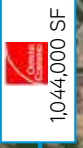


UNION CITY DISTRIBUTION CENTER



DIRECT ACCESS TO I-85 NORTH/SOUTH

CONTACT INFORMATION

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LEASED BY
Colliers INTERNATIONAL

DEVELOPED BY
ROOKER
DESIGN :: BUILD :: DEVELOP



UNION STATION BUSINESS CENTER



Up to 987,000 SF Located within State of Georgia DCA Approved Opportunity Zone

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Developed By:



UNION STATION BUSINESS CENTER

DEVELOPMENT DETAILS



BUILDING SPECIFICATIONS

- Minimum 36' clear height
- 255 trailer spaces (expandable to 388)
- 223 auto spaces (expandable to 356)
- 182 dock doors with BTS dock equipment
- 4 Drive in doors
- 56' x 52' column spacing with 60' staging bays
- Estimated Delivery Q1 2016
- LEED Certified
- Fully fenced site
- 7" unreinforced concrete slab on 6" GAB
- ESRF fire suppression system
- Two (2) 2,000 Amp electrical services
- LED wall pack exterior lighting
- Clerestory Windows

Approved Opportunity Zone Tax Benefits

Number of jobs	Annual Savings	5 Year Cumulative savings	Base NNN rent PSF over 5 years	Base NNN rent PSF over 10 years
400	\$1,400,000	\$7,000,000	\$1.41/SF	\$0.71/SF
500	\$1,750,000	\$8,750,000	\$1.77/SF	\$0.88/SF
600	\$2,100,000	\$10,500,000	\$2.12/SF	\$1.06/SF
700	\$2,450,000	\$12,250,000	\$2.48/SF	\$1.24/SF
800	\$2,800,000	\$14,000,000	\$2.83/SF	\$1.41/SF

SITE

The site is designed for 987,840 SF on 60 acres with abundant car and trailer parking. This site will be home to a state of the art facility in an unmatched location.

CORPORATE NEIGHBORS

Corporate neighbors include Kraft, Clorox, SC Johnson, Smuckers, Owens Corning and Proctor & Gamble.

LOCATION

This business park is located in the premiere Southwest Atlanta corridor. The site offers unparalleled access to I-85 with a full diamond interchange less than 500 yards away via Jonesboro Road.

COUNTY OVERVIEW

Located in business friendly Union City, Fulton County, Georgia, there are potential tax abatements available for the future Tenant.

OPPORTUNITY ZONE / TAX INCENTIVES

The site is located within a State of Georgia designated opportunity zone. The benefits of new or existing businesses that create two or more new jobs can receive a tax credit of up to \$3,500 per job for up to 5 years. The job tax credits can be used against 100 percent of the business's state income tax liability and state payroll withholding. Potential for abatement of real and personal property taxes.

AIRPORT

Hartsfield-Jackson Atlanta International Airport, the world's busiest airport, is 9 miles from Union Station Business Center.

INTERMODAL

Under 5 miles from CSX Fairburn intermodal yard and 25 miles from Norfolk Southern's Austell intermodal yard.

E-COMMERCE

11 Miles from the FedEx World Service Center and 13 miles from the UPS Customer Center.

UTILITIES

All utilities are available to the site. Fulton County water and sewer provides service. Georgia Power will provide electrical service.

DEVELOPMENT EXPERTISE

ROOKER is the preeminent industrial developer in Atlanta. A full-service industrial real estate development, design and construction firm, ROOKER has developed over 50,000,000 SF in the state of Georgia.