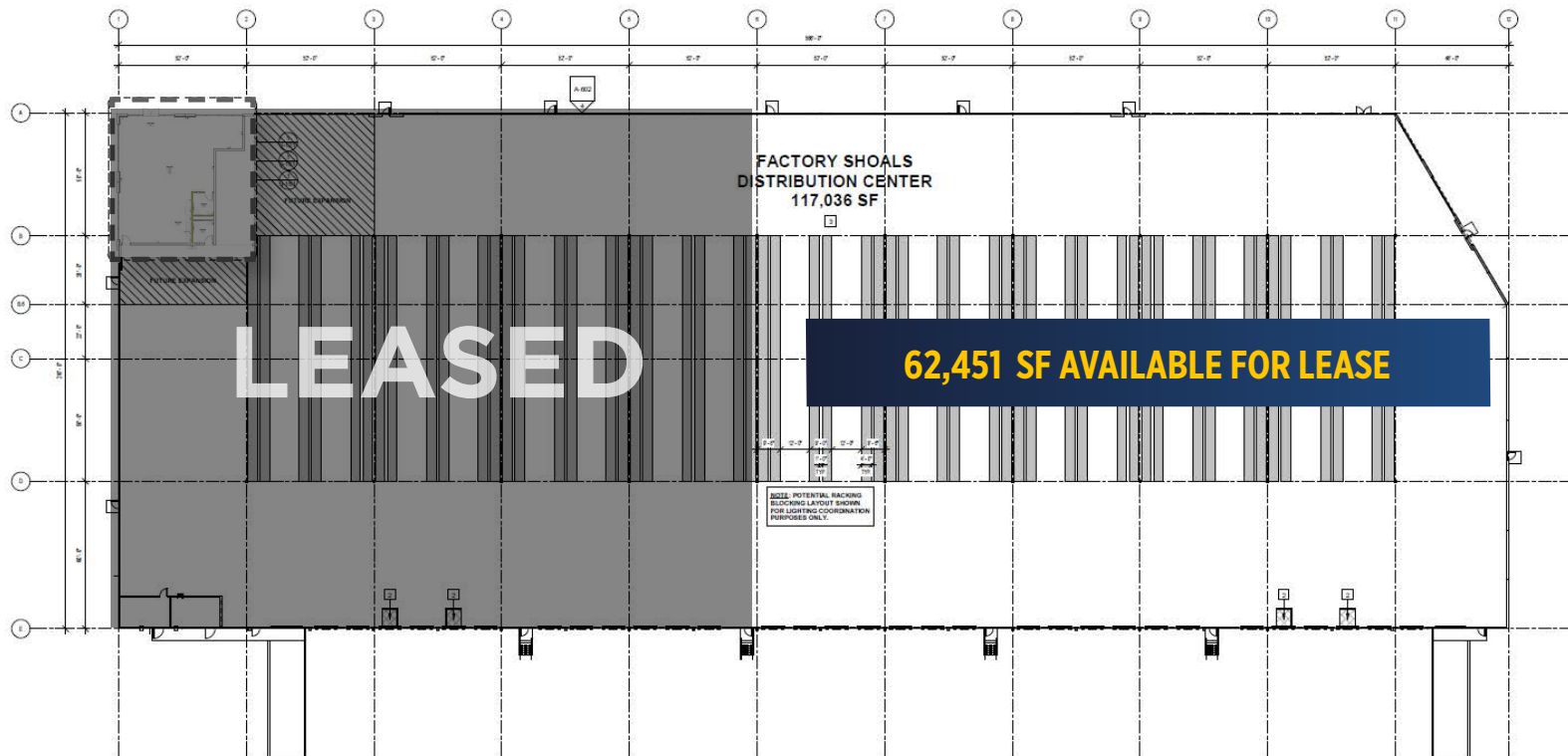
Truck Court Depth: 190'
Dock Doors: 19 dock high doors (9'x10')
Oversized Door: 1 Drive-in (12'x14')
Sprinkler: ESFR Sprinkler System
Auto Parking Spaces: 54
Trailer Parking Spaces: 24
Power: 1,600 amp service, 480/277 volt
3-phase, 4 wire service

