CROSSROADS BUSINESS CENTER

5705 Campbellton-Fairburn Road, Union City, GA

JLL®

CORE5 INDUSTRIAL PARTNERS

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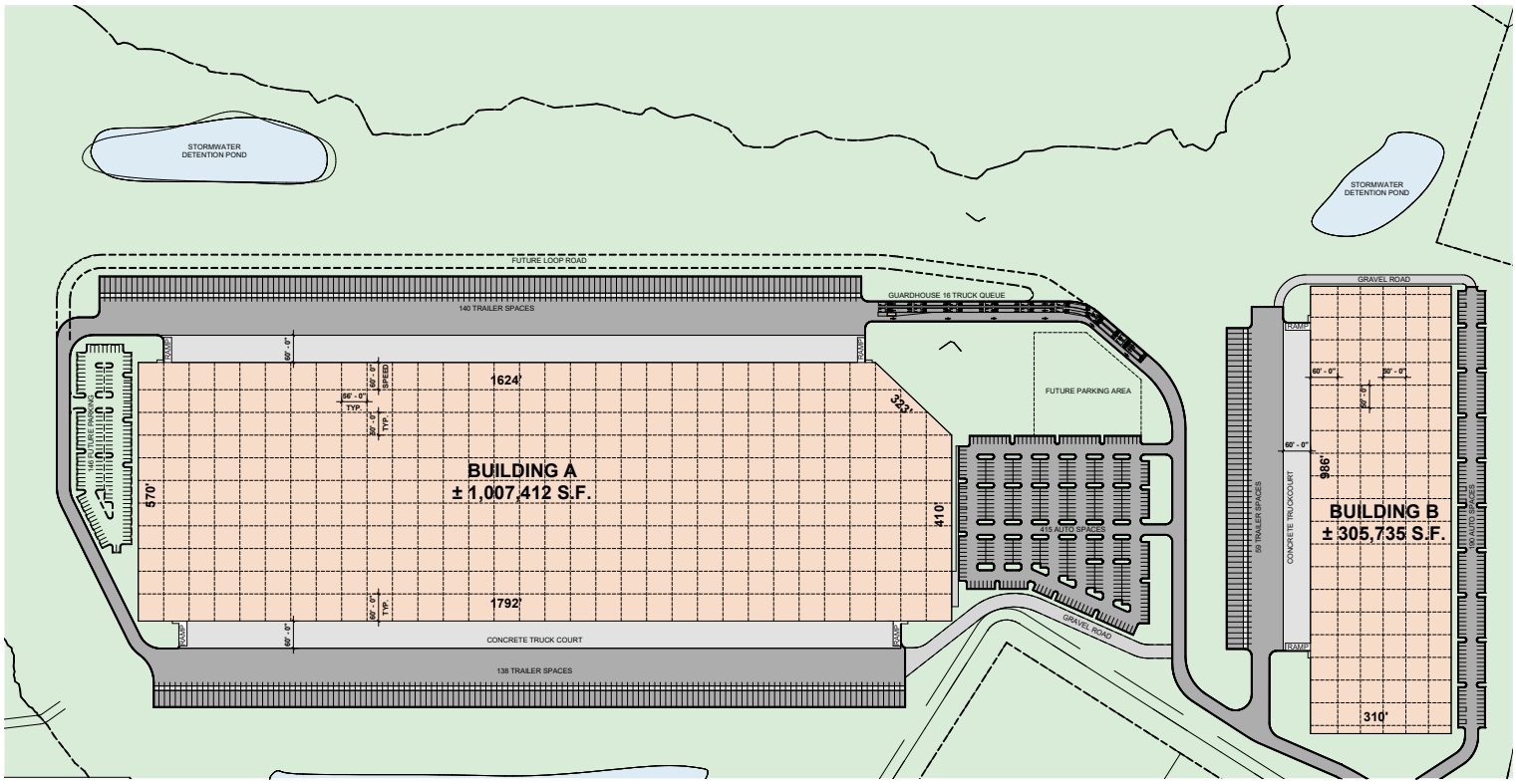
Crossroads Business Center is located along the I-85 South Corridor, approximately seven minutes South of I-285, providing superior access to Metro Atlanta and the region. With close proximity to Atlanta's Hartsfield-Jackson International Airport and the CXS Intermodal terminal, the property is ideally situated for both domestic and international business trades requiring local, regional and national distribution. A robust and skilled population base offers a solid workforce infrastructure.

