



CORE5 LOGISTICS CENTER AT **CHEROKEE 75**

Acworth, Georgia 30102

NAI Brannen Goddard

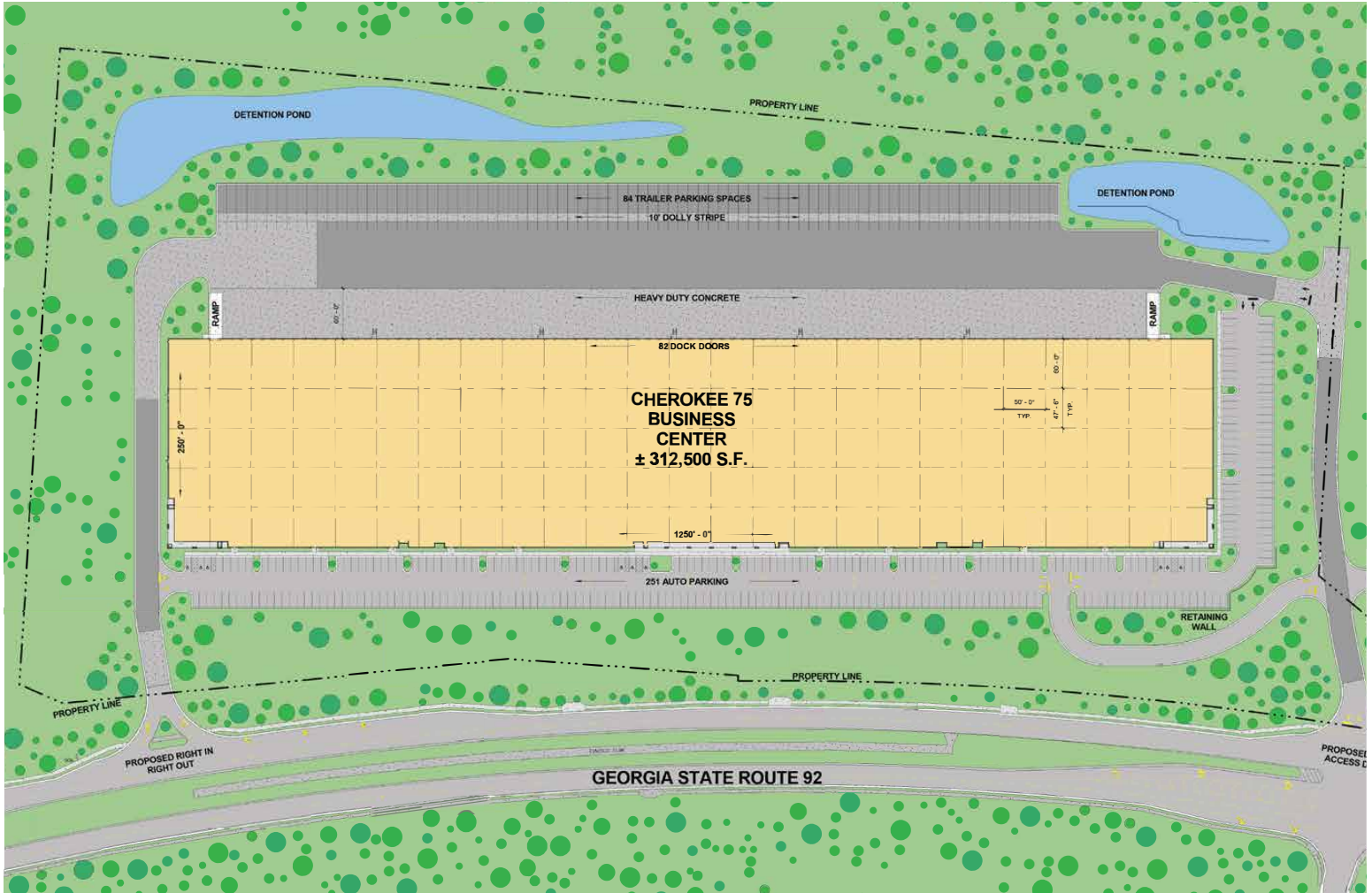
LEASING AGENT



DEVELOPER

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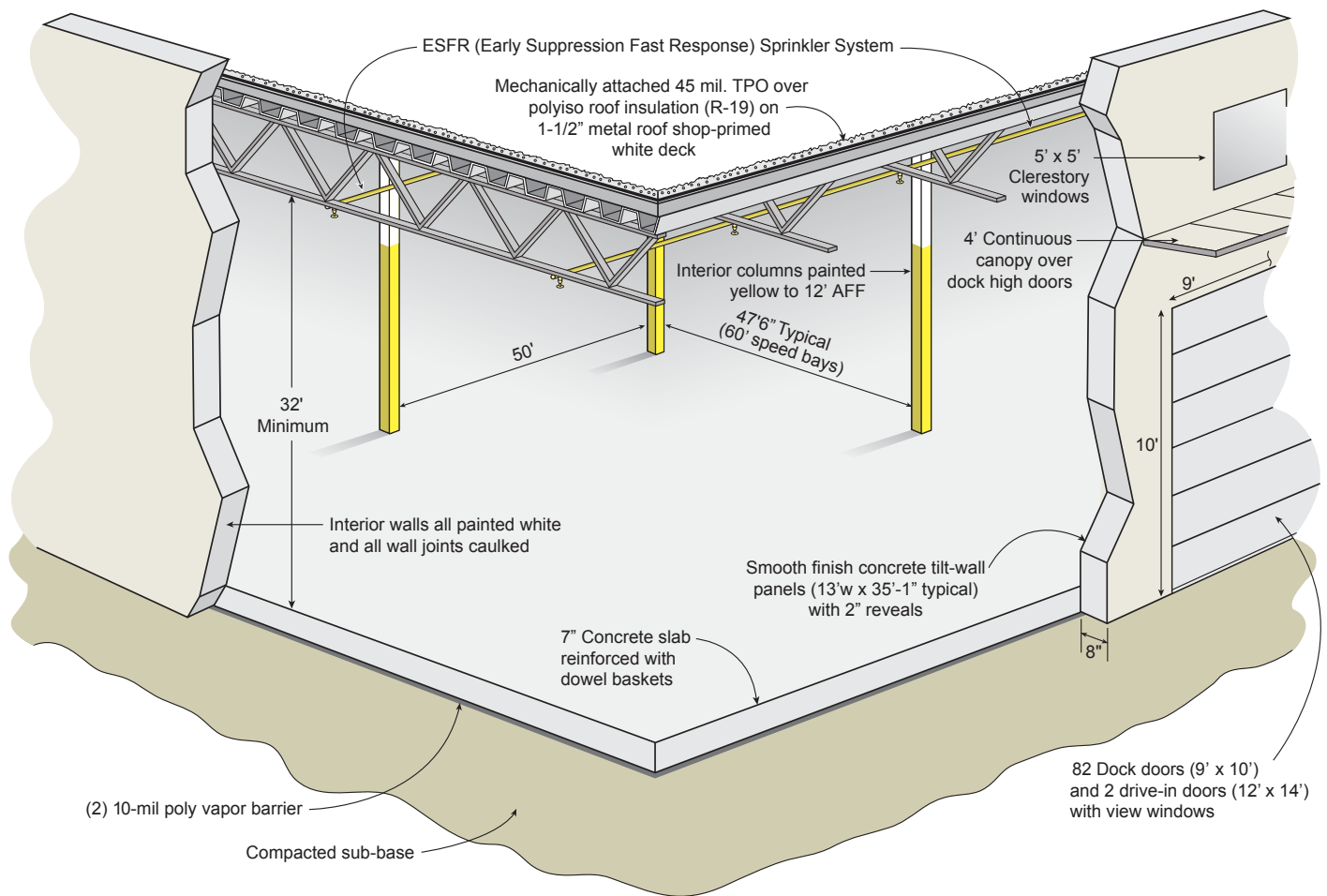


OPPORTUNITY ZONE TAX CREDITS

An Opportunity Zone is an area approved by the Georgia Department of Community Affairs that allows companies to take advantage of the state's highest job tax credit. Companies locating to Cherokee 75 are eligible for Job Tax Credits of \$3,500 per qualified new job created. These credits are used to offset Georgia income tax liability and payroll withholding tax and can be taken for five (5) years.

For example, a user who locates to Cherokee 75 and creates 200 new jobs will effectively save:

- 200 new jobs x \$3,500 = \$700,000/year or \$3,500,000 for 5 years
- This equates to \$2.33/SF per year in rental savings for 5 years



BUILDING SPECIFICATIONS

Square Footage	312,500 SF
Site Area	25.065 Acres
Configuration	Rear load
Column Spacing	50' Wide x 47'6" deep with 60' loading bays (±12,500 SF bays)
Clear Height	32' Clear minimum
Dock High Doors	82 (9' x 10') Insulated dock high doors
Drive-In Doors	2 (14' x 16') Ramped, drive-in doors
Truck Court Depth	185' Deep with 60' concrete apron
Auto Parking	313 Auto spaces
Trailer Storage	84 Trailer storage locations
Electrical	277/480 Volt, 3 phase
Sprinkler	ESFR



**DAYS TRUCK
DRIVE TO/FROM
ATLANTA**



NAI Brannen Goddard

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