

Newburger-Andes
REAL ESTATE INVESTMENTS

Exclusively Listed by John Woodhams, CCIM
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Phone: 404-256-3061 Direct: 770-757-1290



MARKETING PACKAGE

5442 FRONTAGE RD, FOREST PARK, GA 30297

www.newburger-andes.com

AERIAL CLOSE UP

INTERSTATE PLAZA
5442 FRONTAGE RD, FOREST PARK, GA 30297

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SPACES AVAILABLE

INTERSTATE PLAZA
5442 FRONTAGE RD, FOREST PARK, GA 30297

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ADDRESS	AVAILABILITY	STE	TOTAL SQ.FT.	BASE RATE / SF	BASE RENT PER MONTH	CAM, TAXES & INSURANCE / SF	TOTAL RENT PER MONTH	DOCK DOORS
5442 Frontage Rd. Forest Park, GA 30297	LEASED	100	3,360	LEASED	LEASED	LEASED	LEASED	1
5442 Frontage Rd. Forest Park, GA 30297	LEASED	110	6,139	LEASED	LEASED	LEASED	LEASED	1
5442 Frontage Rd. Forest Park, GA 30297	AVAILABLE NOW	115	6,139	\$6.00	\$3,070	\$1.50	\$3,837	1
5442 Frontage Rd. Forest Park, GA 30297	AVAILABLE NOW	120	16,418	\$5.00	\$6,841	\$1.50	\$8,893	3
5442 Frontage Rd. Forest Park, GA 30297	LEASED	125	3,636	LEASED	LEASED	LEASED	LEASED	1
5442 Frontage Rd. Forest Park, GA 30297	LEASED	130	3,565	LEASED	LEASED	LEASED	LEASED	1
5442 Frontage Rd. Forest Park, GA 30297	LEASED	135	2,195	LEASED	LEASED	LEASED	LEASED	1
5442 Frontage Rd. Forest Park, GA 30297	AVAILABLE NOW	140	8,150	\$5.50	\$3,735	\$1.50	\$4,754	2

