



For Sale or Lease

Aerotropolis North Logistics Center

201,989 SF for lease

Class A warehouse and distribution

3435 Jonesboro Road, Atlanta, Georgia 30354



www.jll.com

Class-A warehouse and distribution - 201,989 SF

Property specifications

- ± 201,989 SF
- ± 4,454 SF total office
 - ± 3,494 SF office
 - ± 960 SF office
- 16.17 acres
- 32' minimum clear height
- 31 (9'x10') dock high doors
- 2 (12'x14') ramped, drive-in doors
- 121 auto spaces
- 29 trailer spaces
- 185' truck court
- Front-load configuration
- 7" unreinforced slab, 4,000 PSI
- ESFR sprinkler system
- Two (2) 30,000 lb. mechanical pit levelers
- 650' x 309'4" building dimensions
- 50' x 54' column spacing
- 60' x 54' staging bays
- 70' concrete apron
- 800 amp, 277/480 volt electrical service
- Fulton County
- Master planned park



Local incentives

10-Year property tax abatement

- 50% of property taxes are abated year one
- The tax abatement is good for 10-years and goes up 5% annually until the taxes are fully assessed

100% freeport exemption

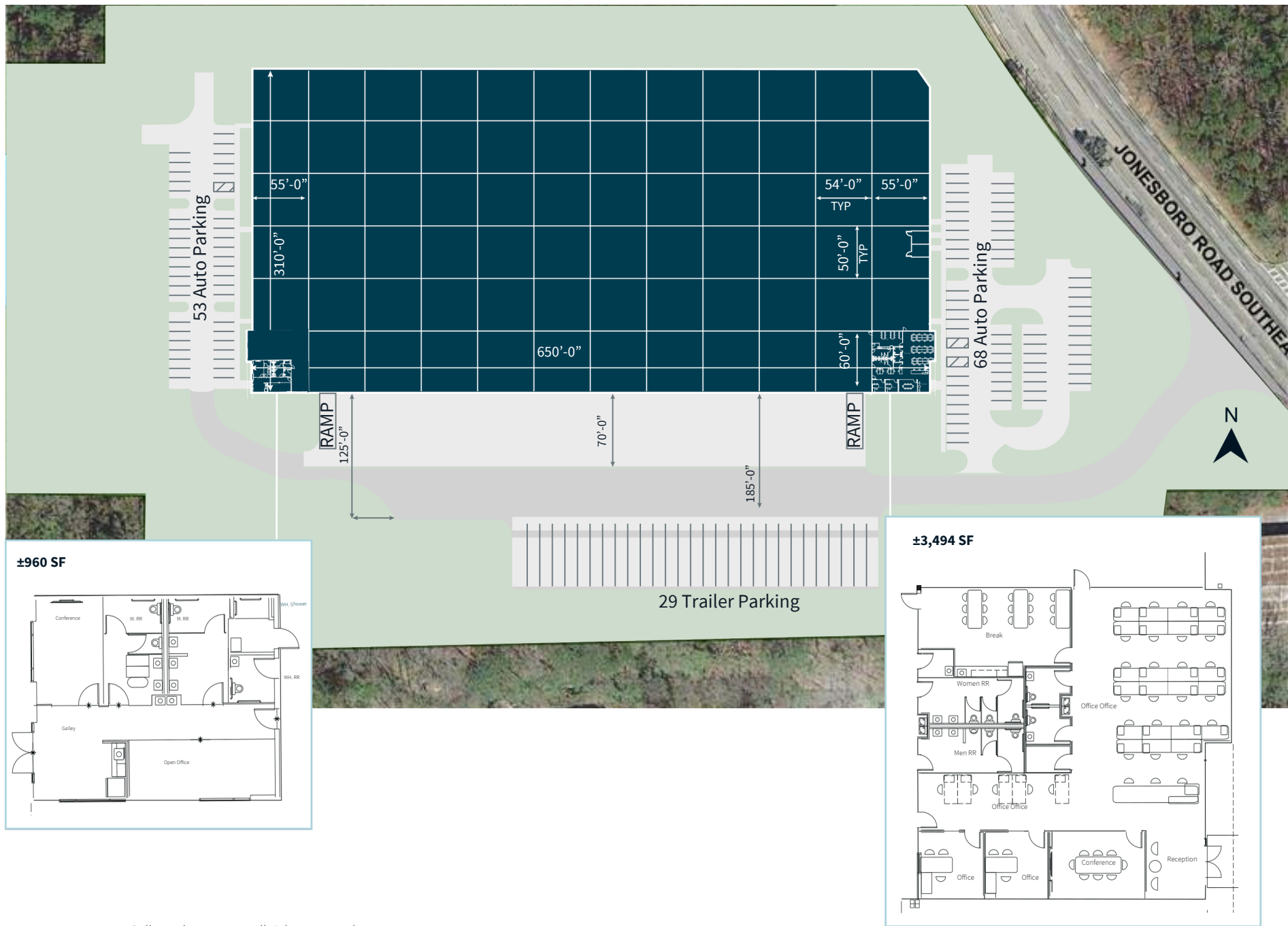
Fulton County exempts tangible personal property including inventory of goods in process of being manufactured or produced, finished goods manufactured or produced in Georgia, and finished goods destined for shipment outside Georgia.

Southside industrial opportunity zone

- \$3,500 tax credit per new job created, minimum 2 jobs
- Credits good for 5 years while job exists
- 50 new jobs would create \$175,000 tax credit against Georgia Income Tax are fully assessed

Federal qualified opportunity zone

A economically distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment.





INTERSTATES

I-285 0.6 miles
I-85 2.0 miles
I-85 3.7 miles

RAIL

CSX/Fairburn 17.8 miles
CSX/Atlanta (Hulsey) 12.0 miles
Nortolk Southern Austell 27.1 miles

AIR

Hartsfield-Jackson
Atlanta Int'l Airport 3.5 miles

PORT CITIES

Savannah, GA 244 miles
Charleston, SC 304 miles
Jacksonville, FL 343 miles
Miami, FL 657 miles

JLL

Ryan Hoyt

Senior Managing Director

ryan.hoyt@jll.com

+1 404 995 2090

Ryan Manfredi

Associate

ryan.manfredi@jll.com

+1 404 995 2118

Bradley C. Pope, SIOR, CCIM

Senior Vice President

brad.pope@jll.com

+1 404 995 2261

