

UP TO 700,000 SF COMING SOON TO CLAYTON COUNTY

STATE-OF-THE-ART, LAST MILE INDUSTRIAL
PARK OFFERING 5 BUILDINGS ADJACENT TO
ATLANTA AIRPORT AT I-285 & CONLEY RD

DELIVERING Q2 2023



MAJOR GILBERT ROAD
IMPROVEMENTS UNDERWAY

GILBERT ROAD

DELIVERING Q2 2023

BUILDING 100
OFFICE/WAREHOUSE
146,400 SF
FFE 854.0

DELIVERING Q2 2023

BUILDING 500
OFFICE/WAREHOUSE
220,000 SF
FFE 861.0

BUILDING 400
OFFICE/WAREHOUSE
62,130 SF
FFE 848.0

BUILDING 200
OFFICE/WAREHOUSE
150,000 SF
FFE 853.0

FUTURE BUILD-TO-SUIT
SIGNAGE OPPORTUNITIES

285

DELIVERING TBD

BUILDING 300
OFFICE/WAREHOUSE
150,000 SF
FFE 870.0

CONLEY ROAD



**NOW PRE-LEASING
CLASS A INDUSTRIAL SPACE**

Phase 1

Building 500
±220,996 SF | Q2 2023

Building 100
146,400 SF | Q2 2023

Building 200
150,000 SF | TBD

±700,000 SF
Total SF Available

±90 Acre
Development

32'-36'
Clear Heights

Premiere Infill Location
in Park Setting