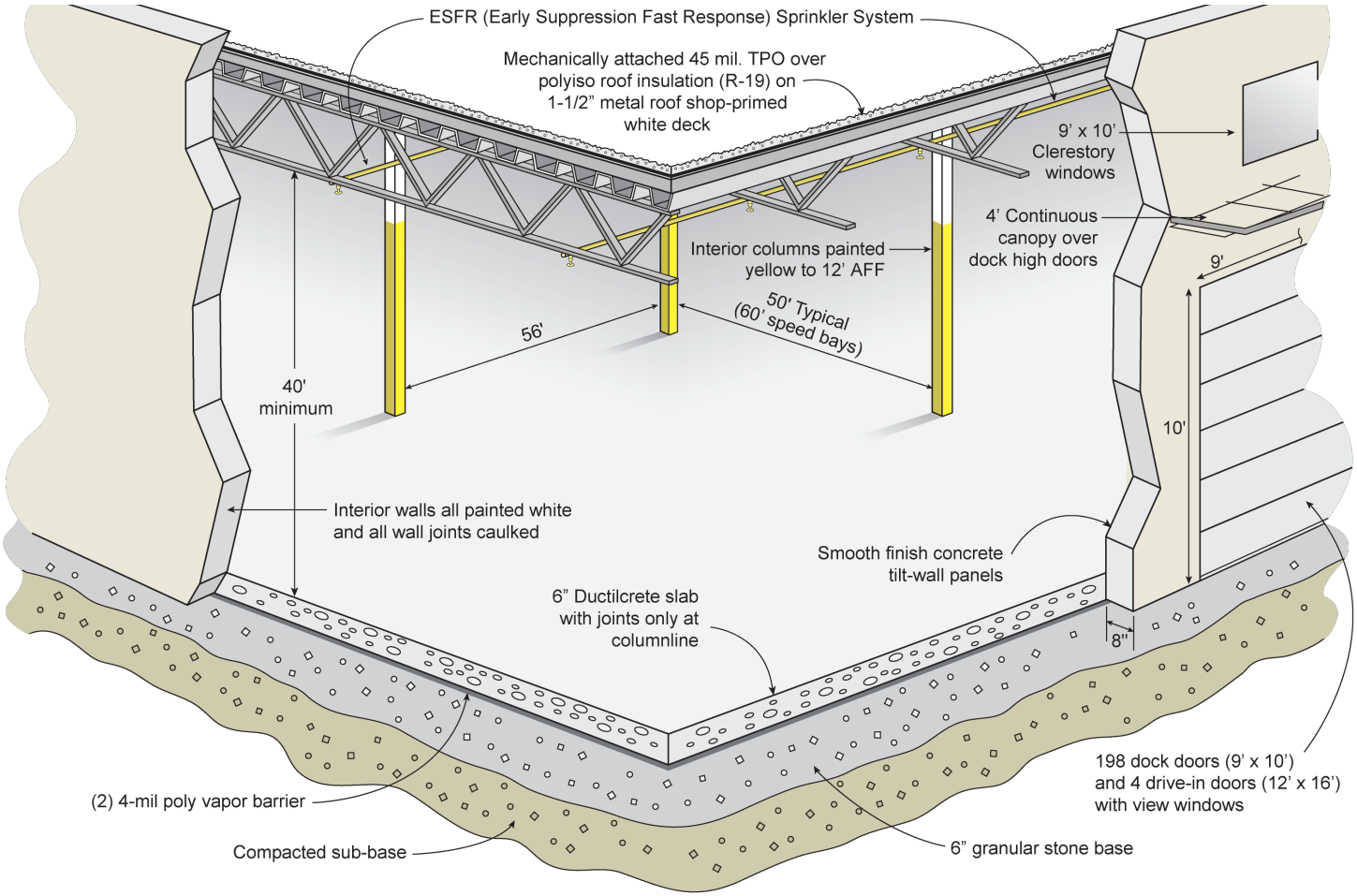


OPPORTUNITY ZONE JOB TAX CREDITS

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. Crossroads Business Center is located in the City of Union City Opportunity Zone. Companies locating to Crossroads Business Center 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 Crossroads Business Center and creates 400 new jobs will effectively save:

- 400 new jobs x $3,500 = $1,400,000/year or $7,000,000 for 5 years
- This equates to $1.79/sf per year in rental savings for 5 years



