

**ANTICIPATED DELIVERY**  
Q1 2025



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

## 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 REAR LOAD BUILDING

**Property:** 10.8 Acres  
**Column Spacing:** 52'x50'  
**Speed Bay:** 60'  
**Office:** 2,004 SF  
**Configuration:** Rear-Load  
**Square Footage:** 117,036 SF  
**Dimensions:** 210' x 566'  
**Clear Height:** 32'

**Truck Court Depth:** 190'  
**Dock Doors:** 31 dock high doors (9'x10')  
**Oversized Doors:** 2 Drive-in (12'x14')  
**Sprinkler:** ESFR Sprinkler System  
**Auto Parking Spaces:** 102  
**Trailer Parking Spaces:** 39



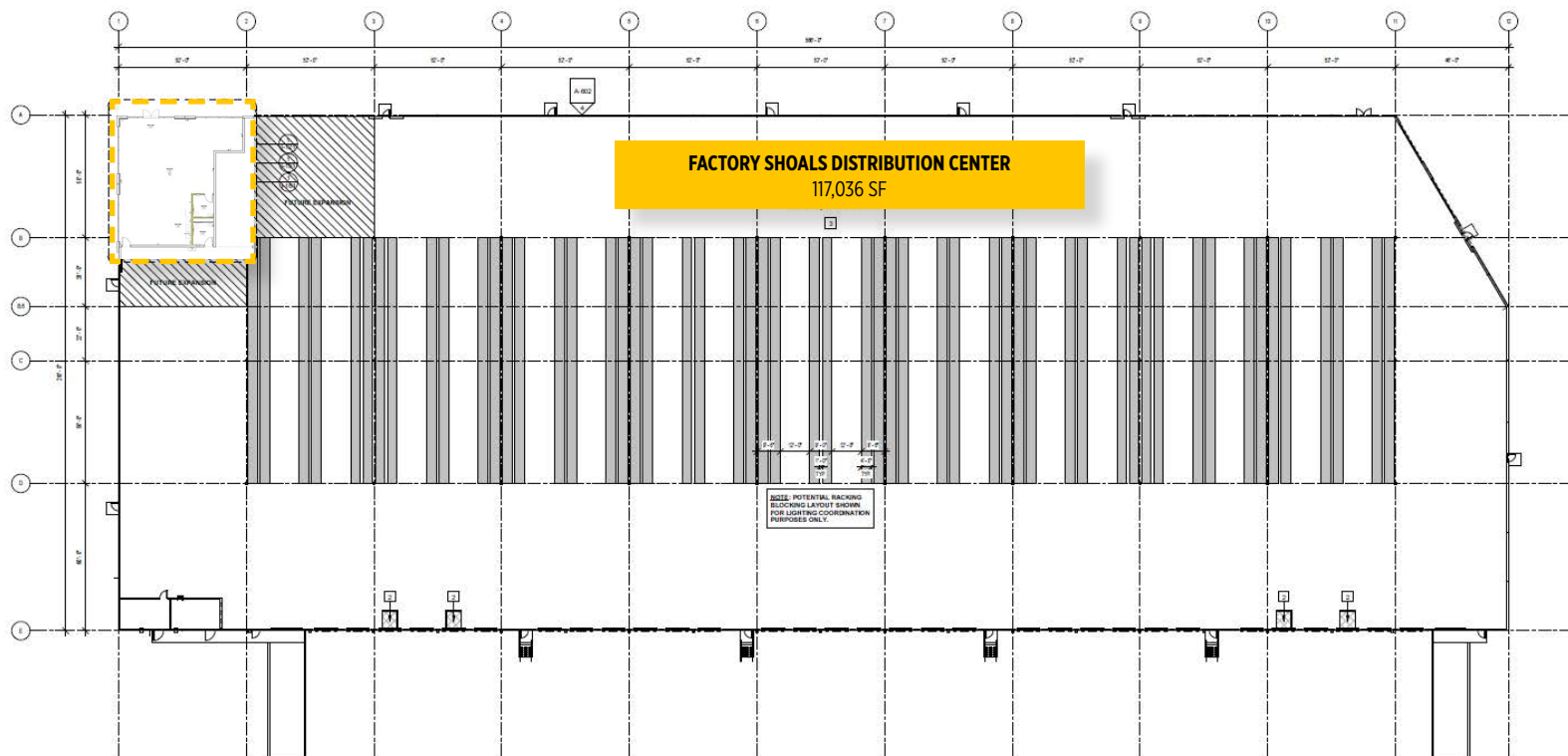


**117,036 SF BUILDING AND 2.62 AC IOS LOT AVAILABLE  
FOR LEASE TOGETHER OR INDIVIDUALLY**





# SPEC IMPROVEMENTS



## TAX INCENTIVES

LOCATED IN A LESS-DEVELOPED CENSUS TRACT (LDCT)

