# WEST FULTON COMMERCE PARK

#### 882,070 TOTAL SF AVAILABLE

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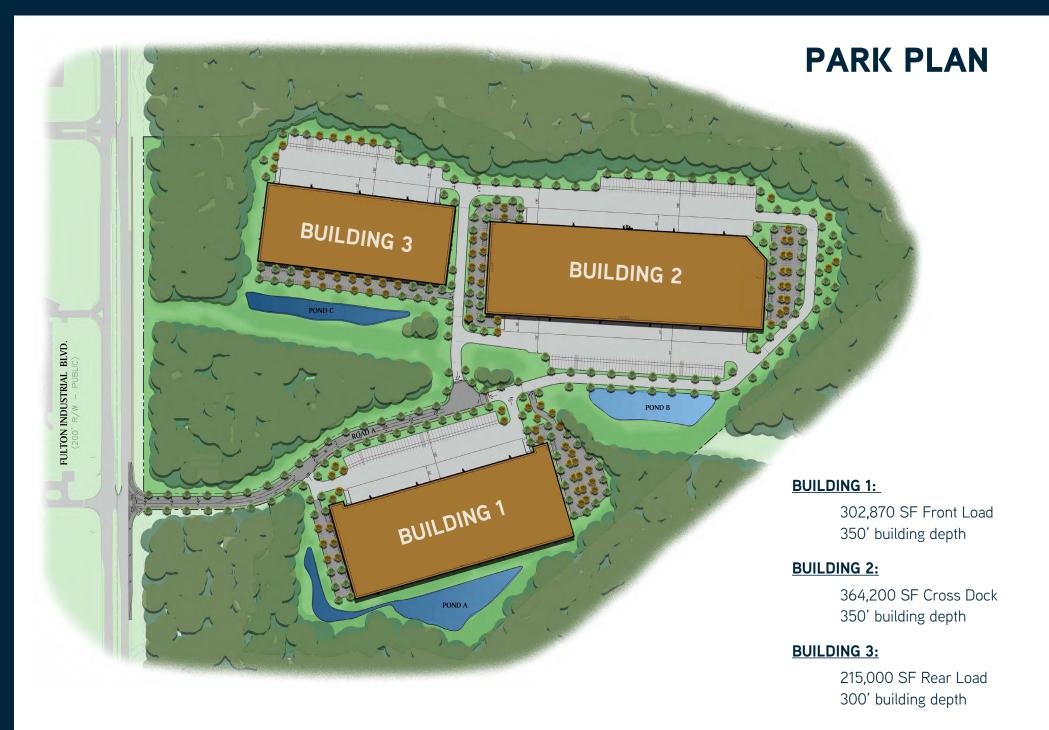
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INDUSTRIAL