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SPEC IMPROVEMENTS



TAX INCENTIVES

LOCATED IN A LESS-DEVELOPED CENSUS TRACT (LDCT)

*TO BE CONFIRMED WITH GA DEPT. OF COMMUNITY AFFAIRS



2 - 40K LB

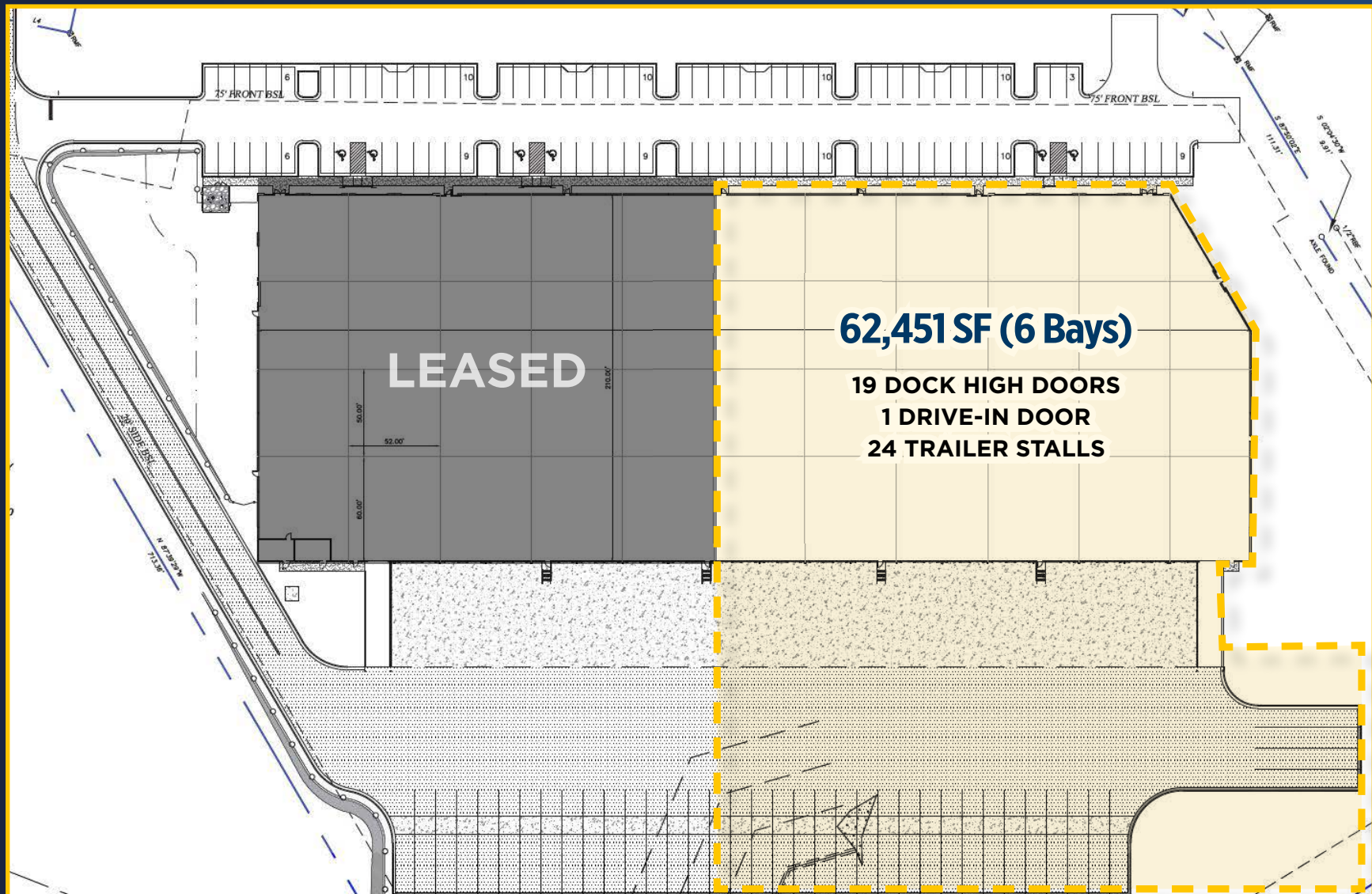
CAPACITY MECHANICAL PIT LEVELERS



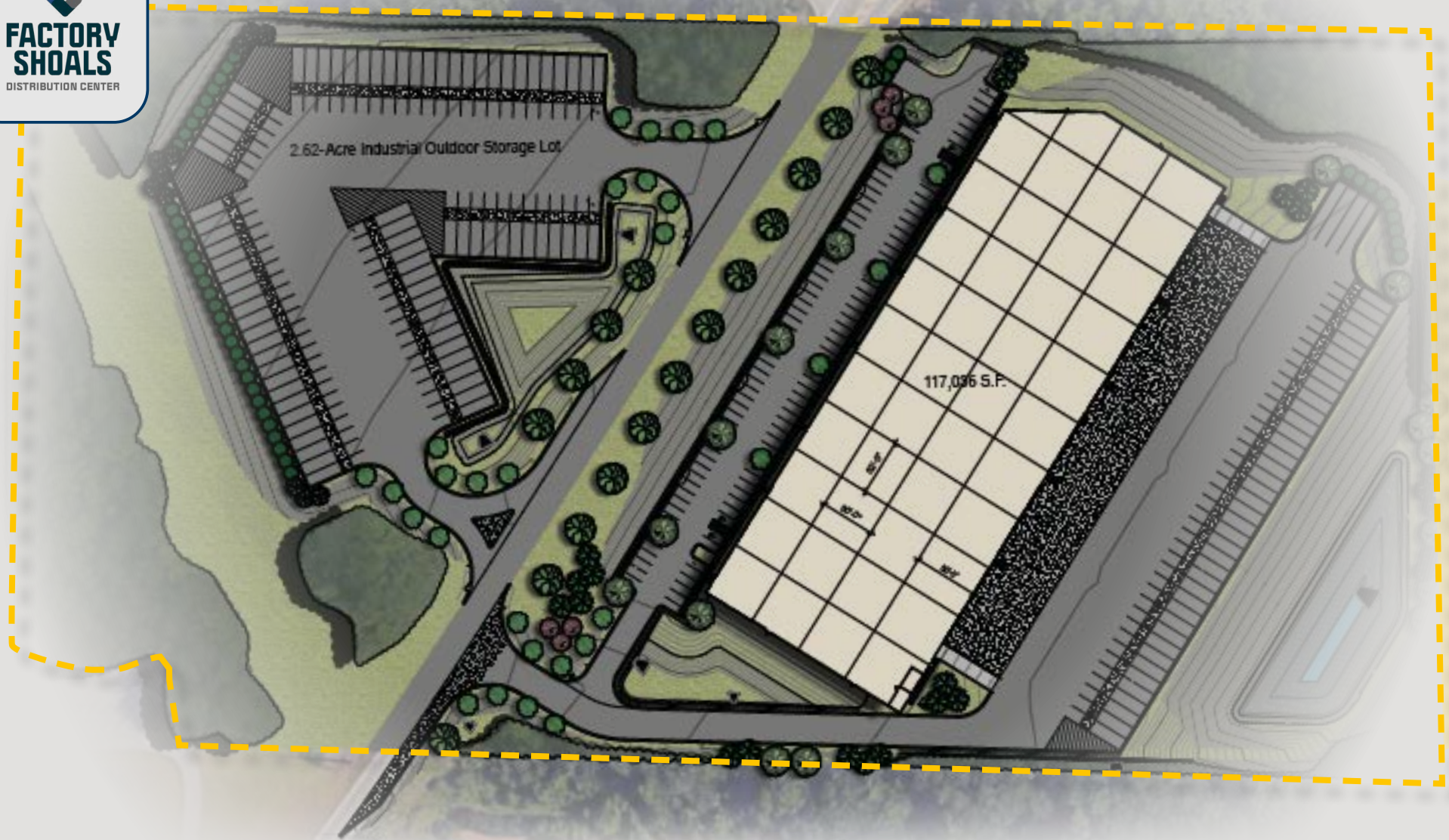
MOTION SENSOR

LED LIGHTING IN WAREHOUSE

25 FC @ 3' over finished floor



