



Commerce Exchange offers a wide range of Class A distribution space, with I-85 visibility, access to two interstate exits and immediate proximity to SK Battery's North America plant.



# **Property Overview**

\$1,750,000 IN TAX
SAVINGS = 5 YEARS
x 100 NEW JOBS
x \$3,500 TAX
INCENTIVES

- 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.

#### **Area Map**

- Located in Jackson County, with I-85 visibility and easy access to Exit 147 and Exit 149
- · Direct access to SK Innovations without driving on I-85



COMMERCE EXCHANGE

- Available SF: 150,112
- Building dimensions: 750' x 200'
- Office: Built to Suit
- Clear Height: 32'
- Column Spacing: 53' x 47' (60' speed bays)
- 124 Auto parking spaces
- 10 Trailer parking spaces
- 34 Dock doors
- 2 Drive-in doors





#### Access

0.9

miles to

55

miles to

TTT

miles to Hartsfield-Jackson International Airport

### **Demographics**

people within 10 miles

776 C

1.8M

population within a 45 minute drive

## SITE PLAN



### **Contact Us**

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