

For Sale or BTS

Franklin 85 Logistics Center

Carnesville, GA 30521

NAIBrannen Goddard



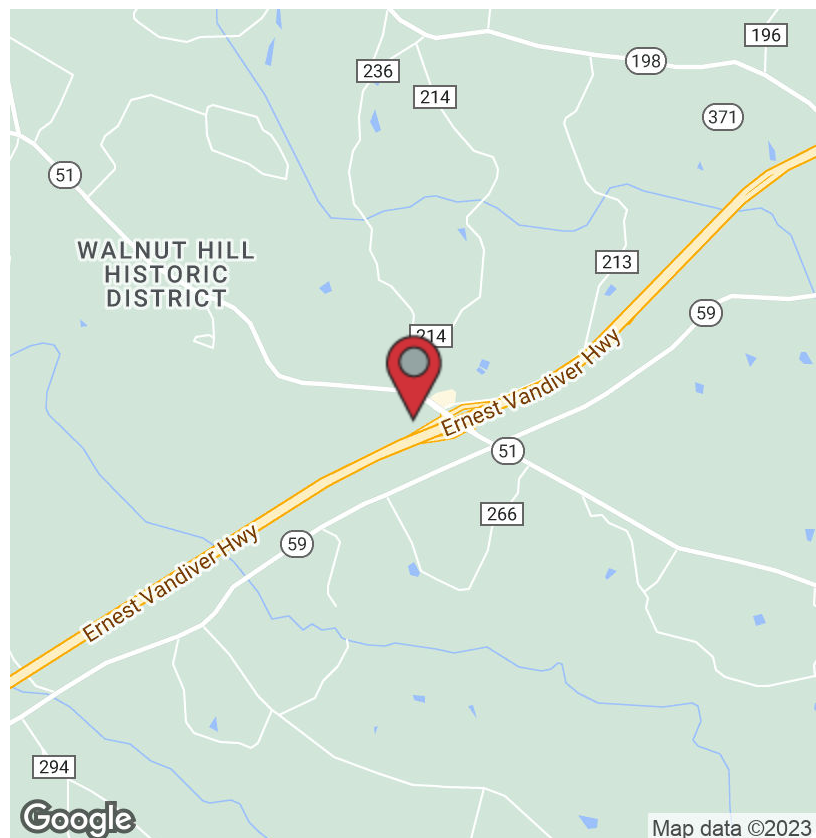
4800' Frontage on I-85 | 5 Mega-Watt Power

552,000 SF / 1,260,000 SF

- **PREMIER MEGA SITE**
- Sites can accommodate a 552,000 SF and 1,260,000 SF building
- 552,000 SF building (expandable to 684,000 SF) - Cross dock / 399 trailer storage / 316 car park
- 1,260,000 SF building - Cross dock / 822 trailer storage / 440 car park
- All utilities available; 5 Mega-Watt Power
- All due diligence reports available
- Franklin County provides the most competitive state and local incentives package in the Southeast.

FRANKLIN 85

Information is deemed from reliable sources. No warranty is made as to its accuracy.



For Sale or BTS

Franklin 85 Logistics Center

Carnesville, GA 30521

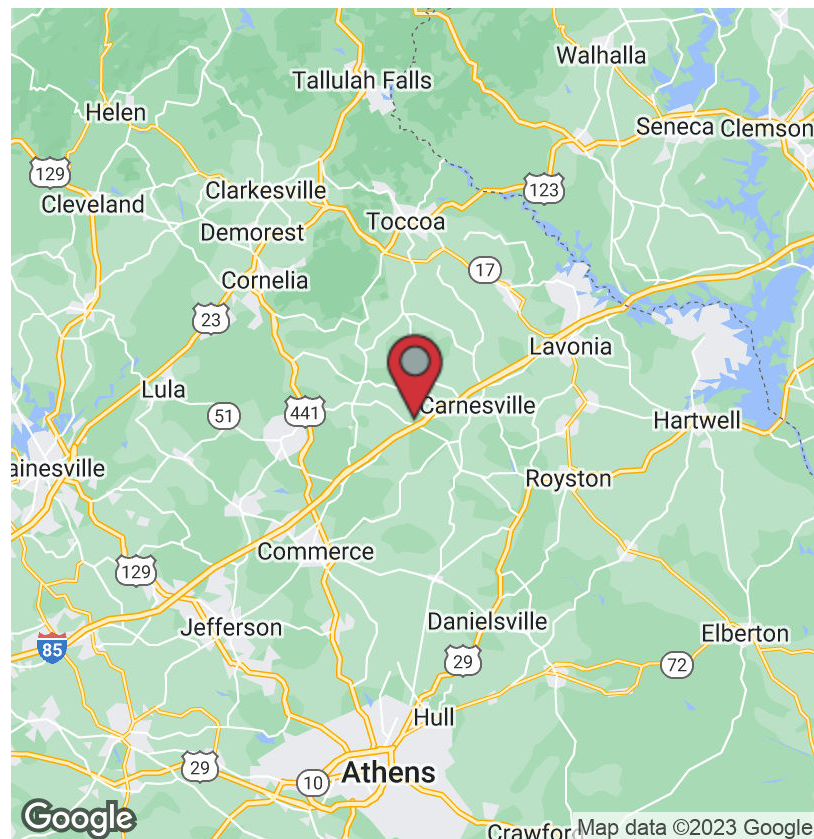
NAIBrannen Goddard



Franklin County Incentives & Taxes

- **Job Tax Credit:** Available to all qualifying companies in Franklin County - \$4,000 per job each year for 10 years, minimum 2 jobs (Franklin County is a Tier 1 community). Job Tax Credits in Franklin County can be used against 100% of Georgia Corporate income tax liability and payroll tax withholdings.
- **Port Job Tax Credit Bonus:** A \$1,250 per job bonus added to the job tax credit for a 10% increase in port activity out of a Georgia port.
- **Quality Jobs Tax Credit:** A \$2,500 - \$5,000 per job tax credit available to companies that create a least 50 jobs in a 24-month period at wages at least 10% higher than the county average.

