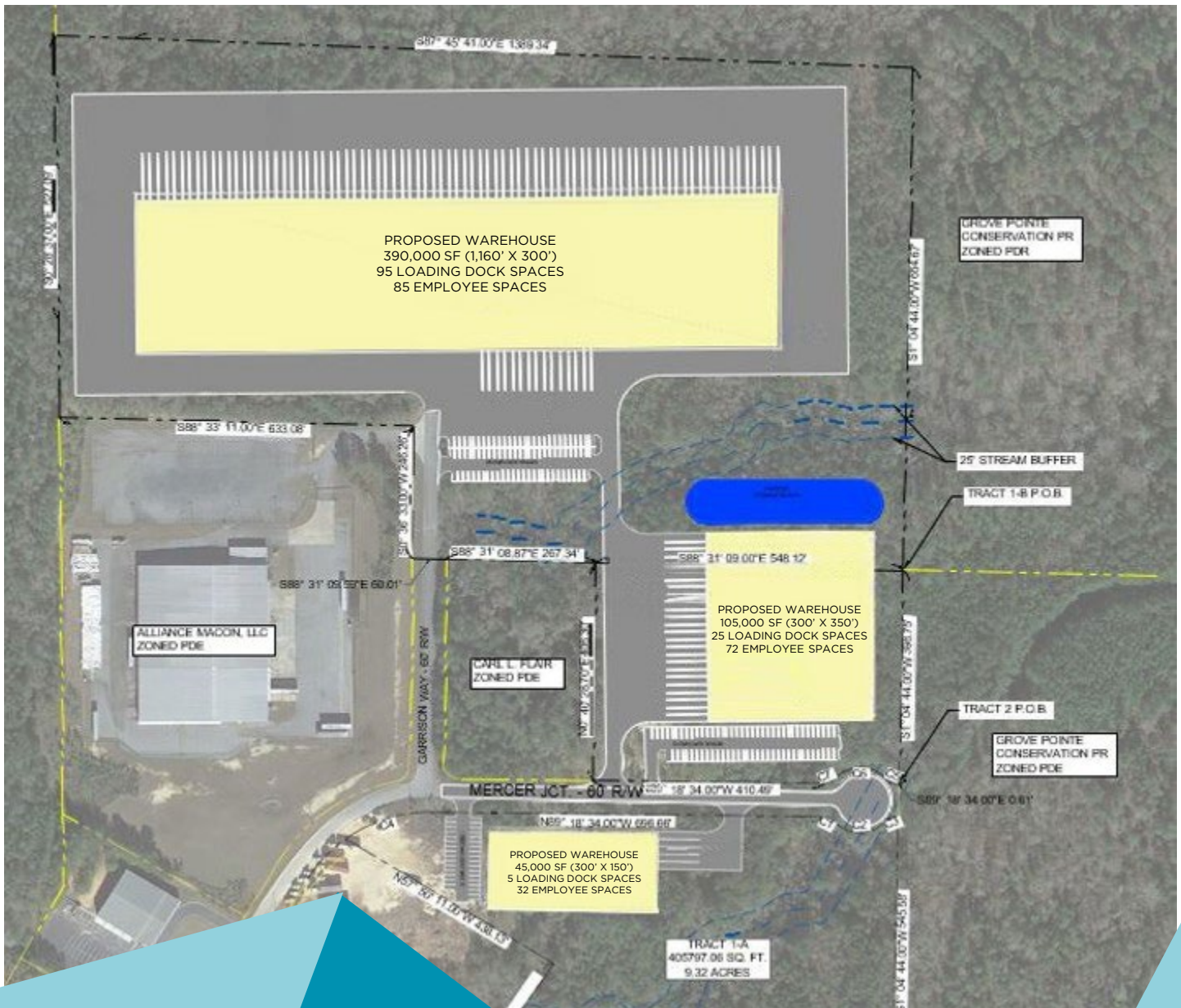




Tract 1-A / 9.32 ac / 45,000 SF

Tract 1-B / 29.39 ac / 390,000 SF

Tract 2 / 5.00 ac / 105,000



# Mercer Junction Logistics Center

MACON, GA

- Build to Suit Available for Lease or Sale
- Will Sell Land

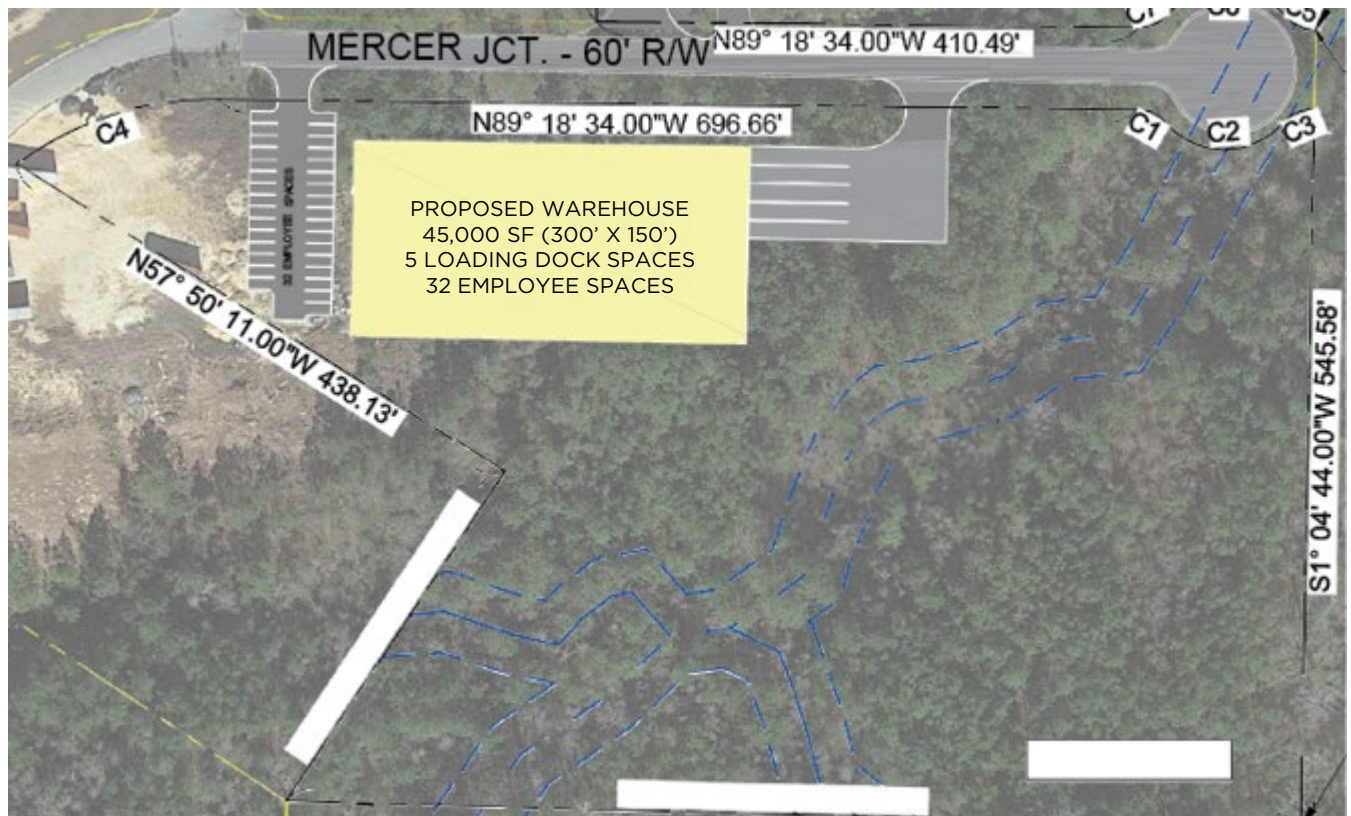
# Property Highlights

## AVAILABILITY:

Tract 1-A: 9.32 acres | 45,000 SF

## AMENITIES:

- Clear Height: BTS