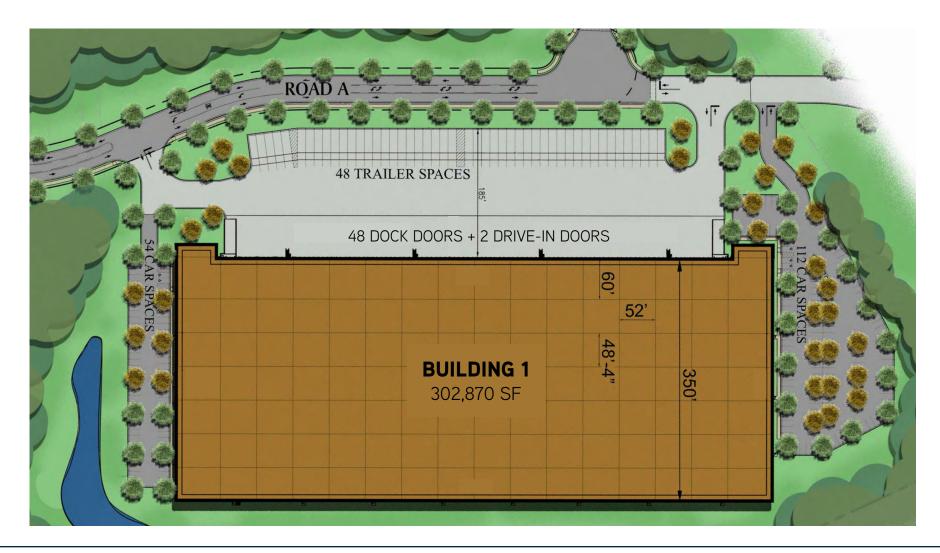






# **BUILDING 1**

TOTAL SQUARE FEET	302,870	COLUMN SPACING	52'w x 48'4"d
DIMENSIONS	737' wide x 350' deep	TRAILER PARKS	48
CLEAR HEIGHT	36'	AUTO PARKS	166
DOCK HIGH DOORS	48	SPRINKLER SYSTEM	ESFR
DRIVE-IN DOORS	2 (12' x 14')	ADDITIONAL FEATURES	Clerestory windows

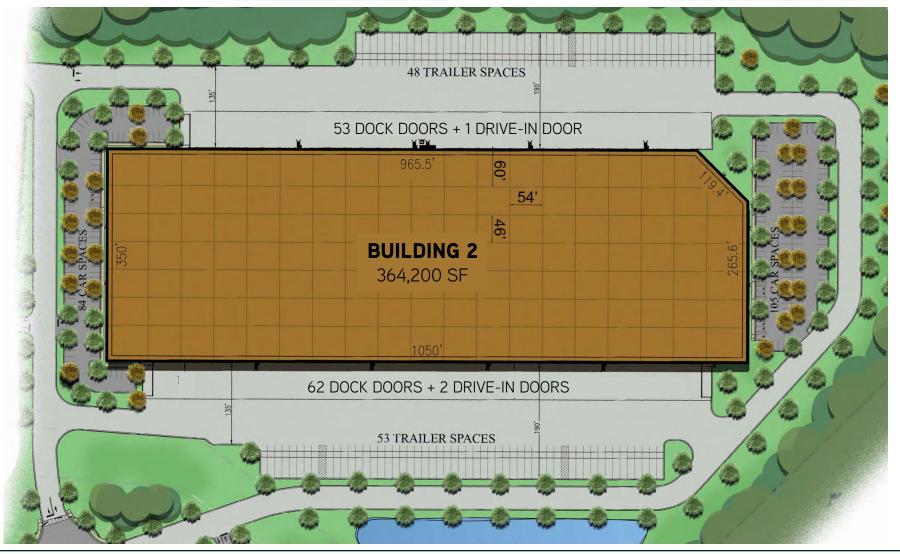






# **BUILDING 2**

TOTAL SQUARE FEET	364,200	COLUMN SPACING	54'w x 46'd
DIMENSIONS	1050' wide x 350' deep	TRAILER PARKS	101
CLEAR HEIGHT	36'	AUTO PARKS	189
DOCK HIGH DOORS	115	SPRINKLER SYSTEM	ESFR
DRIVE-IN DOORS	3 (12' x 14')	ADDITIONAL FEATURES	Clerestory Windows







