

DISTRIBUTION

PLATINUM

AND RAIL



52 ACRES
POTENTIAL
EXPANSION &
DEVELOPMENT

PLATINUM DISTRIBUTION & RAIL
830 HWY 42 SOUTH, MCDONOUGH GA



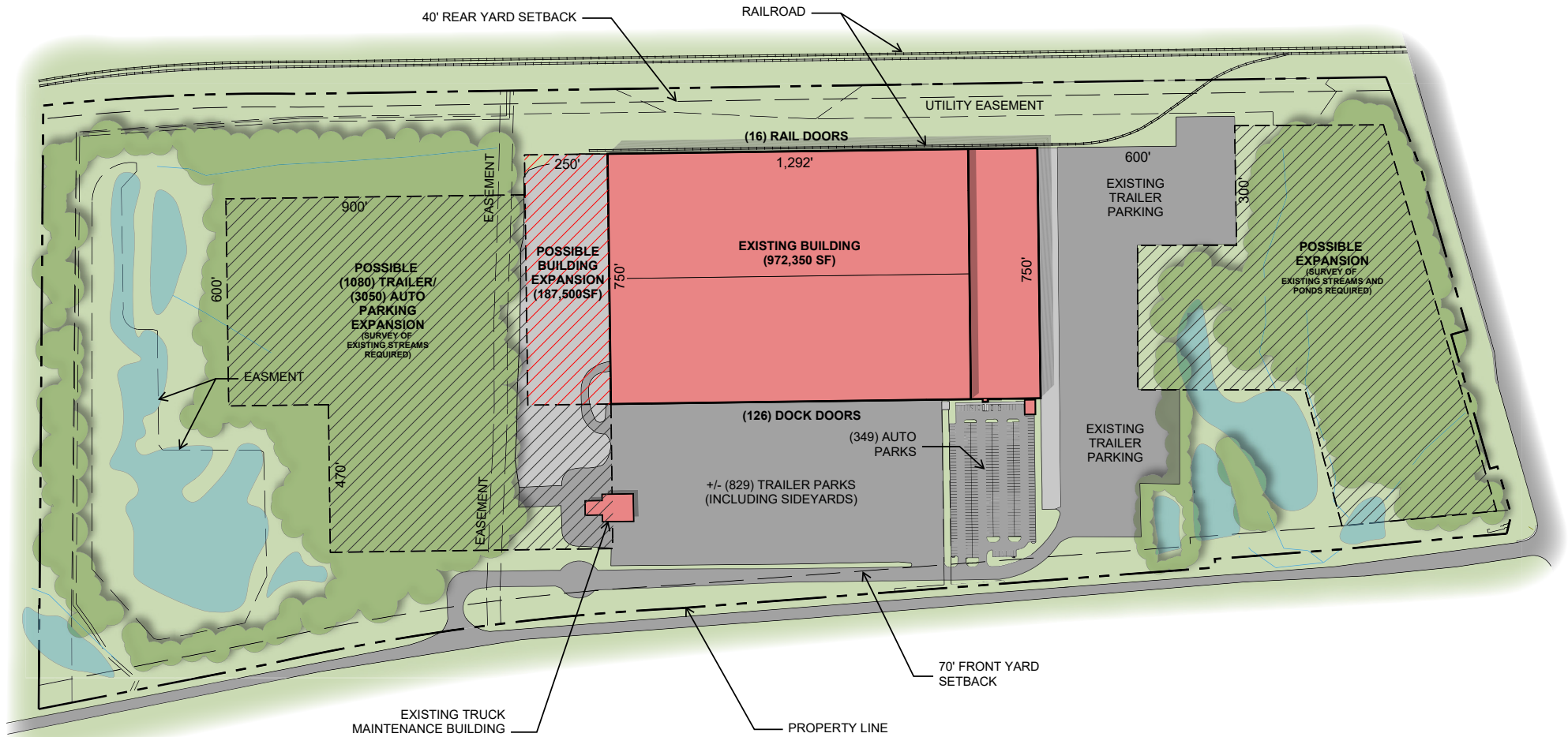
22 ACRES
POTENTIAL
EXPANSION &
DEVELOPMENT

KEY FEATURES:

- 49' Clear height
- 74 Acres of expansion: 1,800 trailers or 3,500 autos or +/- 500,000 square feet
- Less Developed Census Tract: \$3,500/new job tax credit
- Active Norfolk Southern rail service
- Existing MHE and racking in place

||||| = ACTIVE NORFOLK SOUTHERN
RAIL SERVICE

SITE PLAN



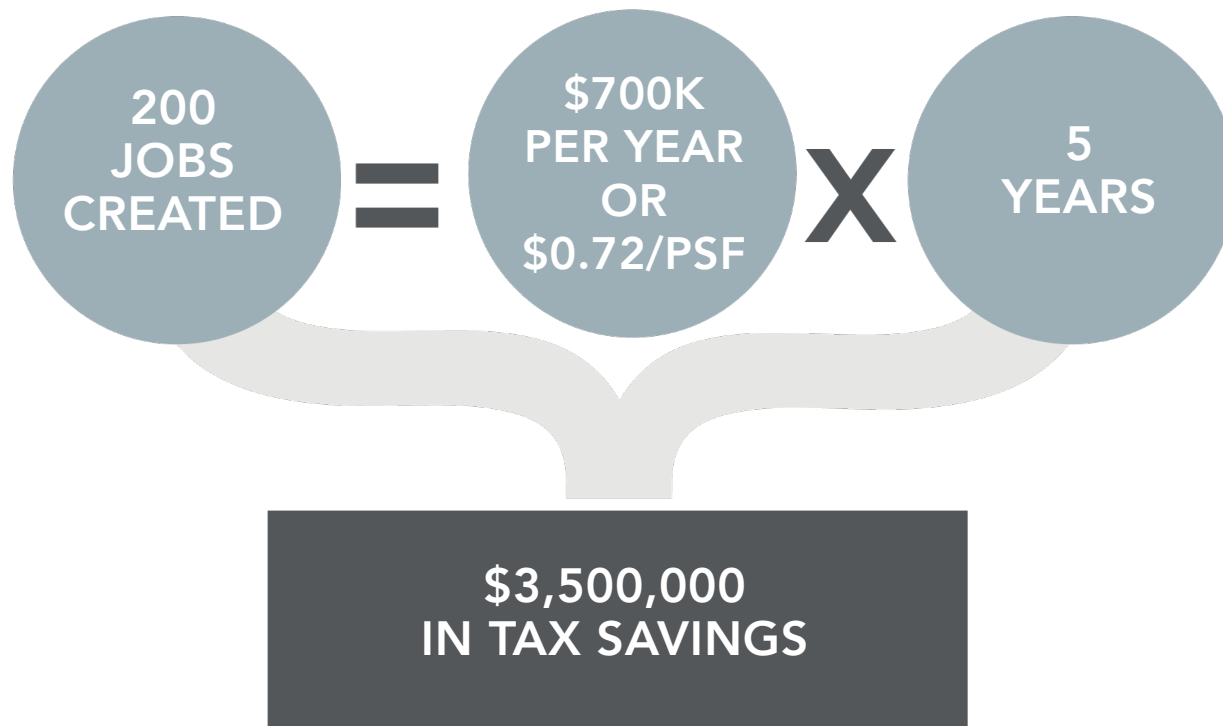
PROPERTY HIGHLIGHTS

Year built:	1998
Rentable area:	972,350 SF
Building depth:	752' 11" x 1292' 11"
Office available:	23,750 SF of office on two floors
Construction:	Primarily masonry base with metal cap above
Clear height:	49' clear height on the higher bay section (approx. 814,220 SF) & 34' clear height on the lower bay section (approx. 158,130 SF)
Column spacing:	49' x 59' in 49' clear height section & 30' x 49' in 34' clear height section
Concrete floor slab:	7" slab, super-flat floors, 4000 PSI load capacity
Dock doors:	126 loading docks
Drive-in doors:	2 drive-in doors
Rail:	16 rail doors (Norfolk Southern rail service)
Electrical:	14,000v/6,000 amps, two pad-mounted transformers of 2500A/3500A
Roof:	2.1% sloped standing seam metal roof
Racking system:	Full racking system with in-rack sprinklers between racks. Automated conveyor handling system and three four-story pick stations
Sprinkler system:	Wet in 49' clear height section, ESFR in 34' clear height section
Trailer parking:	829 existing trailer spaces (300 on gravel); ability to expand to 1,800 spaces
Auto parking:	349 existing auto spaces; ability to expand to over 2,600 spaces
Fire safety system:	Fire pump hose and water tank on site. Fed by separate diesel fuel tank
Lighting:	T5 lighting (soon to be LED)
Additional specs:	<ul style="list-style-type: none">• Two 125 HP air compressors and dryer• Truck maintenance shed along with 12,000-gallon diesel fueling station• Backup generator with 1,000-gallon diesel fuel tank• Entrance with guardhouse• 6" natural gas line• 2" water line• Warehouse ventilation

TAX INCENTIVES

PLATINUM DISTRIBUTION & RAIL is located in a **LESS DEVELOPED CENSUS TRACT**.

\$3,500 tax credit per new job created in Georgia for up to five years. The tax credit is initially applied towards any Georgia income taxes due, then to any payroll taxes.



