



5800 PEACHTREE RD

5800 Peachtree Rd. Chamblee, GA 30341

Perfectly Located / Active Rail-Spur / Heavy Power

± 210,000 SF FOR SALE



**CUSHMAN &
WAKEFIELD**



SINGLE TENANT
BUILDING



OUTSIDE STORAGE



FOR SALE

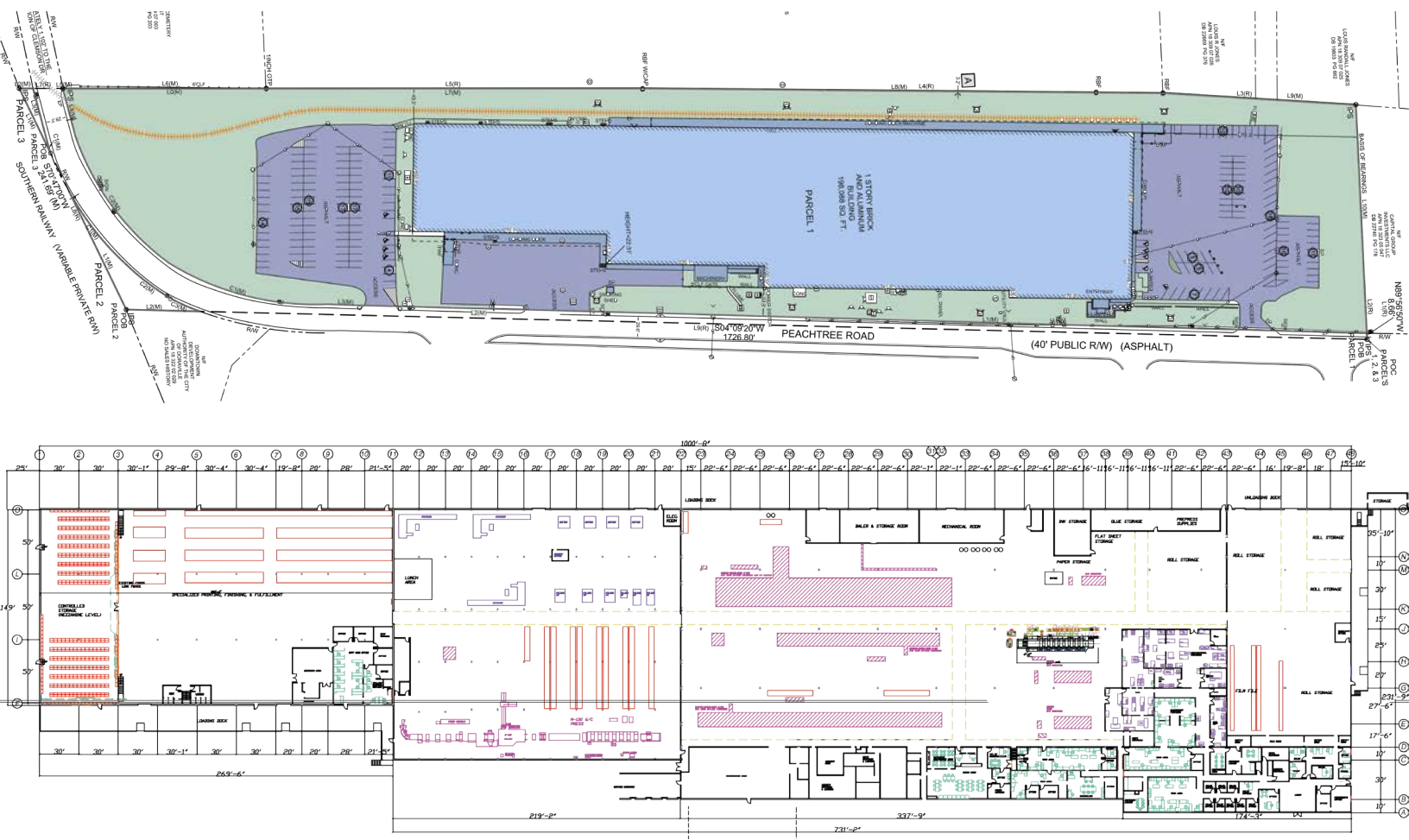


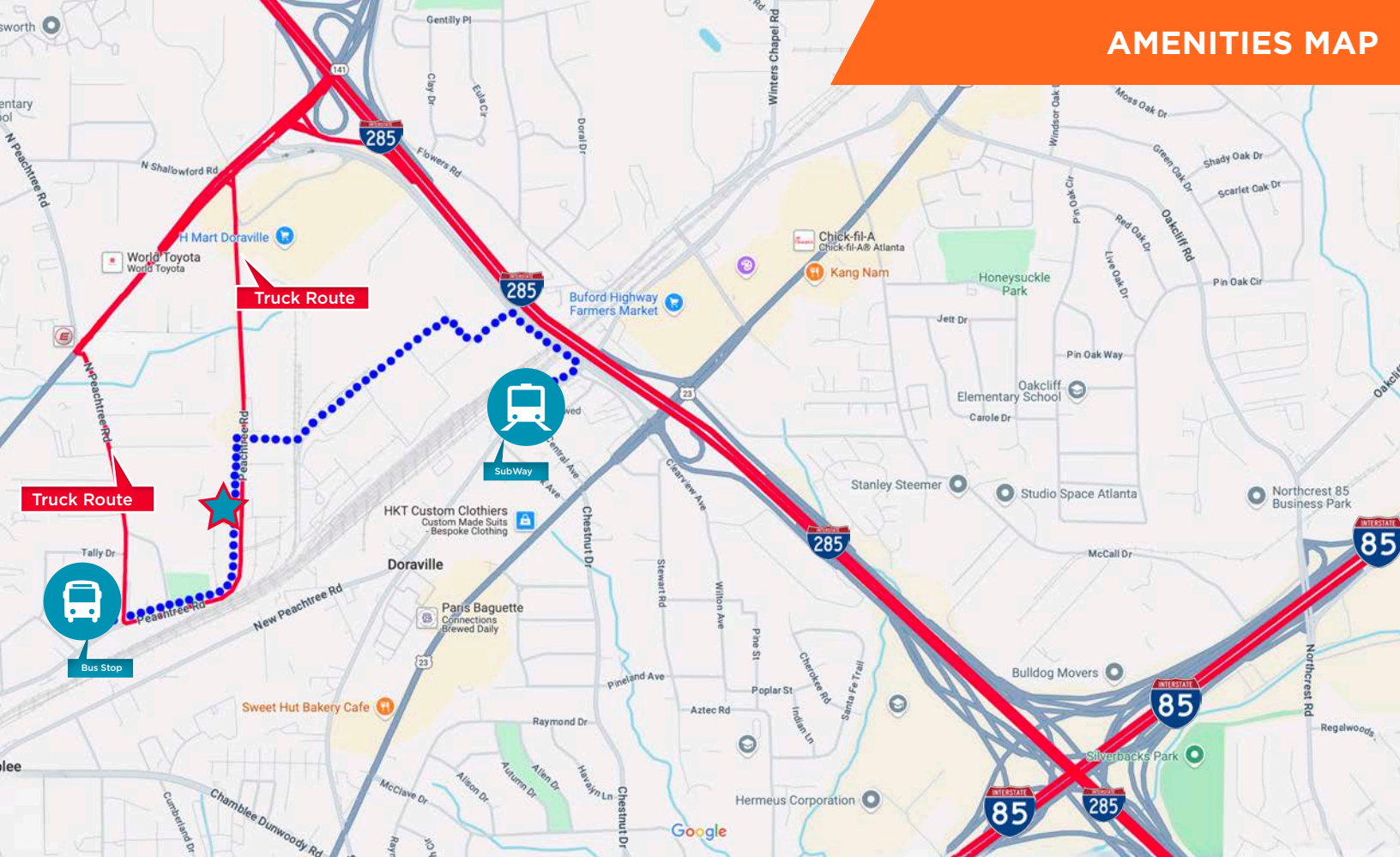
ACTIVE RAIL SPUR

BUILT	1959
ACRES	± 12.9
CLEAR CEILING HEIGHT	21'
BUILDING SIZE	± 210,000 SF
DOCK DOORS	6
RAIL DOORS	5
POWER	HEAVY
OFFICE SPACE	10,000 SF



BUILDING LAYOUT





TRANSPORTATION & LOGISTICS

- Quick access to I-285, I-85, and GA-400. With two possible truck routes to the Interstate.
- 7 minute walk to the nearest bus stop.
- ~30 min drive to Hartsfield-Jackson Atlanta International Airport.
- ~10 min drive to Peachtree-DeKalb Airport (PDK).