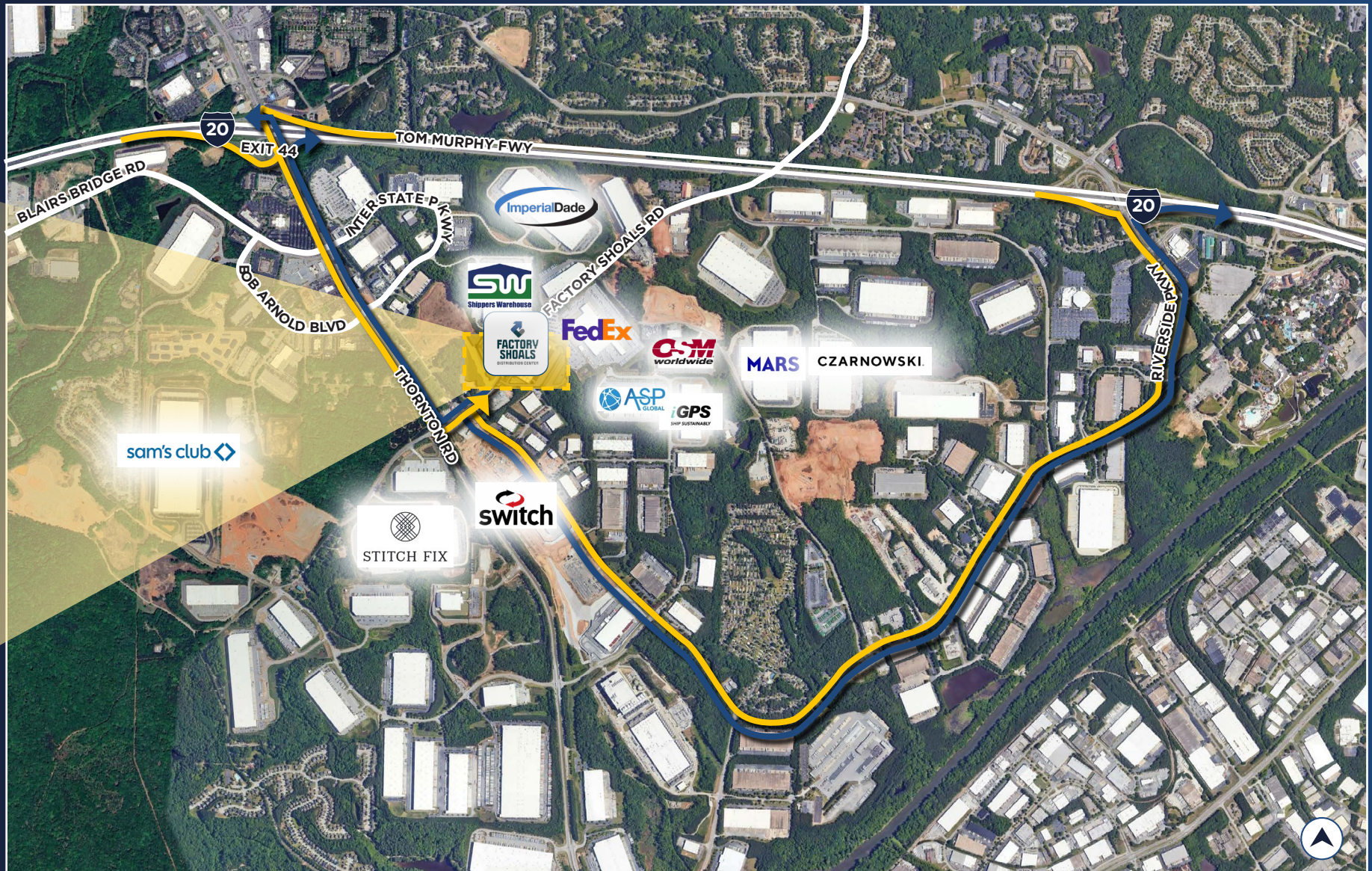
SITE
PLAN



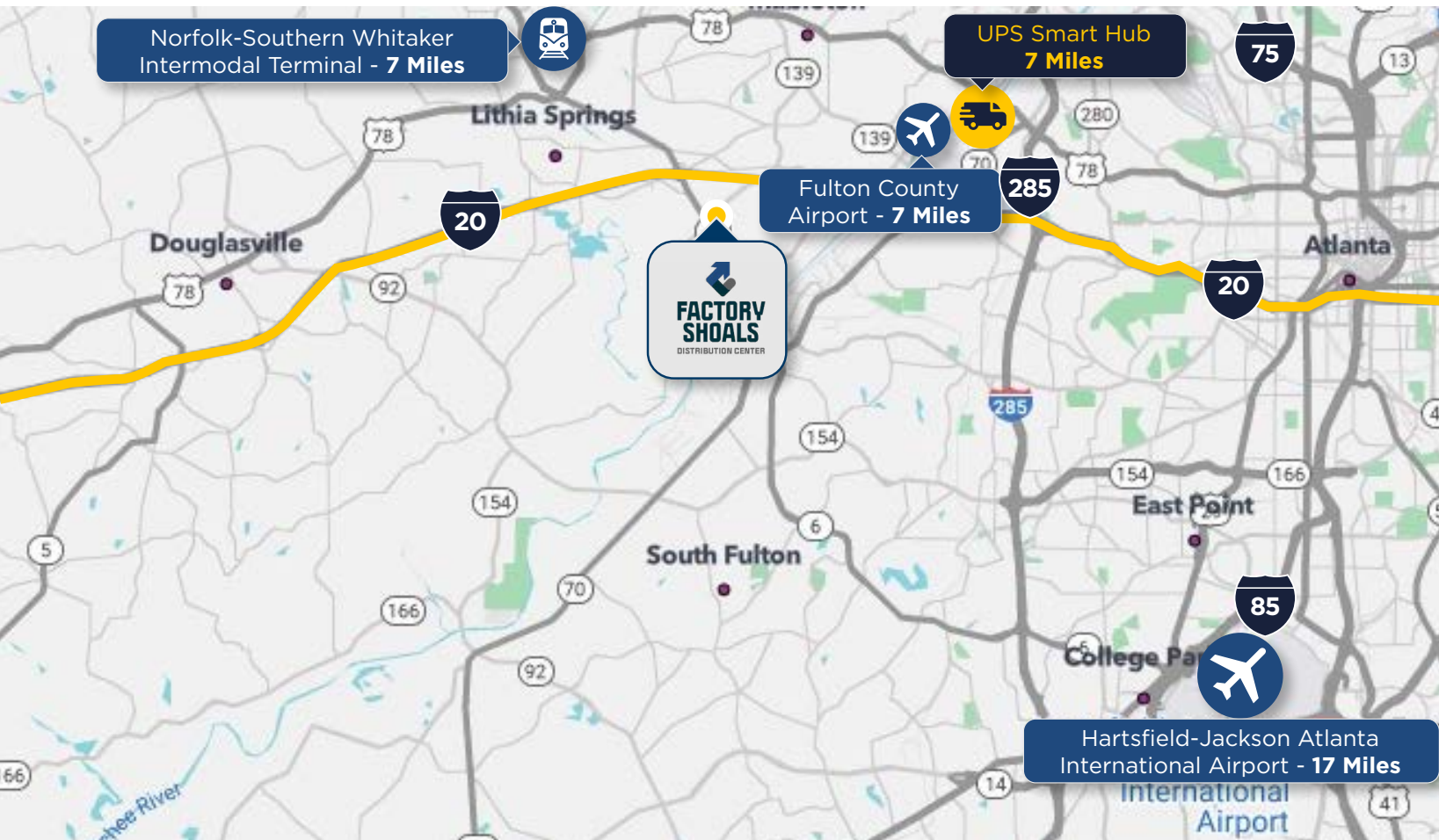
INCENTIVES

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



1.4 MILES
TO INTERSTATE 20

7 MILES
TO INTERSTATE 285

7 MILES
TO UPS SMART HUB

13 MILES
TO INTERSTATE 85

17 MILES
TO ATL AIRPORT

7 MILES
TO INTERMODAL
TERMINAL

CONTACT INFORMATION



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