



GREENWOOD INDUSTRIAL PARK



Two Building 478,948 SF Campus Opportunity
HIGHWAY 155 S, BUILDING 600 & 700, MCDONOUGH, GA 30253



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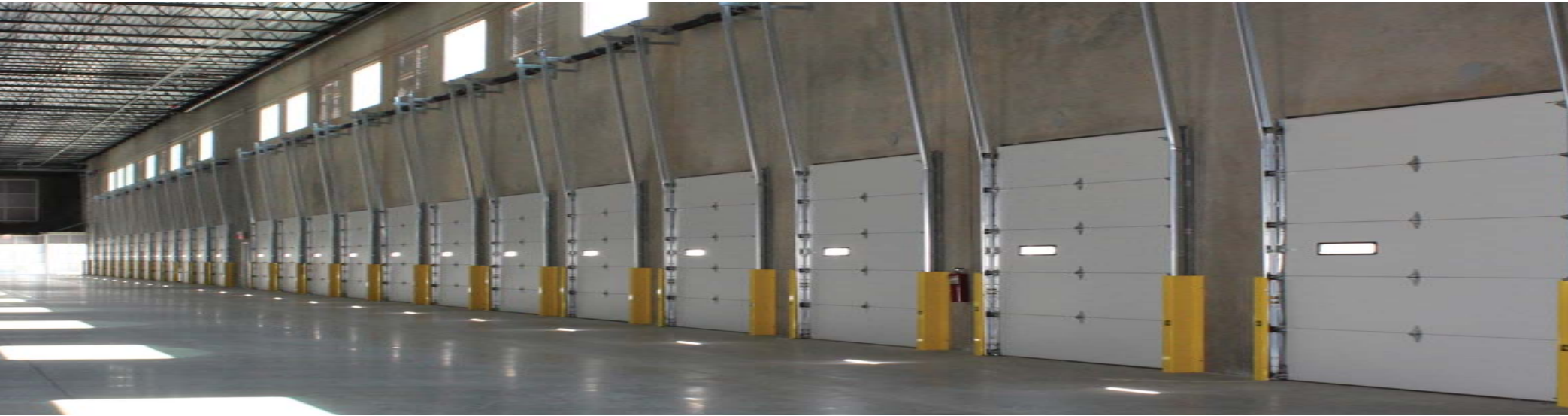


Greenwood Industrial Park is a development project in the I-75 South / McDonough industrial corridor. The Park features two buildings with a size range of 211,445-267,503 SF. Features include 32' clear height, ample trailer and vehicle parking, and maximum loading doors. Greenwood Industrial Park also offers four land sites with the ability to build between 148,720-571,200 SF. The prime location offers tremendous access to one of the area's major interstates I-75 (1.1 Mile).