UTILITIES & INFRASTRUCTURE

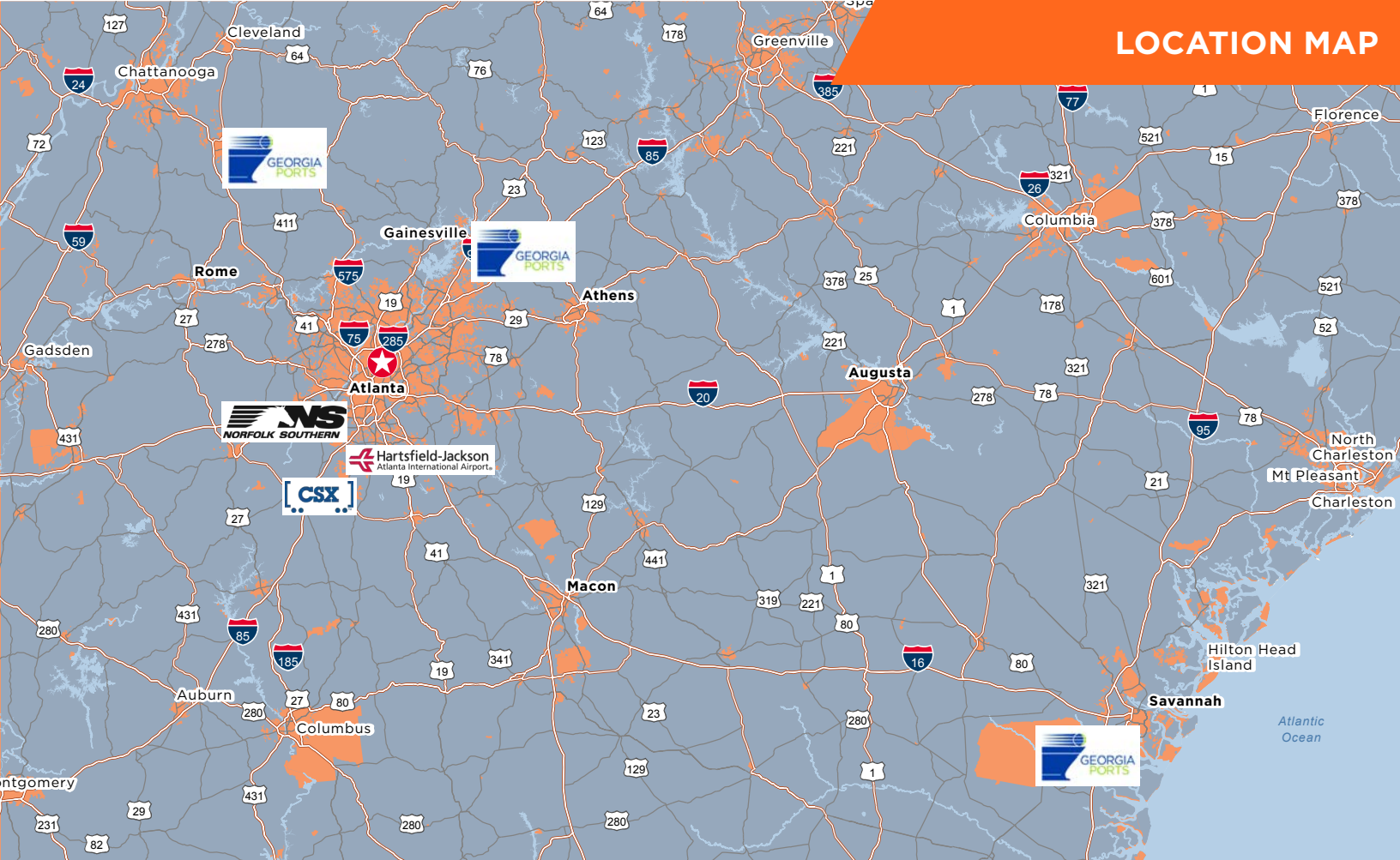
- Industrial-Grade Power Supply
- High-Speed Fiber Internet

DINING, LODGING & BUSINESS ESSENTIALS

- Numerous Nearby Dining Options
- Nearby Lodging
- Industrial & Office Supply Stores Nearby