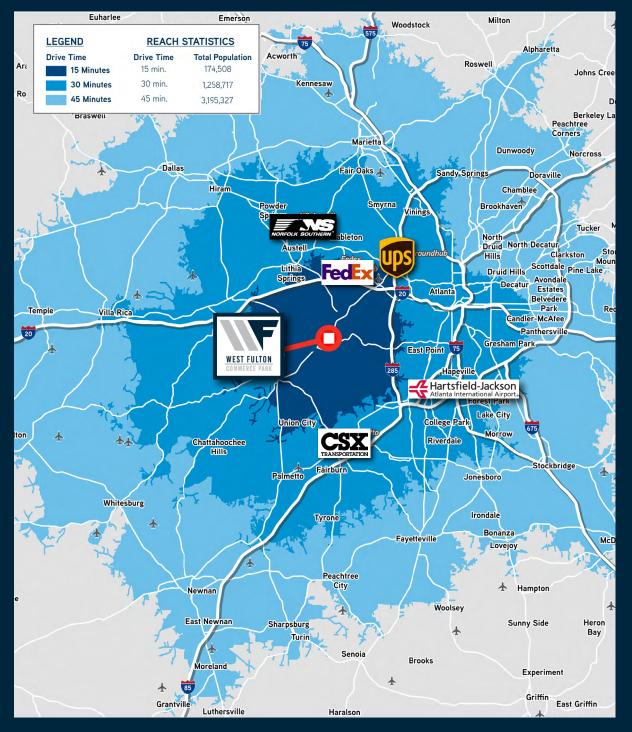
# **BUILDING 3**

TOTAL SQUARE FEET	215,000	COLUMN SPACING	52'w x 48'd
DIMENSIONS	716.7' wide x 300' deep	TRAILER PARKS	32
CLEAR HEIGHT	32'	AUTO PARKS	112
DOCK HIGH DOORS	42	SPRINKLER SYSTEM	ESFR
DRIVE-IN DOORS	2 (12' x 14')	ADDITIONAL FEATURES	Clerestory windows
	32 TRAILER SPACE	190'	
	42 DOCK DOORS + 2 D	RIVE-IN DOORS	









### **DRIVE TIMES**

#### 5.8 MILES

Distance to I-20 West

14.6 MILES

Distance to Downtown Atlanta

12 MILES

Distance to Hartsfield-Jackson International Airport

#### 7.5 MILES

Distance to UPS Groundhub (Charlie Brown)

5.7 MILES

Distance to FedEx Groundhub (Factory Shoals)

### **PROPERTY TAX ABATEMENT**

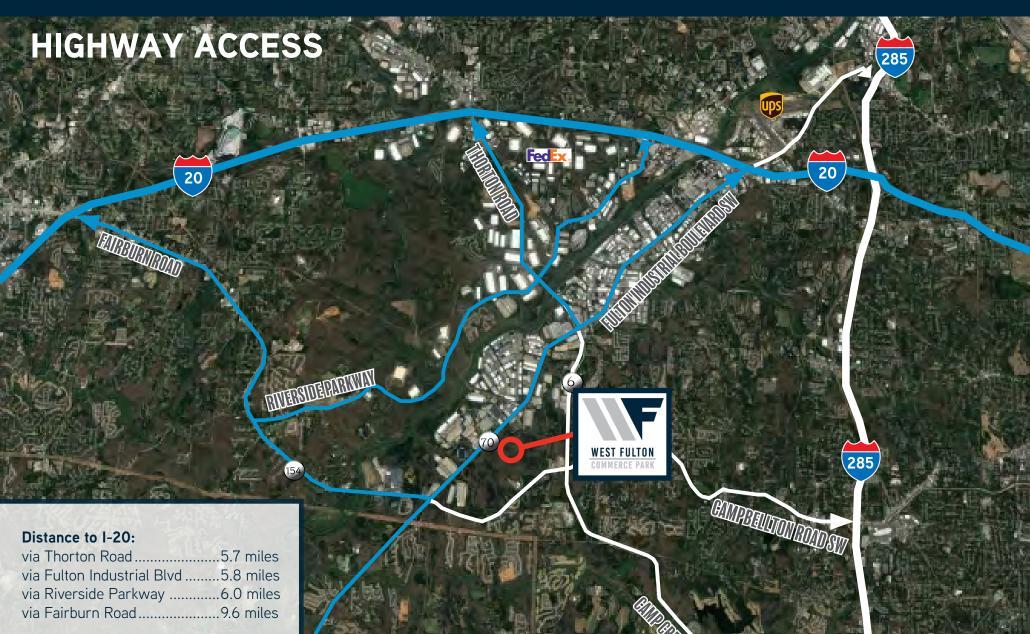
WFCP has recieved a "bond for title" property tax abatement from the Development Authority of Fulton County. Under this program, the property taxes are abated over 10 years resulting in operating expense savings for future tenants.



This example is based on an estimated initial real estate tax assessment of 0.55 per square foot. The real estate taxes are abated by 50% in Year 1 which then burns down equally at 5% per year over 10 years. Actual savings may vary based on the actual tax assessment.







#### Distance to I-285:

via Campbelton Road......6.6 miles via Camp Creek Parkway......7.7 miles via Fulton Industrial Blvd ......8.5 miles







5.8 MILES TO I-20

#### **14.6 MILES TO DOWNTOWN**





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