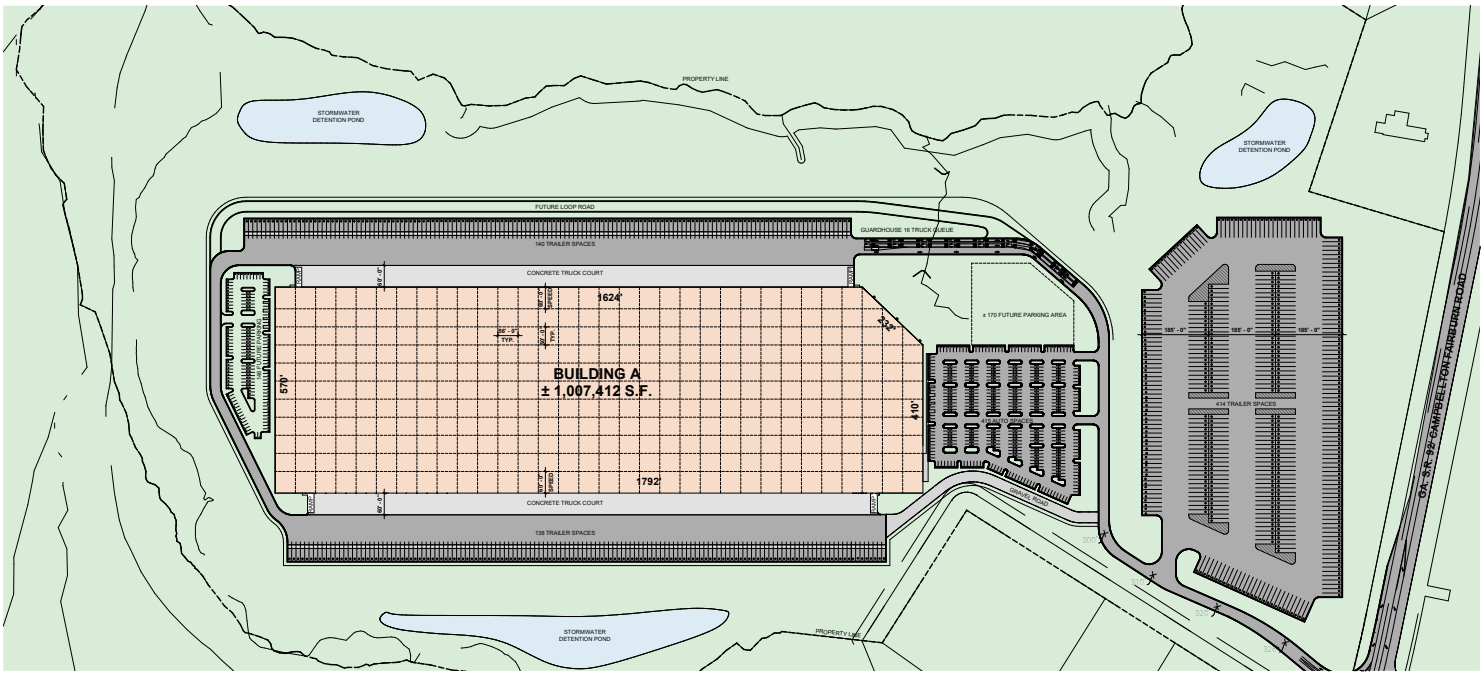
BUILDING SPECIFICATIONS

Square Footage	1,007,412 SF
Site Area	101 acres
Configuration	Crossdock
Slab Thickness	6" Ductilcrete slab
Column Spacing	56' wide x 50' deep, with 60' loading bays (+/- 31,920 SF bays)
Clear Height	40' clear minimum
Dock High Doors	198 – 9' x 10' insulated dock high doors
Drive-In Doors	4 (12' x 16') ramped drive-in doors
Truck Court Depth	190' deep truck court
Auto Parking	415 auto spaces with the ability to expand to 2,063 auto spaces
Trailer Storage	278 trailer storage locations with the ability to expand to 692 locations
Electrical	277/480 volt, 3 phase
Sprinkler	ESFR sprinkler system