LOCATION MAP



DISTANCES TO INTERSTATES & HIGHWAYS



4 MILES



12 MILES



5 MILES



1.6 MILES

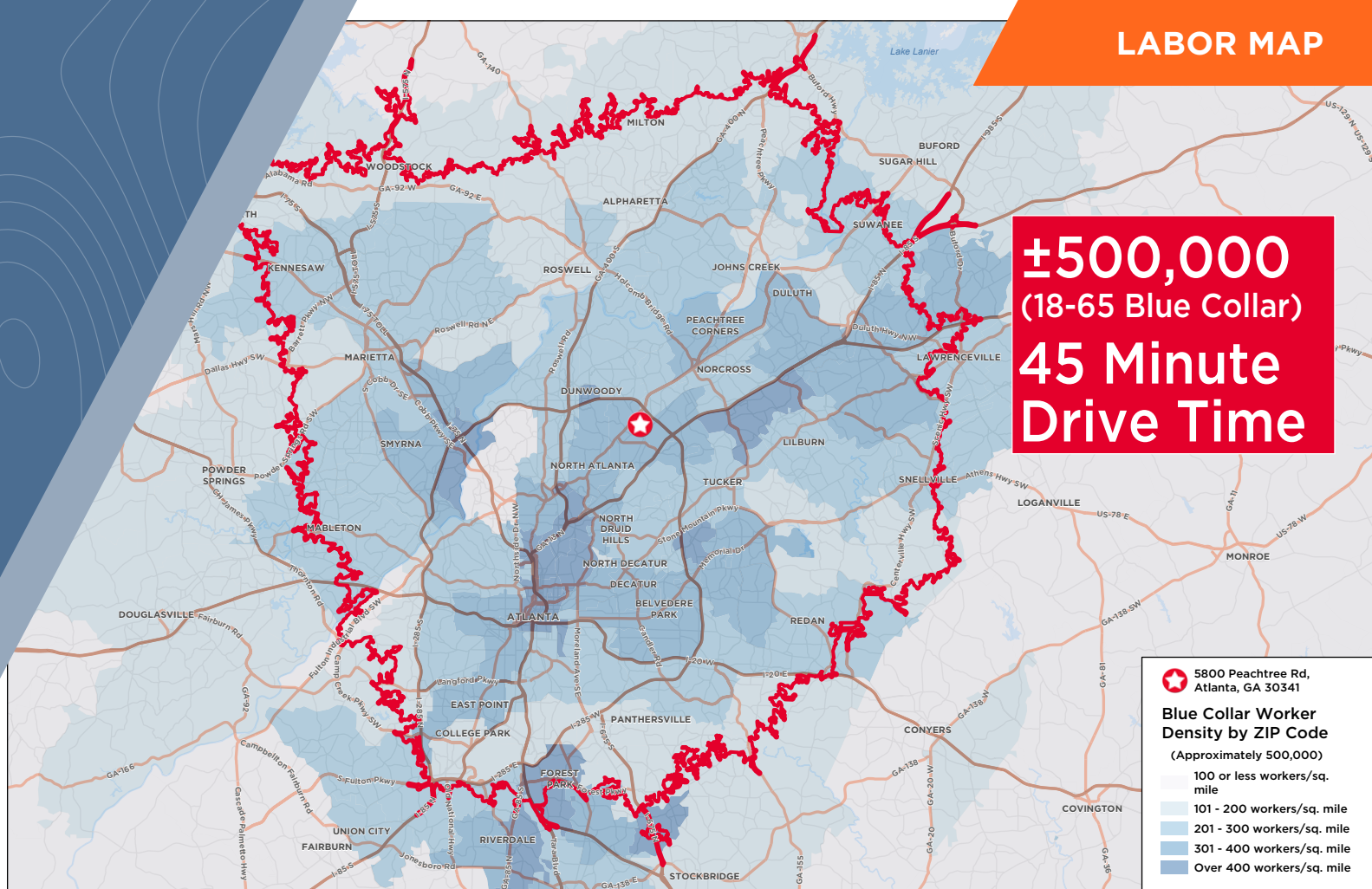
DISTANCES TO AIR, RAIL, PORT

Hartsfield-Jackson International Airport - 26 Miles

Port of Savannah - 220 Miles

DeKalb Peachtree Airport - 3.5 Miles





JOB TAX CREDITS

Georgia provides a statewide job tax credit that could benefit companies located 5800 Peachtree Rd. Tier 3 County Job Tax Credits available for this location are \$1,750* per net new job for 5 years, which can offset 50% of state income tax liability with a 10 year carry forward.

* Includes \$500 bonus for Joint Development Authority. A minimum of 15 net new jobs paying the minimum wage requirement is required to realize this benefit.

WHO QUALIFIES?

To qualify, the Georgia facility must be engaged in, or the headquarters of, a specified industry including:

- Manufacturing
- Warehouse, Distribution
- Logistics
- Software Development
- FinTech
- Data Centers
- Contact Centers
- Telecommunications
- Research and Development Facilities

JOB TAX CREDIT CALCULATION

A manufacturing company chooses to locate to 5800 Peachtree Rd., and creates 100 jobs new to Georgia, which are maintained for 5 years.

TIER 3
JOB TAX
CREDIT

:



\$1,750 X 100 NEW JOBS

X



=



\$875,000 TOTAL
CREDITS TO CLAIM



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