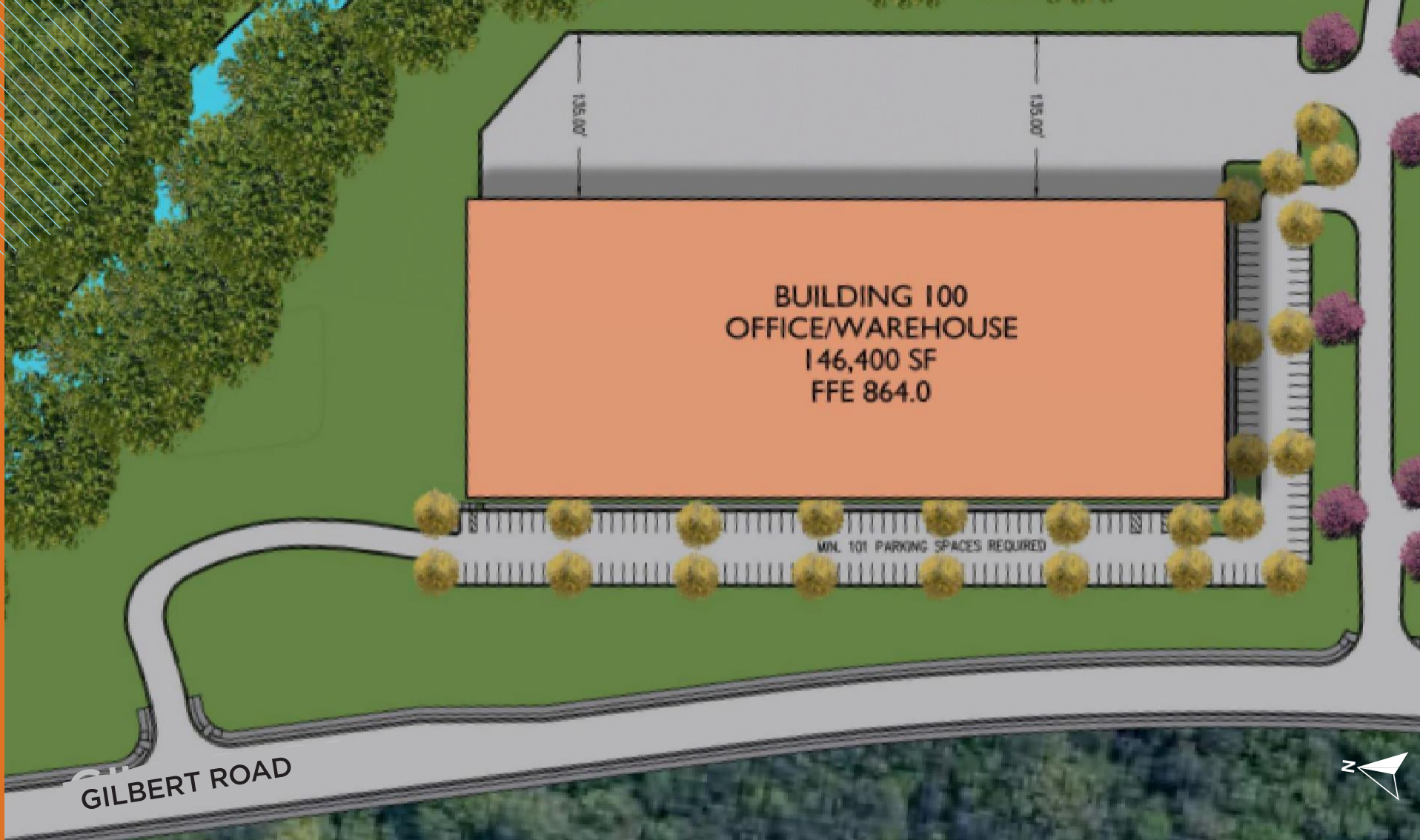
Maximum Exposure
with I-285 frontage



BUILDING 500 - DELIVERING Q2 2023

Property Specs

- Total Building Size: ±220,996
- Total Space Available: ±220,996
- Office Space: To-Suit
- Clear Height: 32'
- Dock High Doors: 58
- Drive-in Doors: 2
- Truck Court Depth: 185'/125'
- Auto Parking: 150
- Trailer Parking: 52
- Column Spacing: 52' x 51'8"
- Configuration: Front Loaded
- Lighting: LED
- Sprinkler System: ESFR
- Construction: Precast Concrete



BUILDING 100 - DELIVERING Q2 2023

Property Specs

- Total Building Size: 146,400 SF
- Total Space Available: 146,400 SF
- Office Space: To-Suit
- Clear Height: 32'
- Dock High Doors: 32
- Drive-in Doors: 2
- Truck Court Depth: 135'
- Auto Parking: 173
- Trailer Parking: 5
- Column Spacing: 52' x 45'
- Configuration: Rear Loaded
- Lighting: LED
- Sprinkler System: ESFR
- Construction: Precast Concrete