\*TO BE CONFIRMED WITH GA DEPT. OF COMMUNITY AFFAIRS



## 4 - 40K LB

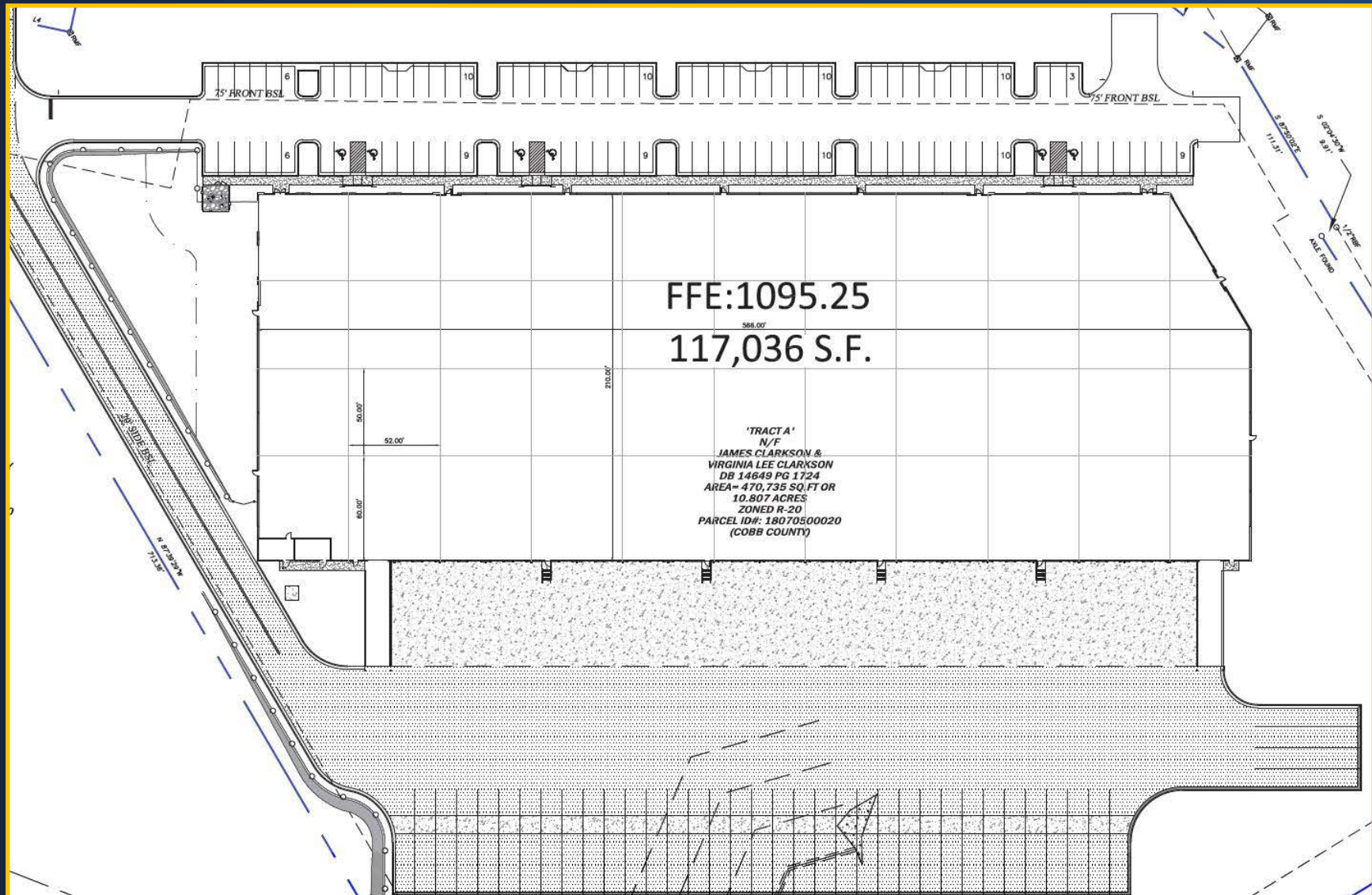
CAPACITY MECHANICAL PIT LEVELERS