PROPERTY INFORMATION

INTERSTATE PLAZA
5442 FRONTAGE RD, FOREST PARK, GA 30297

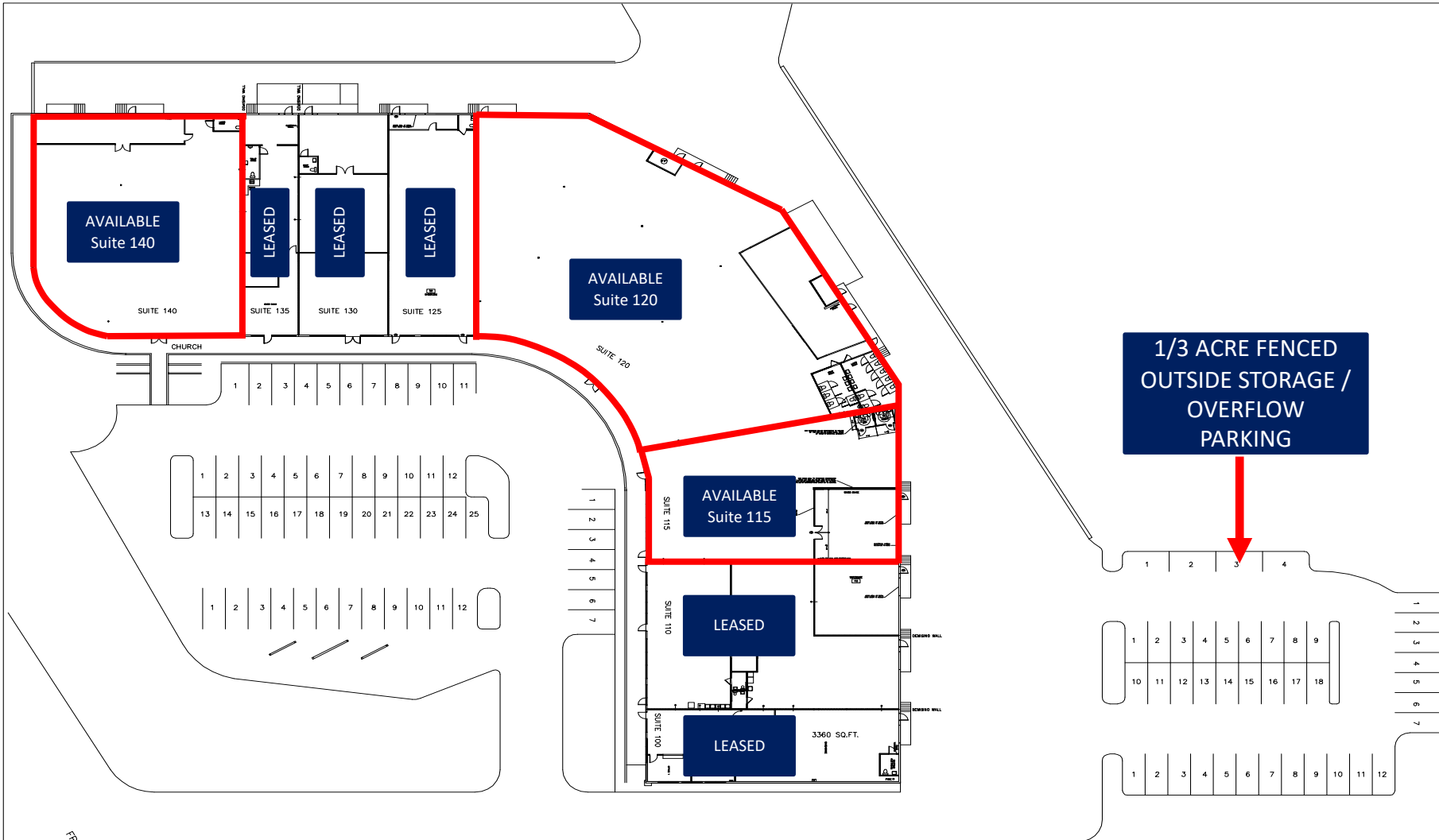
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Total Square Feet:	50,135
Ceiling Height:	16'
Sprinklers:	Yes
Parking:	103 spaces; Ratio of 4.90/1,000 SF
Zoning:	HI, Heavy Industrial
Traffic Counts:	<u>177,000</u> vehicles per day
Outside Storage:	1/3 Acre of Fenced Outside Storage With Coded Access

SITE PLAN

INTERSTATE PLAZA
5442 FRONTAGE RD, FOREST PARK, GA 30297

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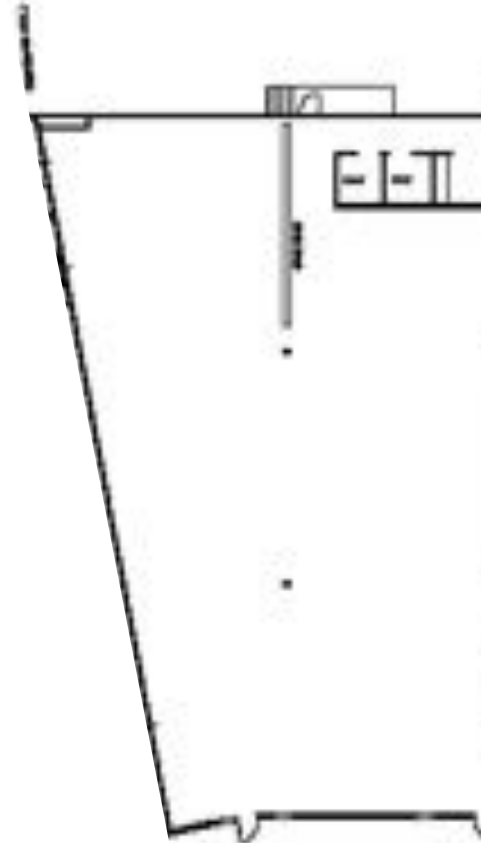
SUITE 115 FLOOR PLAN