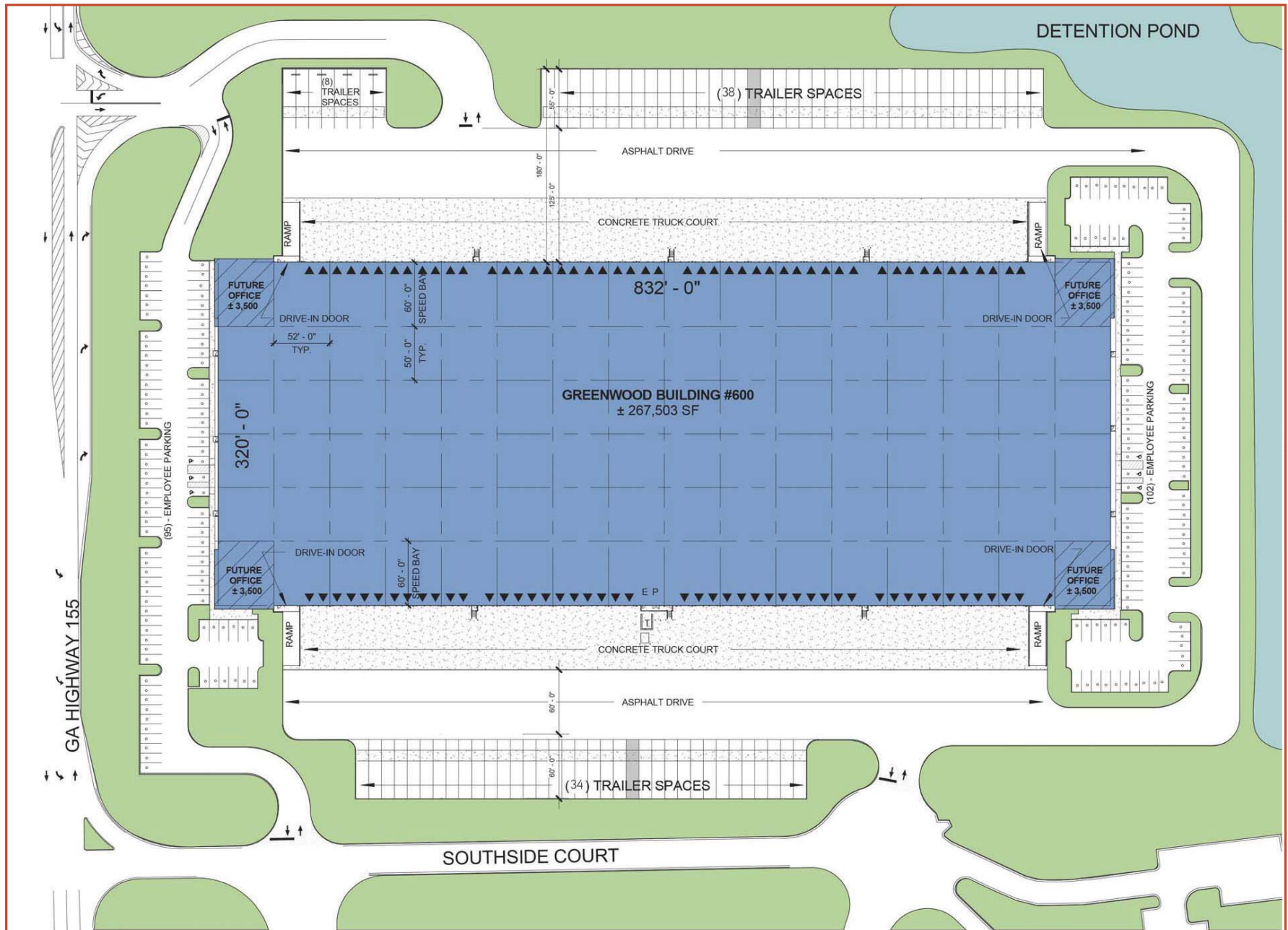
A significant number of e-commerce and consumer product companies have chosen this submarket for large DC's including: Georgia-Pacific, Bayer Pharmaceuticals, and ScottsMiracle-Gro.

PROPERTY DETAILS **1357 155 S, BUILDING 600, MCDONOUGH, GA 30253**

TOTAL SIZE (SF)	267,503
OFFICE (SF)	BTS
CLEAR HEIGHT	32'
COLUMN SPACING	50' x 52' with 60' staging bays
DOCK HIGH	96
DRIVE-IN	4
SLAB	6" reinforced concrete
LOADING CONFIGURATION	Cross Dock
SPRINKLER	ESFR Sprinklers
PARKING	197 vehicles / 80 trailers
TRUCK COURT DEPTH	180' minimum
ELECTRICAL	2500 AMPS / 480V / 3-Phase
YEAR BUILT	2017