## MOTION SENSOR

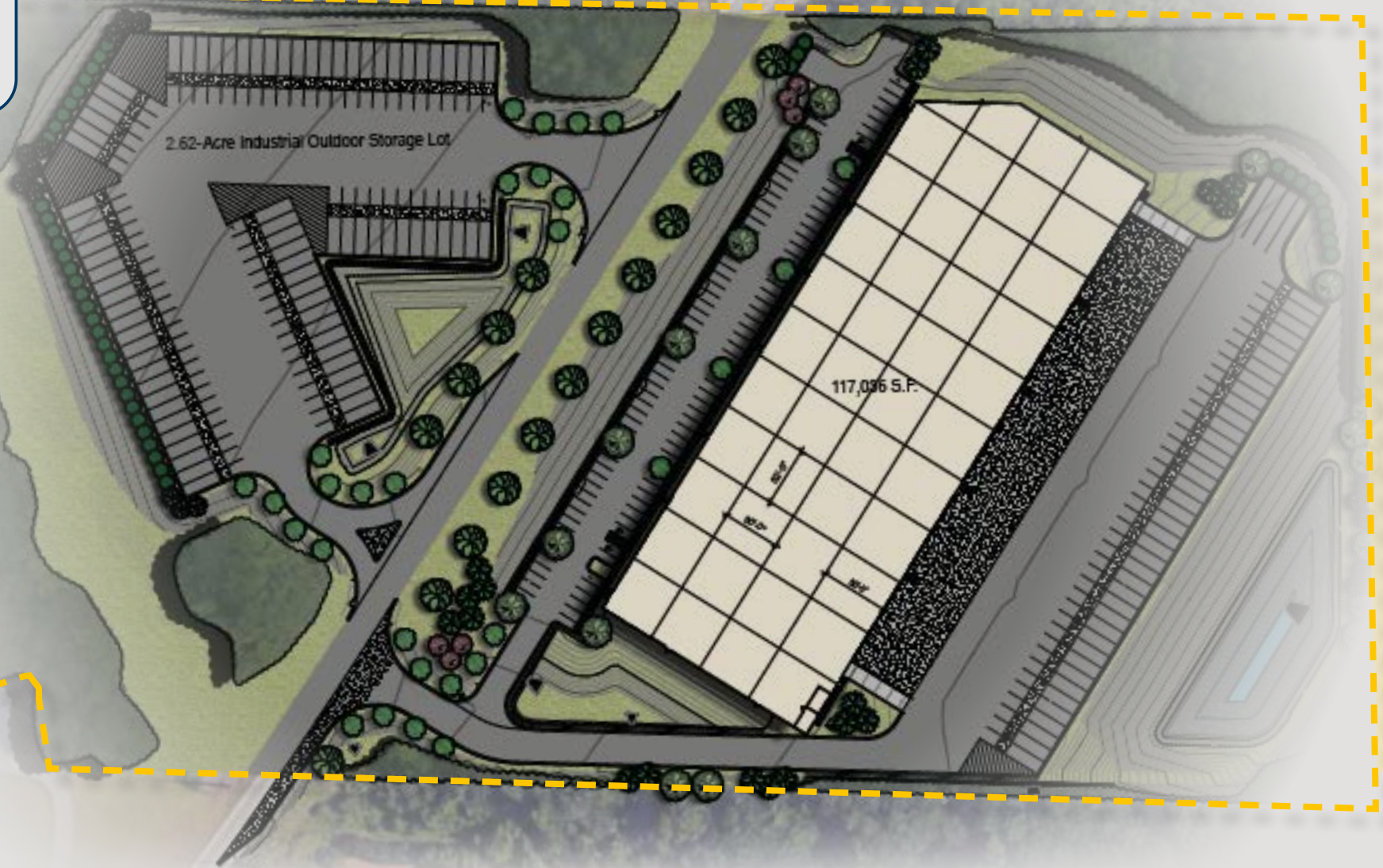
LED LIGHTING IN WAREHOUSE

25 FC @ 3' over finished floor