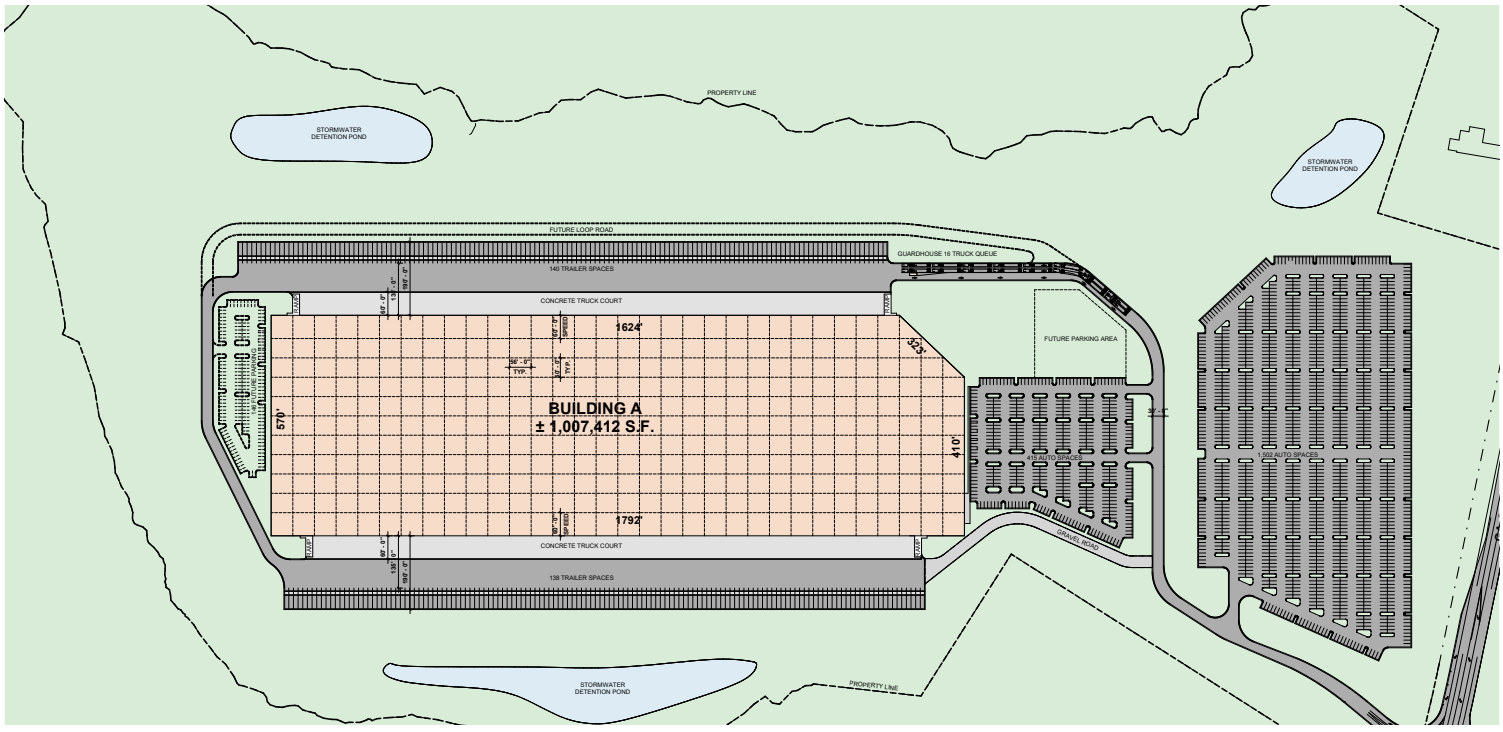
CROSSROADS BUSINESS CENTER

ADDITIONAL SITE PLAN OPTIONS

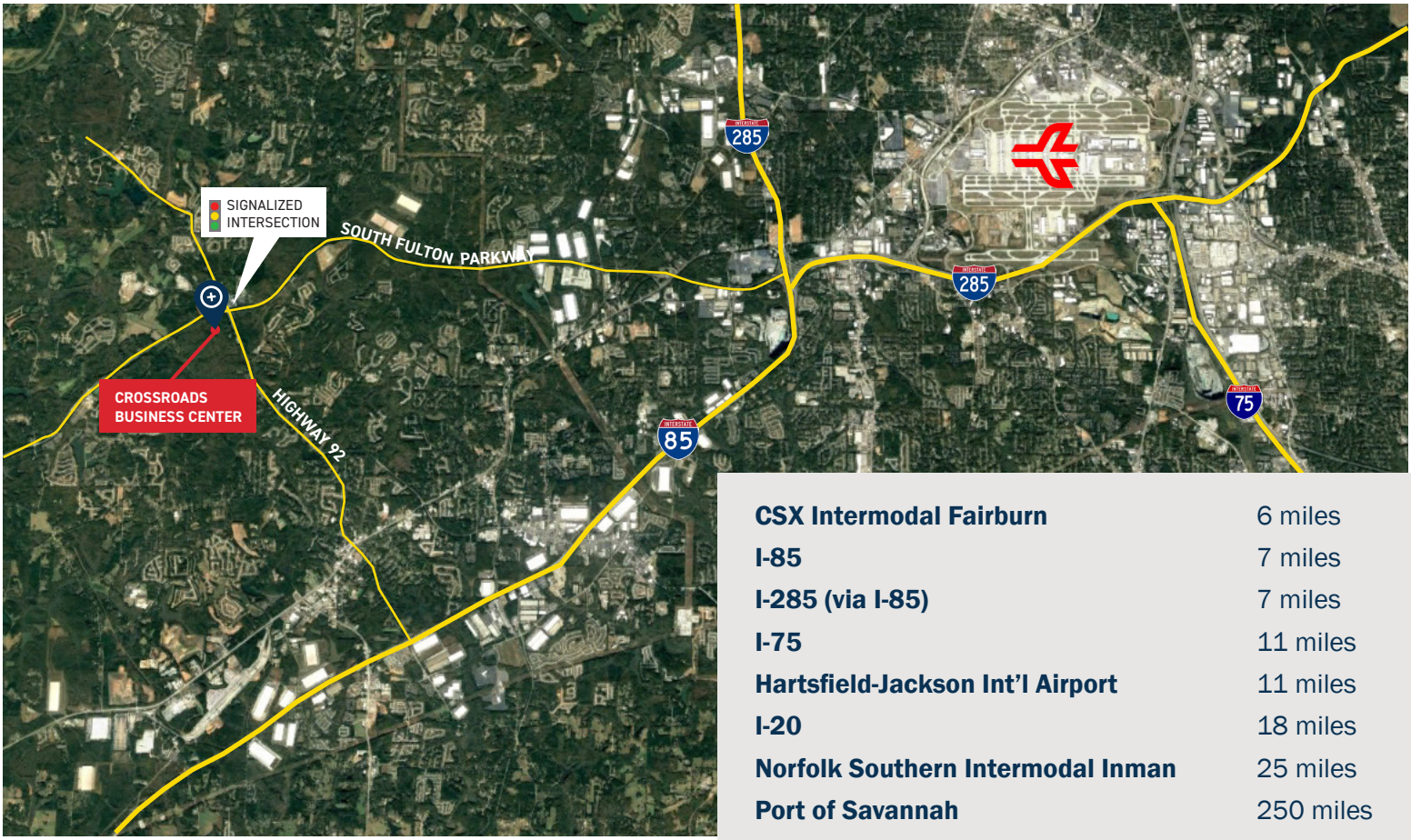
Building A with Trailer Parking