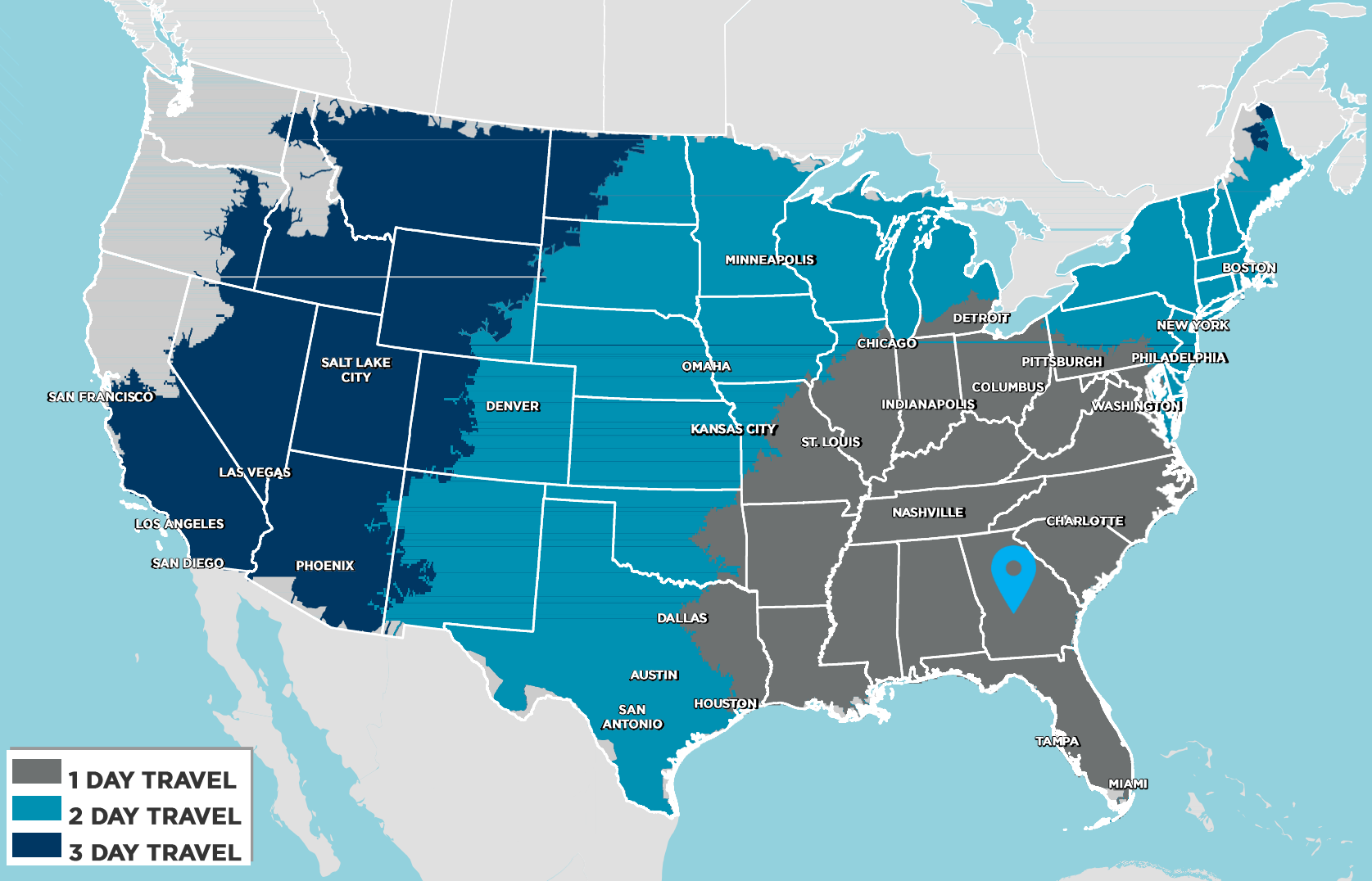


DOWNTOWN
ATLANTA

ATLANTA INTERNATIONAL
AIRPORT

**VICTORY
LANDING**
LOGISTICS CENTER

**LAND YOUR BUSINESS IN
A ONE-OF-A-KIND CLAYTON
COUNTY LOCATION!**



Prime opportunity for last mile, eCommerce, 3PL, and food & beverage users with immediate access to Atlanta International Airport and full I-285 and I-75 interchanges.



1.2 Miles
to I-285



1.5 Miles
to I-75



2 Miles
to Atlanta
International
Airport



10 Miles
to CSX
Intermodal



14.5 Miles
to Norfolk
Southern
Intermodal



242 Miles
to Port of
Savannah



300 Miles
to Port of
Charleston

POTENTIAL TAX SAVINGS

# of Jobs	Tax Credit per Job	Annual Savings	5 Yr. Cumulative Savings
100	\$4,000	\$400,000	\$2,000,000
200	\$4,000	\$800,000	\$4,000,000
300	\$4,000	\$1,200,000	\$6,000,000
400	\$4,000	\$1,600,000	\$8,000,000

WHERE BUSINESS TAKES OFF

JOB TAX CREDITS

Situated within a Tier 1 Less Developed Census Tract (LDCT), Victory Landing Logistics Center users will be eligible for annual job tax credits of \$4,000 per new employee for up to 5 years (for a total of \$20,000 per job created). Businesses receiving the job tax credit can apply it to 100% of their tax liability each year and credits may be carried forward for up to 10 years.



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