SITE  
PLAN



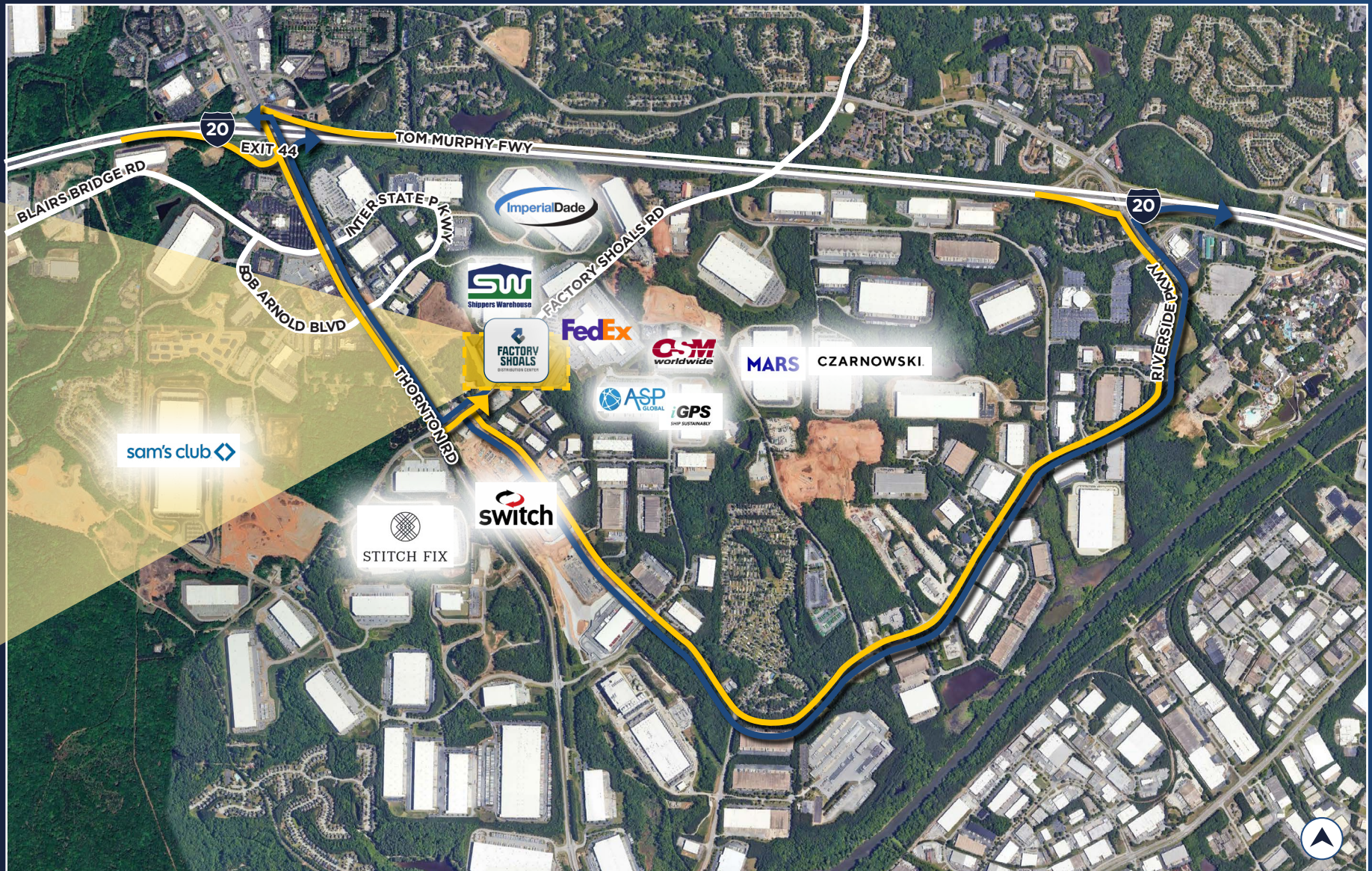


## INCENTIVES

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.