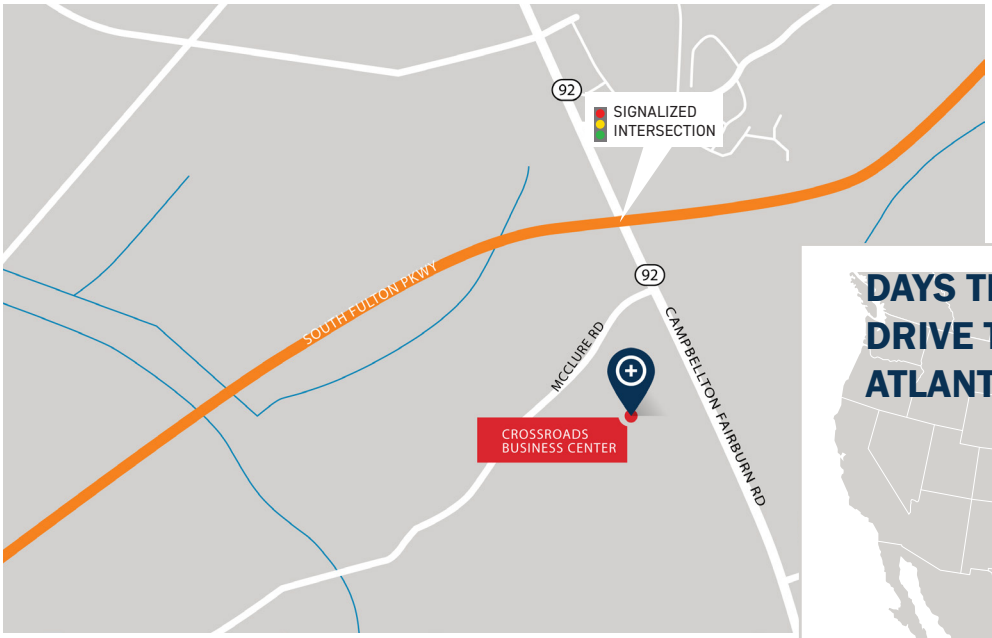
Building A with Auto Parking

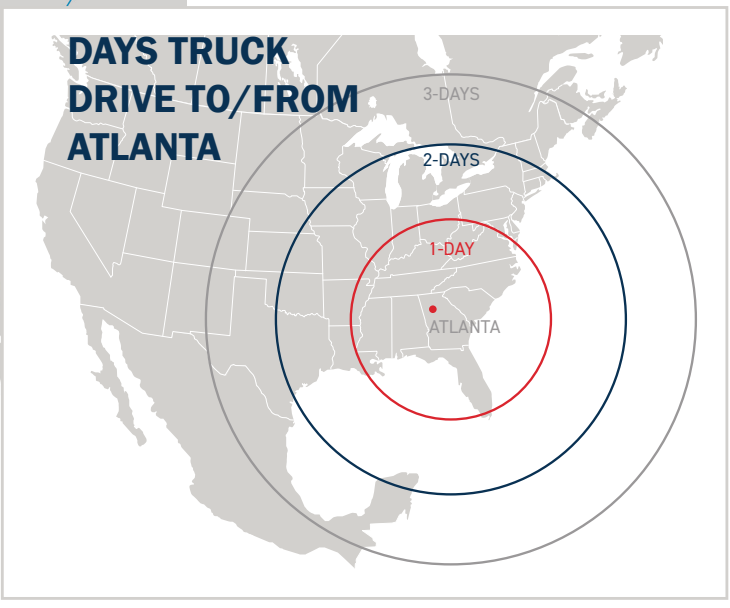


LOCATION



CSX Intermodal Fairburn	6 miles
I-85	7 miles
I-285 (via I-85)	7 miles
I-75	11 miles
Hartsfield-Jackson Int'l Airport	11 miles
I-20	18 miles
Norfolk Southern Intermodal Inman	25 miles
Port of Savannah	250 miles