SITE PLAN 1357 155 S, BUILDING 600, MCDONOUGH, GA 30253

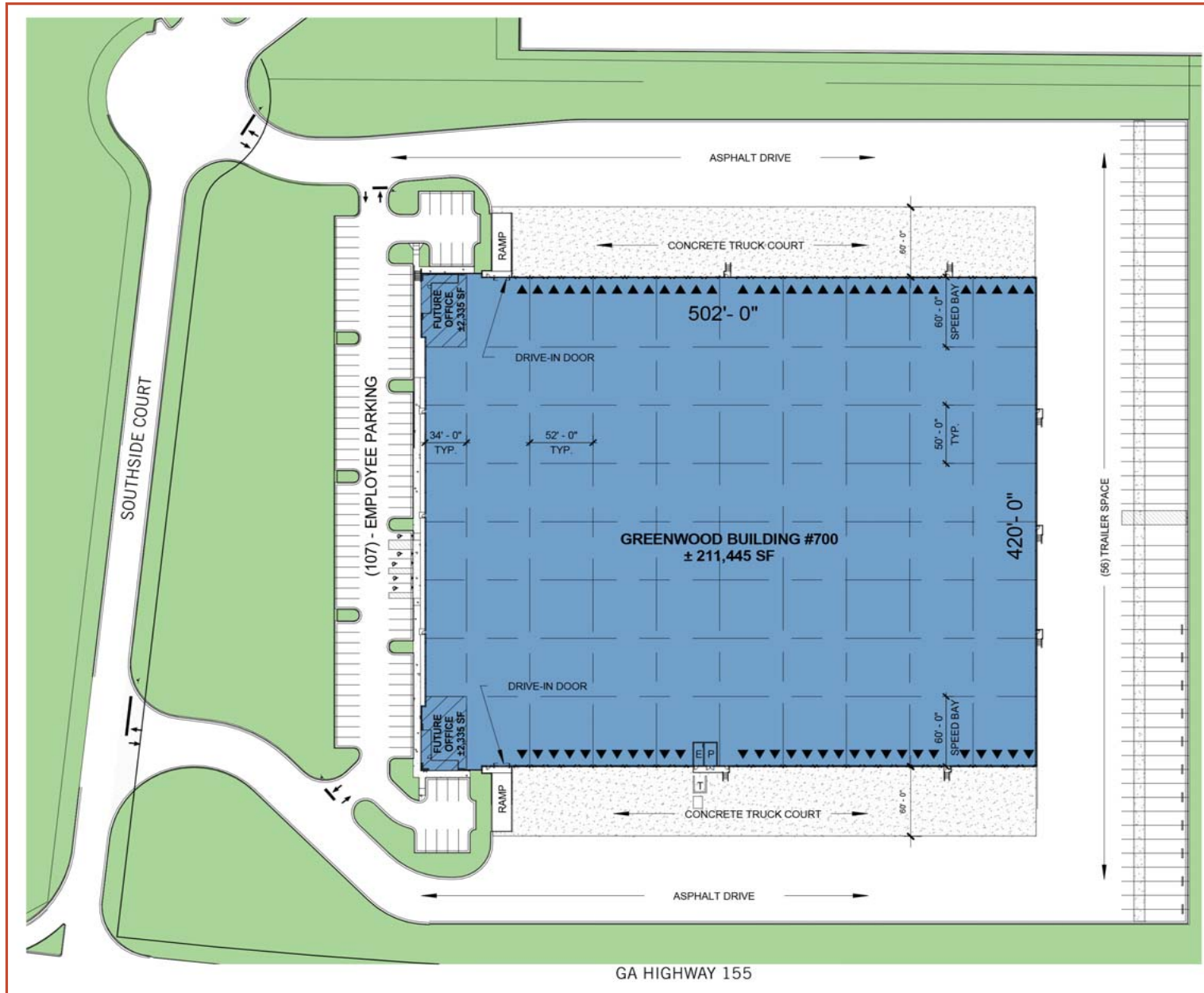


PROPERTY DETAILS 1559 155 S, BUILDING 700, MCDONOUGH, GA 30253

TOTAL SIZE (SF)	211,445
OFFICE (SF)	BTS
CLEAR HEIGHT	32'
COLUMN SPACING	50' x 52' with 60' staging bays
DOCK HIGH	60
DRIVE-IN	2
SLAB	6" reinforced concrete
LOADING CONFIGURATION	Cross Dock
SPRINKLER	ESFR Sprinklers
PARKING	107 vehicles / 56 trailers
TRUCK COURT DEPTH	135' minimum
ELECTRICAL	2500 AMPS / 480V / 3-Phase
YEAR BUILT	2016



