KEY FEATURES:

- 49’ Clear height
- 74 Acres of expansion: 1,800 trailers or 3,500 autos or +/- 500,000 square feet
- Less Developed Census Tract: $3,500/new job tax credit
- Active Norfolk Southern rail service
PROPERTY HIGHLIGHTS

Year built: 1998
Rentable area: 972,350 SF
Building depth: 752’ 11” x 1292’ 11”
Office available: 23,750 SF of office on two floors
Construction: Primarily masonry base with metal cap above
Clear height: 49’ clear height on the higher bay section (approx. 814,220 SF) & 34’ clear height on the lower bay section (approx. 158,130 SF)
Column spacing: 49’ x 59’ in 49’ clear height section & 30’ x 49’ in 34’ clear height section
Concrete floor slab: 7” slab, super-flat floors, 4000 PSI load capacity
Dock doors: 126 loading docks
Drive-in doors: 2 drive-in doors
Rail: 16 rail doors (Norfolk Southern rail service)
Electrical: 14,000v/6,000 amps, two pad-mounted transformers of 2500A/3500A
Roof: 2.1% sloped standing seam metal roof
Sprinkler system: Wet in 49’ clear height section, ESFR in 34’ clear height section
Trailer parking: 829 existing trailer spaces (300 on gravel); ability to expand to 1,800 spaces
Auto parking: 349 existing auto spaces; ability to expand to over 2,600 spaces
Fire safety system: Fire pump house and water tank on site. Fed by separate diesel fuel tank
Lighting: T5 lighting (soon to be LED)
Additional specs:
- Two 125 HP air compressors and dryer
- Truck maintenance shed along with 12,000 gallon diesel fueling station
- Backup generator with 1,000-gallon diesel fuel tank
- Entrance with guardhouse
- 6” natural gas line
- 2” water line
- Warehouse ventilation
PLATINUM DISTRIBUTION & RAIL is located in a LESS DEVELOPED CENSUS TRACT. $3,500 tax credit per new job created in Georgia for up to five years. The tax credit is initially applied towards any Georgia income taxes due, then to any payroll taxes.

**TAX INCENTIVES**

200 JOBS CREATED = $700K PER YEAR OR $0.72/PSF x 5 YEARS

$3,500,000 IN TAX SAVINGS

Note: The above scenario is based on 972,350 square feet.
Job Creation Tax Credits: Corporate income tax credits for new and expanding industries are available for companies that create qualifying new jobs under guidelines of Georgia's Business Expansion and Support Act (BEST II) legislation. The project economic development bond financed sales tax credit is new job created in Georgia for up to five years. The tax credit is initially applied towards any Georgia income taxes due, then to any payroll taxes.

Expanding Project Review and Permitting: Henry County is committed to processing all development and building permitting plan review in seven to ten working days for economic development projects upon recommendation of the Henry County Development Authority. Our economic development staff will facilitate all permit-related meetings to ensure adherence to construction and project timelines.

Inventory Tax Exemptions (Freeport): In most states, business and industry are subject to ad valorem taxes on real property (land, building) and tangible personal property (inventory of raw materials, work in progress, and inventory of completed products). In Georgia, local communities have been granted the authority to provide tangible personal property tax reduction or exemption if approved by the voters in a local referendum. There are three classes of goods that may be exempted from taxation. The classes to be exempted include the following:

**CLASS 1:** Tangible personal property grown, harvested, manufactured, processed or refined in Henry County and shipped therein for shipment outside the state is exempted at the 100 percent level. Raw materials and partially finished goods not destined to be shipped outside the state are subject to tangible personal property taxation at the 100 percent level.

**CLASS 2:** Inventory of finished goods manufactured or produced within the state of Georgia in the ordinary course of the taxpayer’s manufacturing or production business when held by the original manufacturer or producer of the finished goods for a period not exceeding 12 months is exempted from personal property taxation at the 100 percent level.

**CLASS 3:** Tangible personal property transported into Henry County from outside the state in transit to a final destination outside the state is exempted from personal property taxation at the 100 percent level. Tangible personal property that is not destined for out of state shipment is subject to ad valorem taxation.

Project Financing: For businesses seeking long-term, low interest rate financing for the construction or improvements of manufacturing facilities, Industrial Revenue Bonds (IRB) also known as Industrial Development Bonds, or IDBs, are available through the Henry County Development Authority. IDB financing is typically structured as public sales in the nation’s bond markets or sold as private placements with interested investors. IDB financing offers long-term, low-payment financing, with term matched to the useful life of the assets financed. We would be happy to discuss this option should there be interest.

Property Tax Incentives: The ability to convey property tax incentives is limited in Georgia. In order to obtain ad valorem property tax savings for a company’s project or in order to obtain certain State grants of local incentives for the project, an industrial development bond financed sales tax/leaseway is required. Such transactions are typically referred to as “bonds for title” transactions, and use of this technique involves the issuance of IDBs by a development authority to acquire or construct the project with the title to the project vested in a development authority and with the development authority responsible for all aspects of a lease. The lease of the project to the company is typically at a net, no debt service on the bonds. This incentive may be available on a limited basis for projects of significant economic benefit where that incentive is critical to the location decision. Availability of property tax incentives is considered on a case-by-case basis.
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