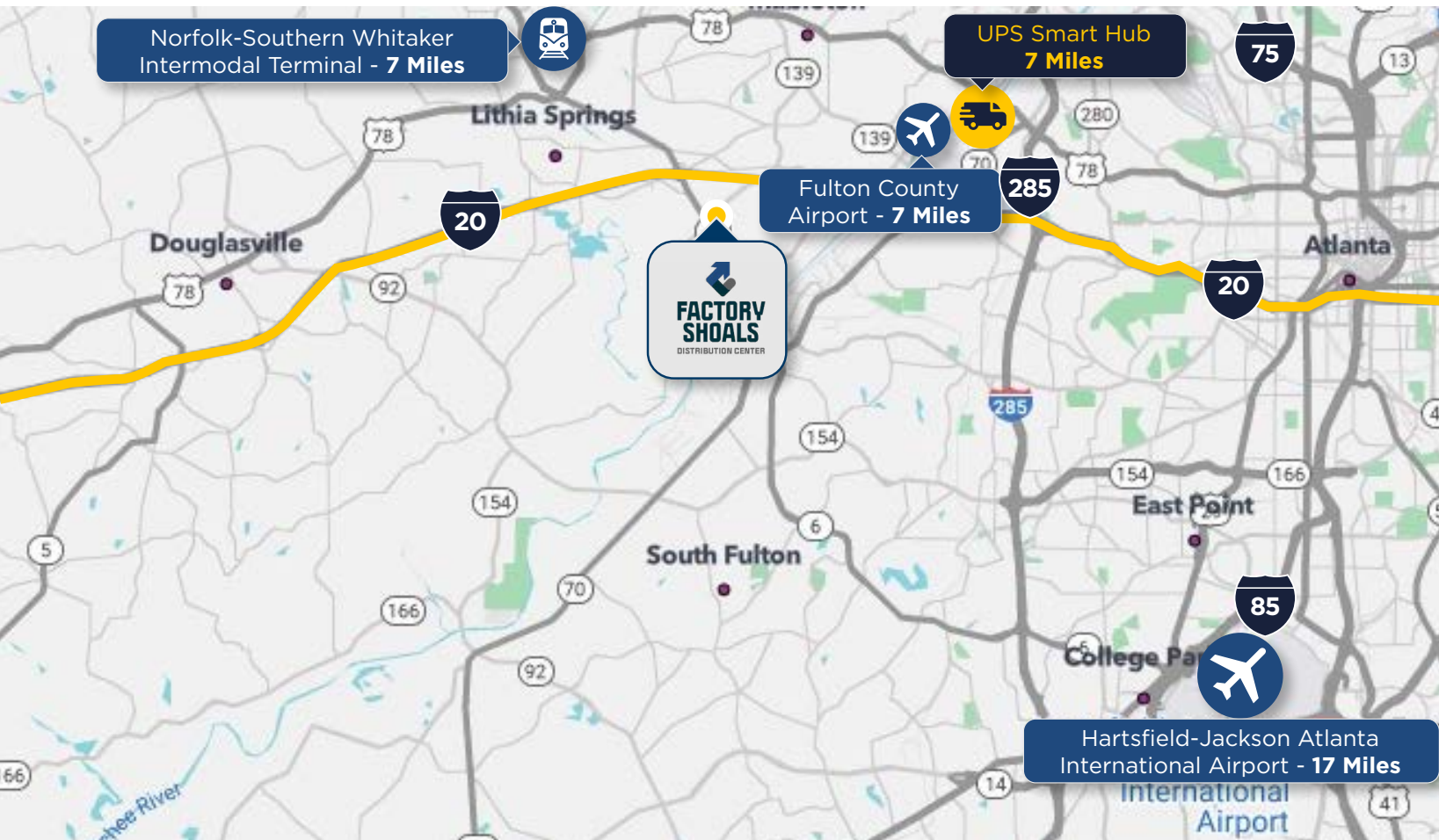
- The maximum Job Tax Credit allowed under law - \$3,500 per job created
- Lowest job creation threshold - 2 jobs
- Use of Job Tax Credits against 100 percent of income tax liability and withholding taxes
- Allows credit to be claimed by any business of any nature (not limited to the industries in the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





PROPERTY  
LOCATION





# CONTACT INFORMATION



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