- Employee Parking: 32 Spaces
- Loading Docks: 5



# Property Highlights

## AVAILABILITY:

Tract 1-B: 29.39 acres | 390,000 SF

## AMENITIES:

- Clear Height: 40'
- Employee Parking: 85 Spaces
- Loading Docks: 95





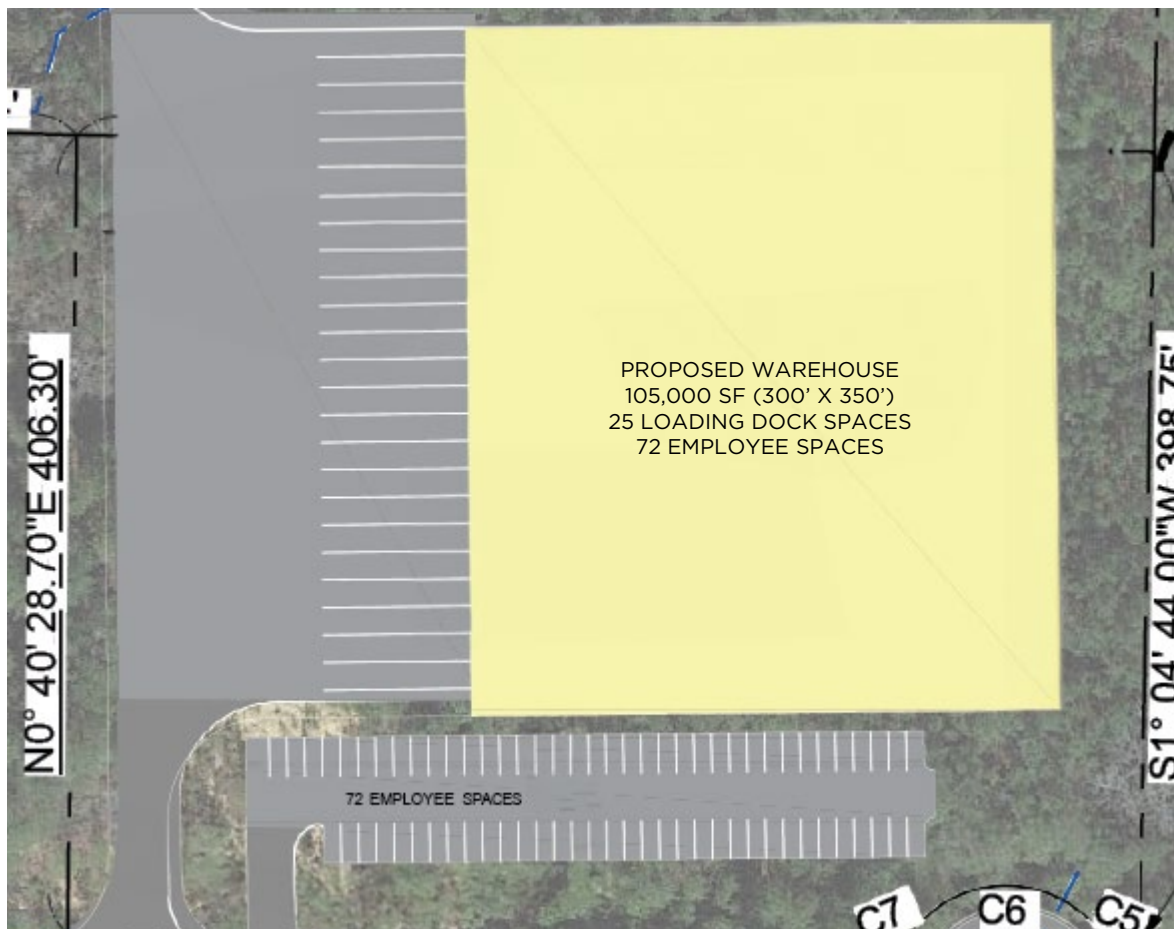
# Property Highlights

## AVAILABILITY:

Tract 2: 5.00 acres | 105,000 SF

## AMENITIES:

- Clear Height: BTS
- Employee Parking: 72 spaces
- Loading Docks: 25



## Job Tax Credits

Georgia provides a statewide job tax credit that could benefit companies located at Mercer Junction Logistics Center. Tier 1 County job tax credits available for this location are \$4,000 per net new job\* for 5 years, which can offset 100% of state income tax liability (excess may be applied against employee withholding up to \$3,500/job) with a 10 year carry forward.

