



# **SOUTHPOINT LOGISTICS CENTER**

**READY FOR IMMEDIATE OCCUPANCY!**

**4470 BALLARD ROAD, FOREST PARK, GA 30297**

**179,850 SF AVAILABLE**

 **JOHNSON  
DEVELOPMENT  
ASSOCIATES, INC.**  
Part of TheJohnsonGroup

**CBRE**

179,850 SF AVAILABLE

# SOUTHPOINT LOGISTICS CENTER

FOREST PARK, GEORGIA

AVAILABLE SF	179,850 SF
SPEC OFFICE	2,783 SF
BUILDING CLEAR HEIGHT	32' clear at the first column line
BUILDING DIMENSIONS	330' D X 545' W
LIGHTING	LED lighting (30 FC average w/ 10' whips)
TYPICAL BAY SPACING	54' x 54' w/ 60' Speed Bay
OFF-DOCK TRAILER PARKS	16 spaces
AUTOMOBILE PARKS	92 auto parking spaces
DOCK HIGH DOORS	28 (9'x10) dock doors w/ 24 mechanical dock levelers (40,000 lbs.)
DRIVE-IN RAMPS	Two 14' x 16' Drive-In Doors

## TIER 1 COUNTY DESIGNATION

For 2023, the State of Georgia has designated Clayton County as a Tier 1 County. The Tier 1 Credit in Clayton County now works like the Opportunity Zone Tax Credit. Any business that creates 2 new full-time jobs can now qualify for a \$4,000 per job tax credit for 10 years!

### DETAILS

- A minimum of 2 jobs must be created – *Jobs must be full-time jobs working a minimum of 35 hours per week*
- Jobs must pay in excess of the lowest average wage of any county in the state
- Employer must offer health insurance upon employment
- The \$4,000 credit may be claimed up to ten (10) years
- Credit can be applied to 100% of the business' Georgia income tax liability
- Excess credit may be applied toward withholding taxes
- Any lawful business (including retail, office, and lodging) may apply for the credit

[WWW.INVESTCLAYTON.COM/INCENTIVES-TAXES.PHP](http://WWW.INVESTCLAYTON.COM/INCENTIVES-TAXES.PHP)

TRUCK COURT	130'/185'
FIRE PROTECTION	ESFR (Early Suppression Fast Response) fire sprinkler system.
FLOOR SLAB	6" reinforced concrete
ELECTRICAL SERVICE	480/277V, 3-phase, 4 wire service sized to accommodate an initial load of 1,600 amps
ROOF SYSTEM	TPO – Mechanically attached 45 Mil. No skylights. R-19 roof insulation throughout and R-25 at office areas.

# RECENTLY COMPLETED SPECULATIVE IMPROVEMENTS



 **Hartsfield-Jackson**  
Atlanta International Airport.



**2.5 miles to Airport  
Cargo via Charles  
W Grant Parkway  
extension**

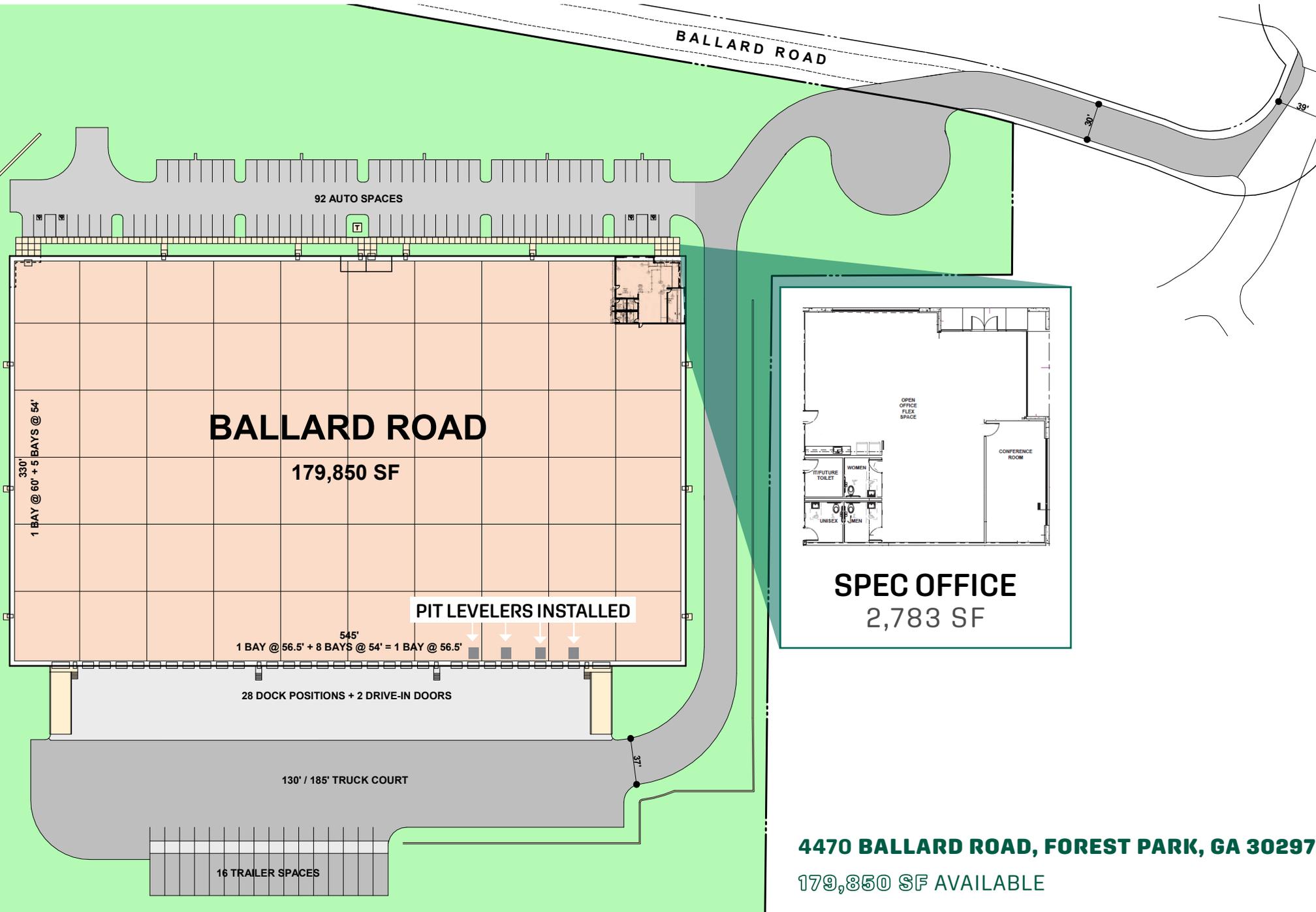
  
75

**Exit 58**

  
285

**SOUTHPOINT**  
LOGISTICS CENTER





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# DISTANCE TO

I-285	.75 MILES
I-75	1.5 MILES
Hartsfield Jackson International Airport	3.7 MILES
Norfolk Southern Intermodal	18.4 MILES
CSX Intermodal	16.8 MILES
Savannah	242 MILES



## FOR MORE INFORMATION, PLEASE CONTACT:

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