



For lease

Fundrise Aerotropolis Logistics Center
201,989 SF for lease

Class A warehouse and distribution

3435 Jonesboro Road
Atlanta, Georgia 30354



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
- 29 - 30,000 lb edge-of-dock levelers
- Two (2) 30,000 lb. mechanical pit levelers
- 650' x 309'4" building dimensions
- 50' x 54' column spacing
- 60' x 54' staging bays
- Existing racking is available
- 70' concrete apron
- 800 amp, 277/480 volt electrical service
- Fulton County
- Master planned park



Local incentives

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.

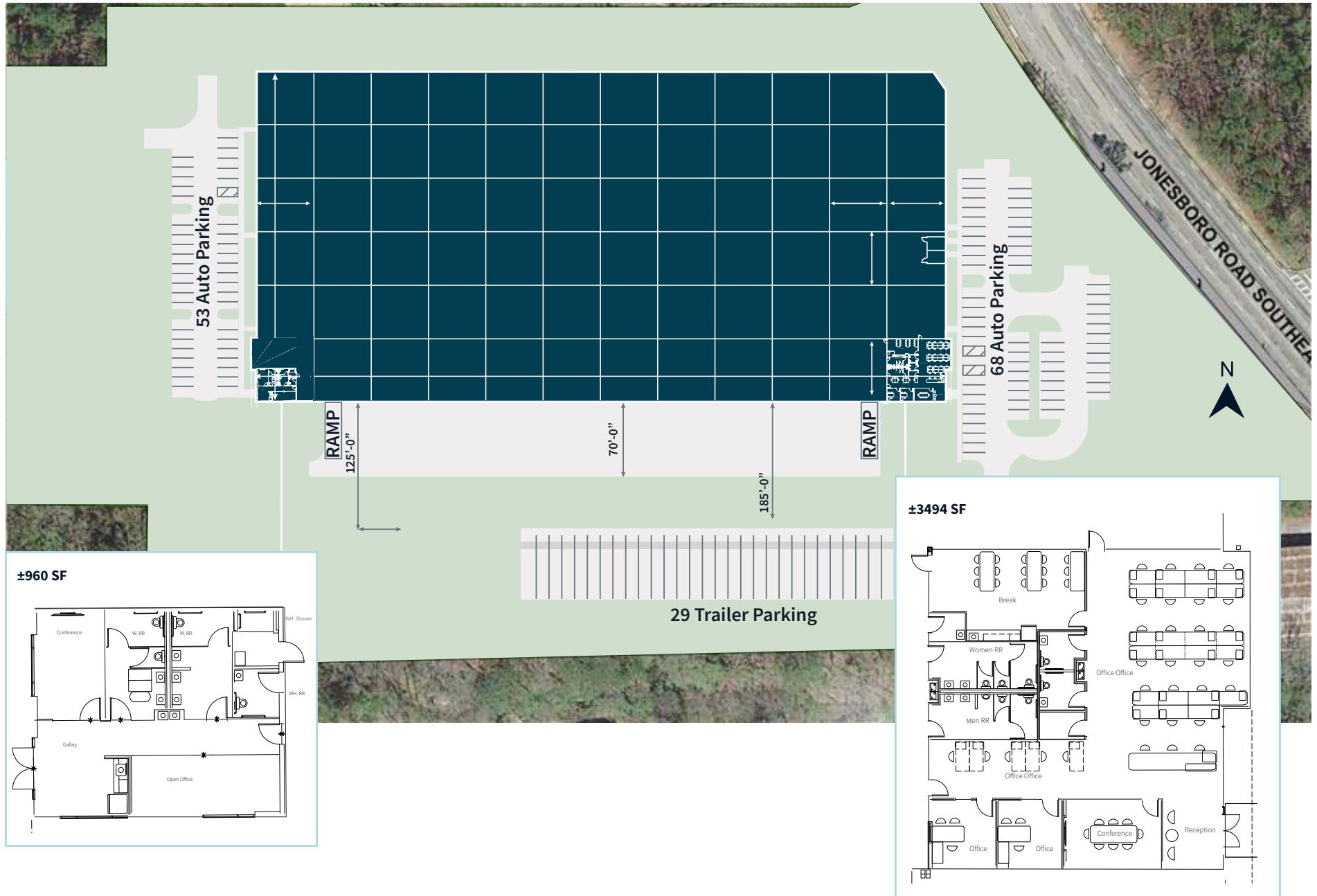
Real estate tax abatement

The current real estate tax abatement remains active until 2029. In 2019, taxes were calculated at 50 percent of the assessor's fair market value, with a five (5) percent annual increase each subsequent year. This benefit is part of the available local incentives package.

Southside industrial Less

Developed Census Tract (LDCT)

- \$3,500 tax credit per new job created, minimum five (5) jobs
- Credits good for five (5) years while job exists
- 50 new jobs would create a \$175,000 per year tax credit against Georgia Income Tax and payroll withholding





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

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