SITE PLAN 1559 155 S, BUILDING 700, MCDONOUGH, GA 30253



USER AND PARK AERIAL



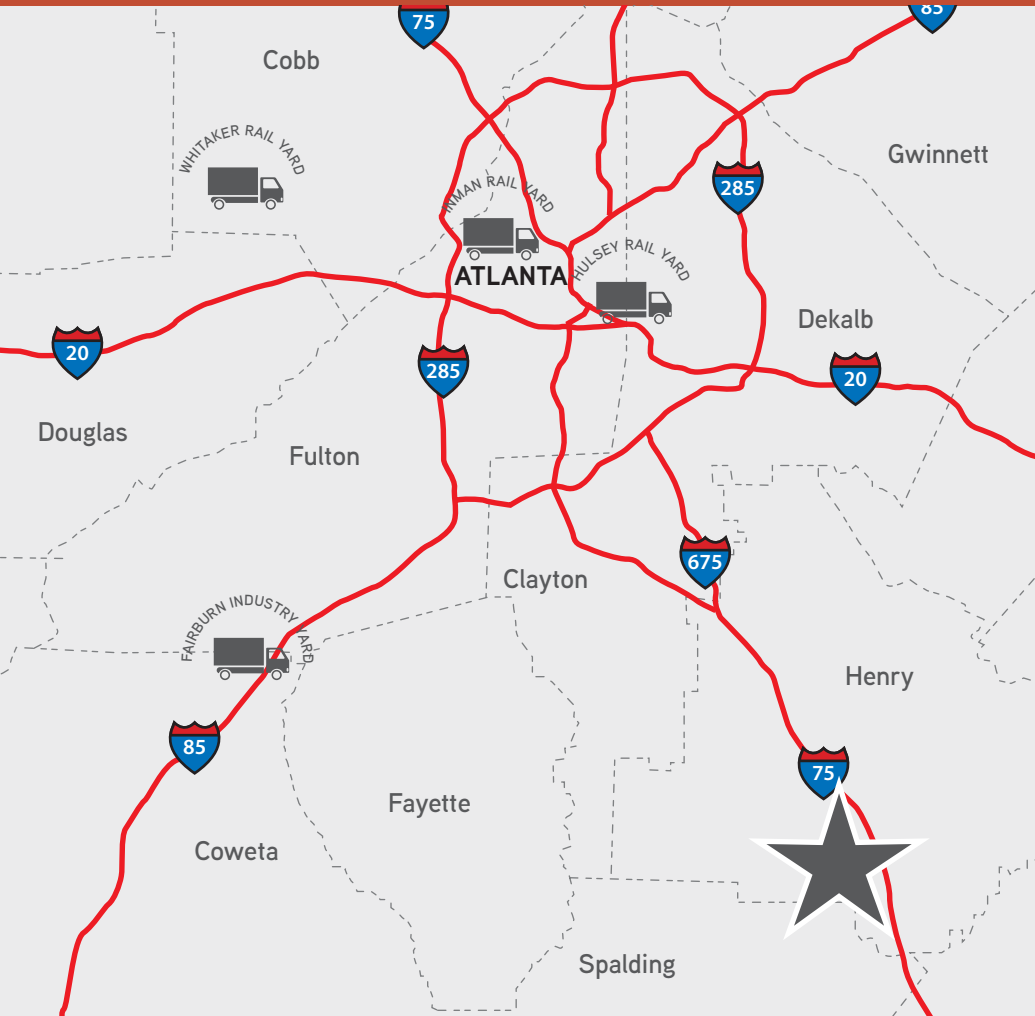
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- 1. BUILDING 600 - 267,503 SF
- 2. BUILDING 700 - 211,445 SF
- 3. SITE 300 - 148,720 SF
- 4. SITE 400 - 189,280 SF
- 5. SITE 500 - 571,200 SF
- 6. SITE 900 - 337,644 SF



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TAX INCENTIVES

State of Georgia:

- Job Tax Credits: \$1,250/job (offset up to 50% Georgia Income Tax/year)
- Ports Tax Credit: Additional \$1,250/job (offset up to 50% Georgia Income Tax/year)
- Quality Jobs Tax Credit
- Sales and Use Tax Exemption: Machinery and Equipment including Primary Material Handling Equipment (for project investment over \$5,000,000); including racking systems; computer hardware, software, and manufacturing equipment.

Henry County:

- Inventory Tax Exemptions
- Project Financing
- Property Tax Incentives
- Expedited Plan Review and Permitting

AIRPORTS

Hartsfield Jackson International	30 miles
Charlotte Douglas	265 miles
Chicago O'Hare International	774 miles
Dallas / Ft Worth International	834 miles

SEA PORTS

Savannah	221 miles
Charleston	300 miles
Jacksonville	320 miles
New Orleans	488 miles
Norfolk	592 miles
Miami	634 miles
Newark	878 miles

www.GreenwoodIndustrialPark.com



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