INTERSTATE PLAZA

5442 FRONTAGE RD, FOREST PARK, GA 30297

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- 6,139 Sq. Ft. Total
- 6,139 Sq. Ft. Office / Showroom
- 0 Sq. Ft. Warehouse
- 1 Dock High Door



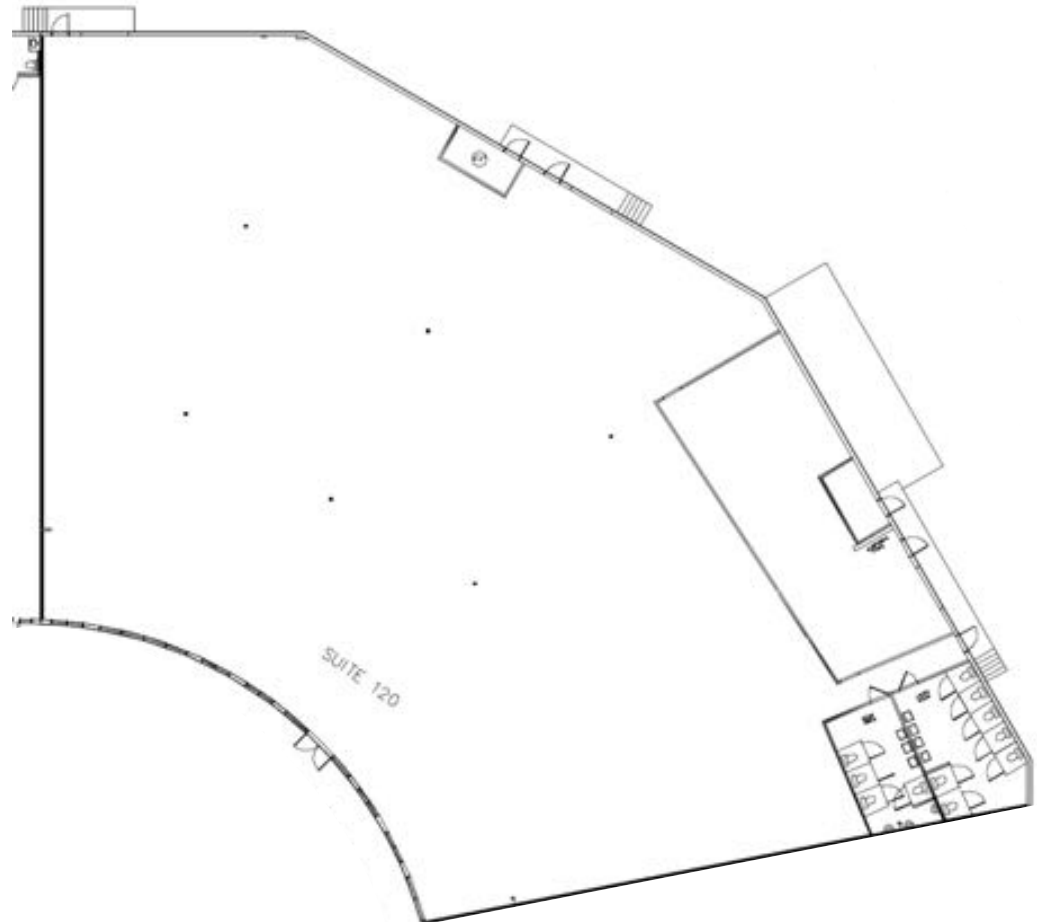
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SUITE 120 FLOOR PLAN

INTERSTATE PLAZA
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- 16,418 Sq. Ft. Total
- 15,418 Sq. Ft. Office / Showroom
- 1,000 Sq. Ft. Warehouse
- 3 Dock High Doors