Note: The above scenario is based on 972,350 square feet.

2019 HENRY COUNTY & GEORGIA NEW BUSINESS INCENTIVES OFFERINGS

Below is a summary of the 2019 New Business Incentives for Henry County and the State of Georgia. Additional information can also be found at <http://choosehenry.com>.

Job Creation Tax Credits: Corporate income tax credits for new and expanding industries are available for companies that create qualifying new jobs under guidelines of Georgia's Business Expansion and Support Act (BEST) legislation. The project is located in a Less Developed Census Tract. \$3,500 tax credit per new job created in Georgia for up to five years. The tax credit is initially applied towards any Georgia income taxes due, then to any payroll taxes.

Expedited Plan Review and Permitting: Henry County will commit to processing all development and building permitting plan review in seven to ten working days for economic development projects upon recommendation of the Henry County Development Authority. Our economic development staff will facilitate all permit-related meetings to ensure adherence to construction and project timelines.

Inventory Tax Exemptions (Freeport): In most states, business and industry are subject to ad valorem taxes on real property (land, building) and tangible personal property (inventory of raw materials, work in progress, and inventory of completed products). In Georgia, local communities have been granted the authority to provide a tangible personal property tax reduction or exemption if approved by the voters in a local referendum. There are three classes of goods that may be exempted from taxation. The classes to be exempted include the following:

CLASS 1: Tangible personal property grown, harvested, manufactured processed or refined in Henry County and stored therein for shipment outside the state is exempted at the 100 percent level. Raw materials and partially finished goods not destined to be shipped outside the state are subject to tangible personal property taxation.

CLASS 2: Inventory of finished goods manufactured or produced within the state of Georgia in the ordinary course of the taxpayer's manufacturing or production business when held by the original manufacturer or producer of the finished goods for a period not to exceed 12 months is exempted from personal property taxation at the 100 percent level.

CLASS 3: Tangible personal property transported into Henry County from outside the state in transit to a final destination outside the state is exempted from personal property taxation at the 100 percent level. Tangible personal property that is not destined for out of state shipment is subject to ad valorem taxation.

Project Financing: For businesses seeking long-term, low-interest rate financing for the construction or improvements of manufacturing facilities, Industrial Revenue Bonds (IRB), also known as Industrial Development Bonds, or IDBs, are available through the Henry County Development Authority. IDB financing is typically structured as public sales in the nation's bond markets or sold as private placements with interested investors. IDB financing offers long-term, low-payment financing, with term matched to the useful life of the assets financed. We would be happy to discuss this option should there be interest.

Property Tax Incentives: The ability to convey property tax incentives is limited in Georgia. In order to obtain ad valorem property tax savings for a company's project or in order to obtain certain State grants of local incentives for the project, an industrial development bond financed sale/leaseback is required. Such transactions are typically referred to as "bonds for title" transactions, and use of this technique involves the issuance of IDBs by a development authority to acquire or construct the project, with the title to the project vested in a development authority and with the company having the status of a lessee. The lease of the project to the company is typically at a rent equal to debt service on the bonds. This incentive may be available on a limited basis for projects of significant economic benefit where that incentive is critical to the location decision. Availability of property tax incentives is considered on a case-by-case basis.

AREA DEMOGRAPHICS

KEY FACTS

591,839

Population



2.9

Average Household Size

36.0

Median Age

\$56,932

Median Household Income

BUSINESS



16,056

Total Businesses



170,336

Total Employees

HOUSEHOLDS BY INCOME

Households By Income

The largest group: \$50,000 - \$74,999 (20.2%)

The smallest group: \$200,000+ (3.3%)

Indicator	Value	Difference	
<\$15,000	8.1%	-3.0%	
\$15,000 - \$24,999	9.7%	+0.1%	
\$25,000 - \$34,999	9.8%	+0.3%	
\$35,000 - \$49,999	15.0%	+1.7%	
\$50,000 - \$74,999	20.2%	+2.2%	
\$75,000 - \$99,999	15.6%	+3.0%	
\$100,000 - \$149,999	14.2%	+0.1%	
\$150,000 - \$199,999	4.2%	-1.5%	
\$200,000+	3.3%	-2.8%	

EDUCATION

12%

No High School Diploma



32%

High School Graduate



31%

Some College



25%

Bachelor's/Grad/Prof Degree

INCOME



\$56,932

Median Household Income



\$25,300

Per Capita Income



\$98,608

Median Net Worth

EMPLOYMENT



59%

White Collar



26%

Blue Collar



Services

15%

5.6%

Unemployment Rate

Note: The above data is based on a 30 minute drive time from Platinum Distribution Center.

FOR LEASING INFORMATION, PLEASE CONTACT:

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