\*A minimum of 2 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, spec specified industry including:

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

## Job Tax Credit Calculation

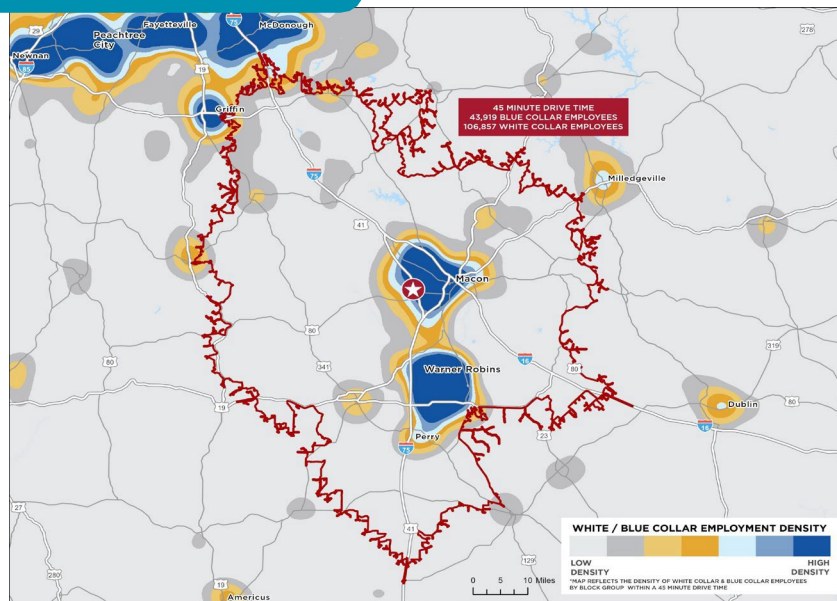
Tier  
1

Example:

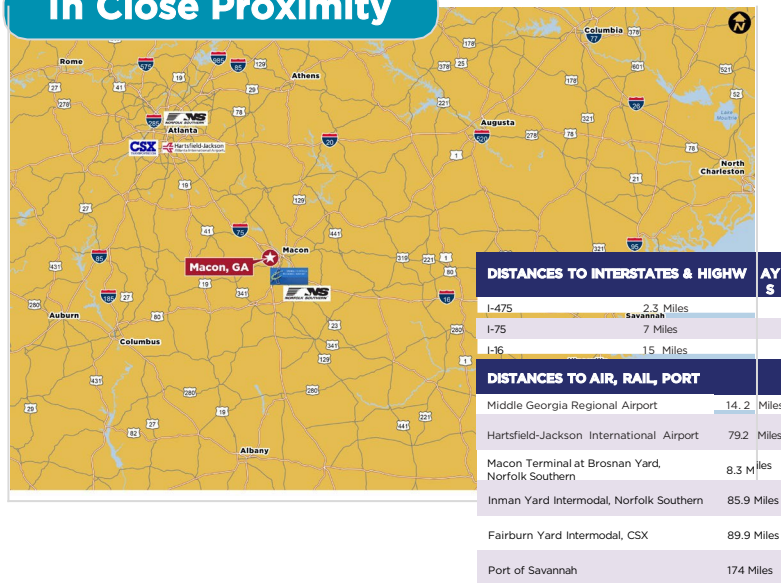
$$\text{\$4,000} \times 100 \times 5 = \text{\$2,000,000}$$

New Jobs    Years    Total Credits to Claim

## Labor Heat Map



## In Close Proximity



## Drive Time Map



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