CROSSROADS BUSINESS CENTER

10-YEAR PROPERTY TAX ABATEMENT SCENARIO

Crossroads Business Center is in the Development Authority of Fulton County Payment in Lieu of Taxes (PILOT) Program. Fulton County offers qualifying projects a property tax abatement beginning at 50% the first year and decreases by 5% annually over a 10-year period.

NOTE: The above scenario is an estimate based on a three percent (3%) escallation of property taxes.

Pilot savings by year*

2019 FULTON COUNTY AND UNION CITY, GEORGIA NEW BUSINESS INCENTIVES OFFERINGS

STATE INCENTIVES

Regional Economic Business Assistance (REBA) Grant – Negotiated

REBA is an incentive program for competitive projects whereby companies are considering Georgia and another state or country for their location or expansion.

Job Tax Credit – Statutory

Georgia provides a statewide job tax credit for any business or headquarters of any such business engaged in manufacturing, warehousing and distribution, processing, telecommunications, tourism, or research and development industries.

A tax credit of $1,250 per job, per year is available for the first five years of each qualifying job that is created during a five-year window after the project qualifies.

Opportunity Zone – Statutory

As part of the Job Tax Credit program, Opportunity Zones were established to attract businesses by promoting job tax credits up to $3,500 per full-time job created. As a part of the Opportunity Zone Tax Credits, businesses participating in the program may claim excess credit against their annual withholding taxes.

Port Tax Credit Bonus – Statutory

The port tax credit bonus rewards new or expanding Georgia companies that increase imports or exports through a Georgia port by at least 10 percent over the previous or base year.

Tax Exemptions – Statutory

Georgia offers a sales tax exemption on the purchase of qualifying manufacturing machinery and equipment as well as material handling equipment.

COUNTY INCENTIVES

Property Tax Relief – Negotiated

This program requires the placement of the property in the possession of a public entity such as a Development Authority. Through this process, an abatement of real and/or personal property taxes may be available from the city and/or county.