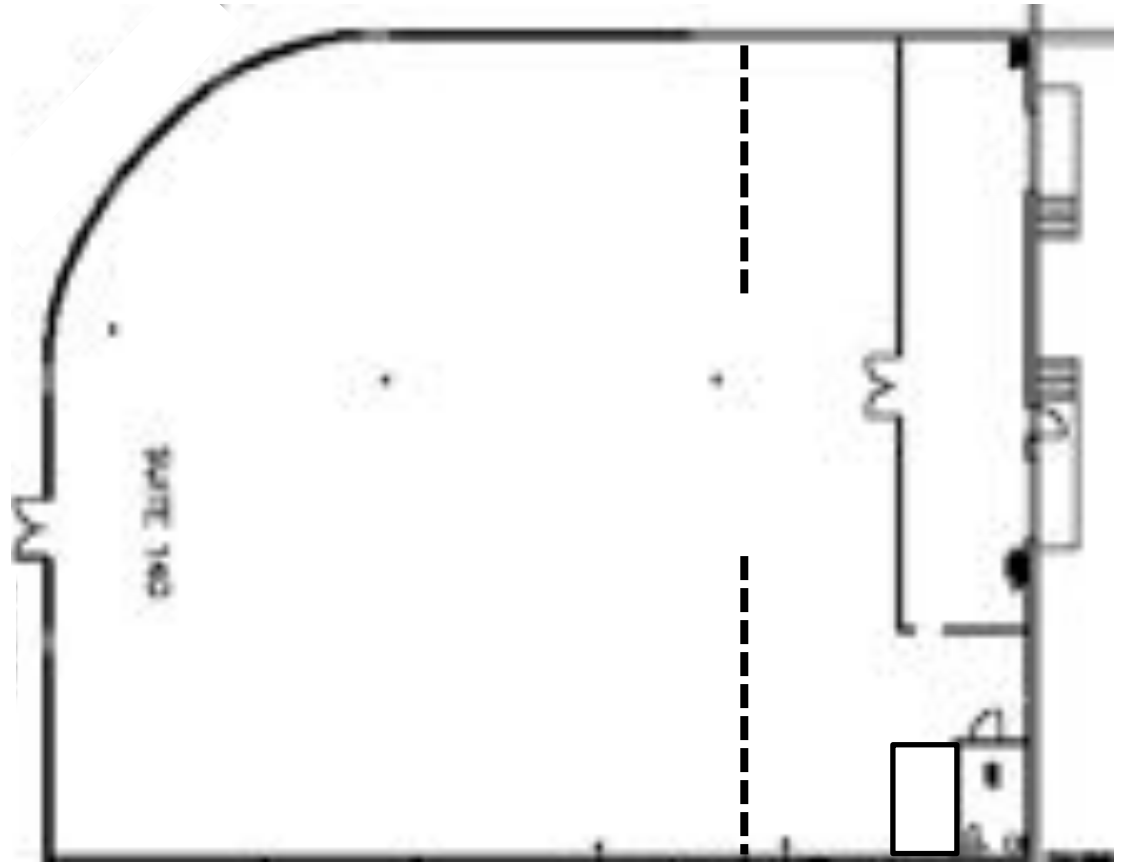
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SUITE 140 FLOOR PLAN

INTERSTATE PLAZA
5442 FRONTAGE RD, FOREST PARK, GA 30297

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- 8,150 Sq. Ft. Total
- 7,400 Sq. Ft. Office / Showroom
- 750 Sq. Ft. Warehouse
- 1 Office, Showroom & Warehouse
- 2 Dock High Doors



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FEDERAL OPPORTUNITY ZONE:

This property is located in a Federal Opportunity Zone; the OZ program is designed to incentivize patient capital investments in low-income communities nationwide. All of the underlying incentives relate to the tax treatment of capital gains, and all are tied to the longevity of an investor's state in a qualified Opportunity Fund, providing the most upside to those who hold their investment for 10 years or more.

For more detailed information about the Opportunity Zone incentives, please visit <https://eig.org/wp-content/uploads/2018/02/Opportunity-Zones-Fact-Sheet.pdf>

Figure 1. Incentives Offered by the Opportunity Zones Program

How does a capital gain of \$100 reinvested in 2018 perform over time?



* Note: Assumes long-term federal capital gains tax rate of 23.8%, no state income tax, and annual appreciation of 7% for both the O-Fund and alternative investment.

REGIONAL & LOCAL MAPS

INTERSTATE PLAZA
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CONTACT INFORMATION

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