



# For lease

Aerotropolis North Logistics Center  
201,989 SF for lease

Class A warehouse and distribution  
3435 Jonesboro Road, Atlanta, Georgia 30354



[www.jll.com](http://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

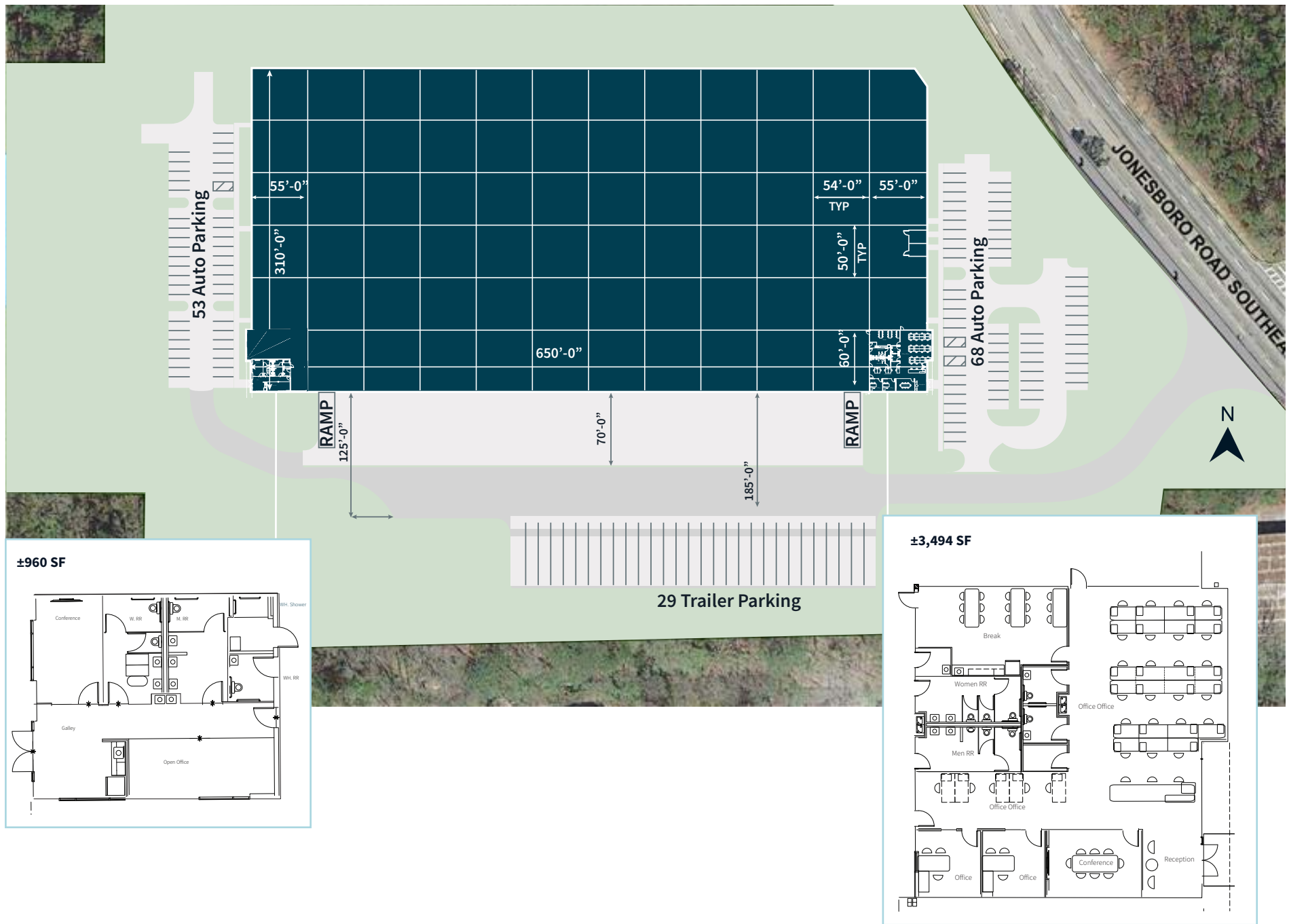
Fulton County exempts tangible personal property including inventory of goods in process of being manufactured or produced, finished goods manufactured or produced in Georgia, and finished goods destined for shipment outside Georgia.

### 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

An 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

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