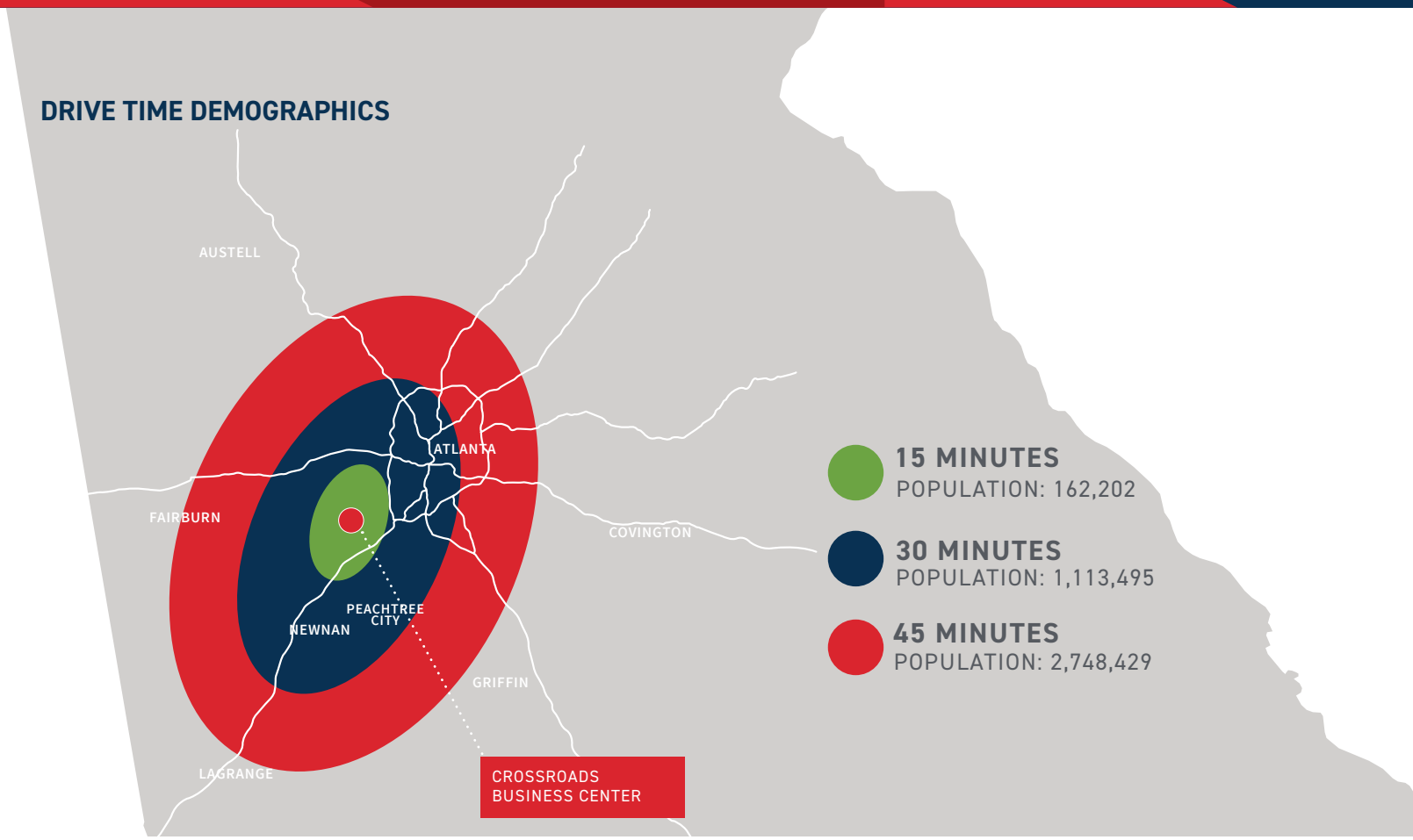
Fulton County offers qualifying projects meeting certain criteria a property tax abatement beginning at 50% the first year and decreases by 5% annually over a 10-year period.

Recruitment and Training Support - QuickStart Training Program:

Georgia's nationally ranked employee training program, Quick Start, provides customized training for new employees in skill-based jobs at no cost to qualifying companies. The training program is given to the company for its future use.

For more details on any of the above information, please visiit http://www.unioncityga.org/departments/economic-development/incentives.

DRIVE TIME DEMOGRAPHICS



AREA DEMOGRAPHICS

KEY FACTS

1,113,495
Population

35.1
Median Age

2.6
Average Household Size

$50,672
Median Household Income

BUSINESS

39,344
Total Businesses

558,436
Total Employees

INCOME

$50,672
Median Household Income

$26,077
Per Capita Income

$49,251
Median Net Worth

HOUSEHOLDS BY INCOME

Households By Income
The largest group: $50,000 - $74,999 (18.4%)
The smallest group: $200,000+ (3.9%)

Indicator	Value	Difference
<$15,000	13.7%	+0.7%
$15,000 - $24,999	10.7%	+0.1%
$25,000 - $34,999	10.5%	+0.4%
$35,000 - $49,999	14.3%	-0.4%
$50,000 - $74,999	18.4%	-2.3%
$75,000 - $99,999	12.0%	-1.4%
$100,000 - $149,999	12.2%	+0.9%
$150,000 - $199,999	4.2%	+1.1%
$200,000+	3.9%	+0.8%

EMPLOYMENT

60% White Collar

23% Blue Collar

17% Services

6.8% Unemployment Rate

EDUCATION

13% No High School Diploma

28% High School Graduate

30% Some College

29% Bachelor's/Grad/Prof Degree

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