Additional Franklin County Local and State Level Incentives can be found at franklin-county.com/incentives-taxes.php.



Information is deemed from reliable sources. No warranty is made as to its accuracy.

✉ **Jack Haden**
404 812 4012
jhaden@naibg.com

✉ **Mike Chambers**
404 812 4011
mchambers@naibg.com

✉ **Liz Haden**
404 812 4092
lhaden@naibg.com

✉ **Kane Chambers**
404 812 4084
kchambers@naibg.com

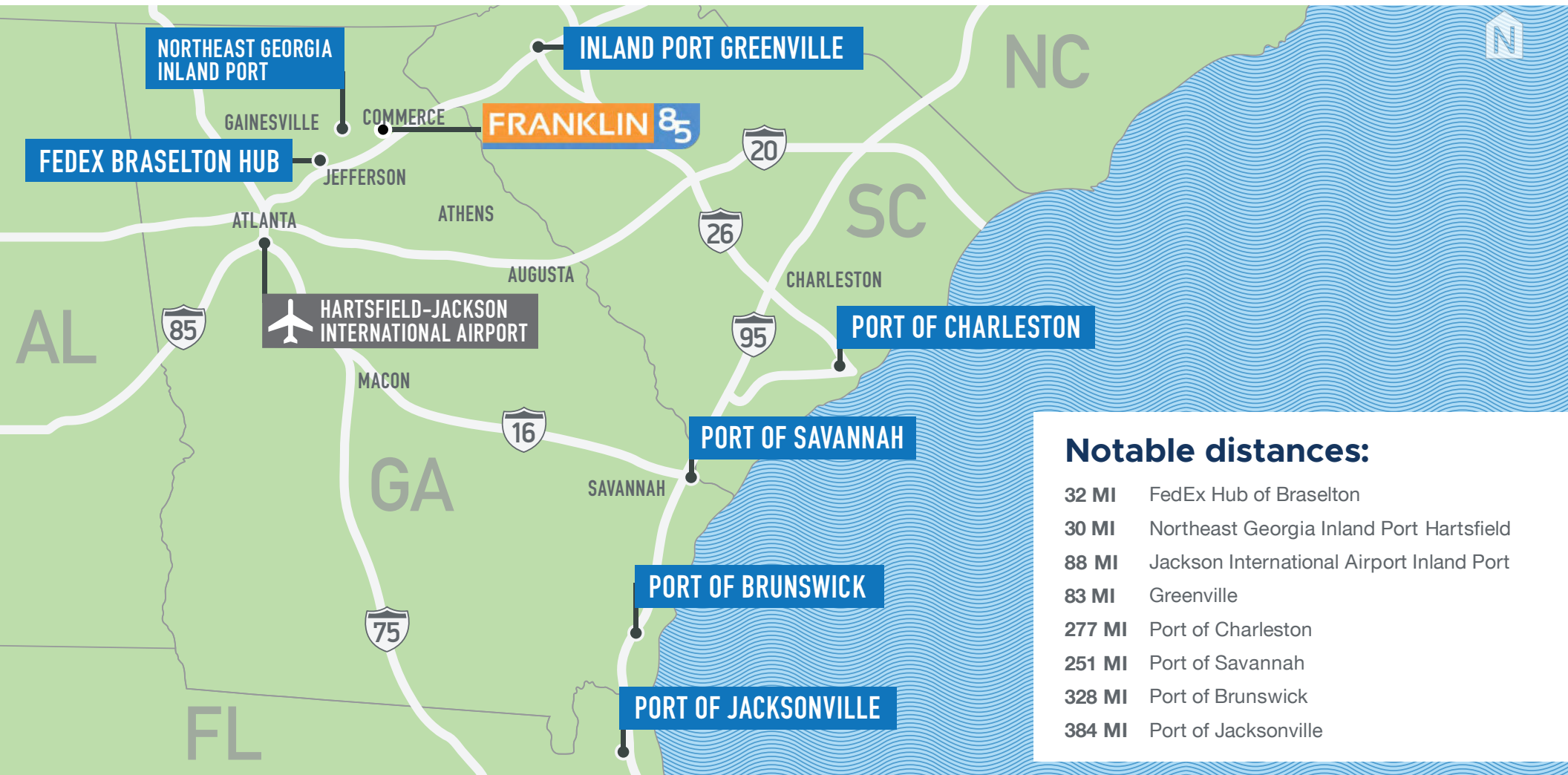
📍 **6 Concourse Parkway, Ste 1900**
Atlanta, GA 30328
naibg.com

For Sale or BTS

Franklin 85 Logistics Center

Carnesville, GA 30521

Take your place on Interstate 85 at Exit 160



Information is deemed from reliable sources. No warranty is made as to its accuracy.

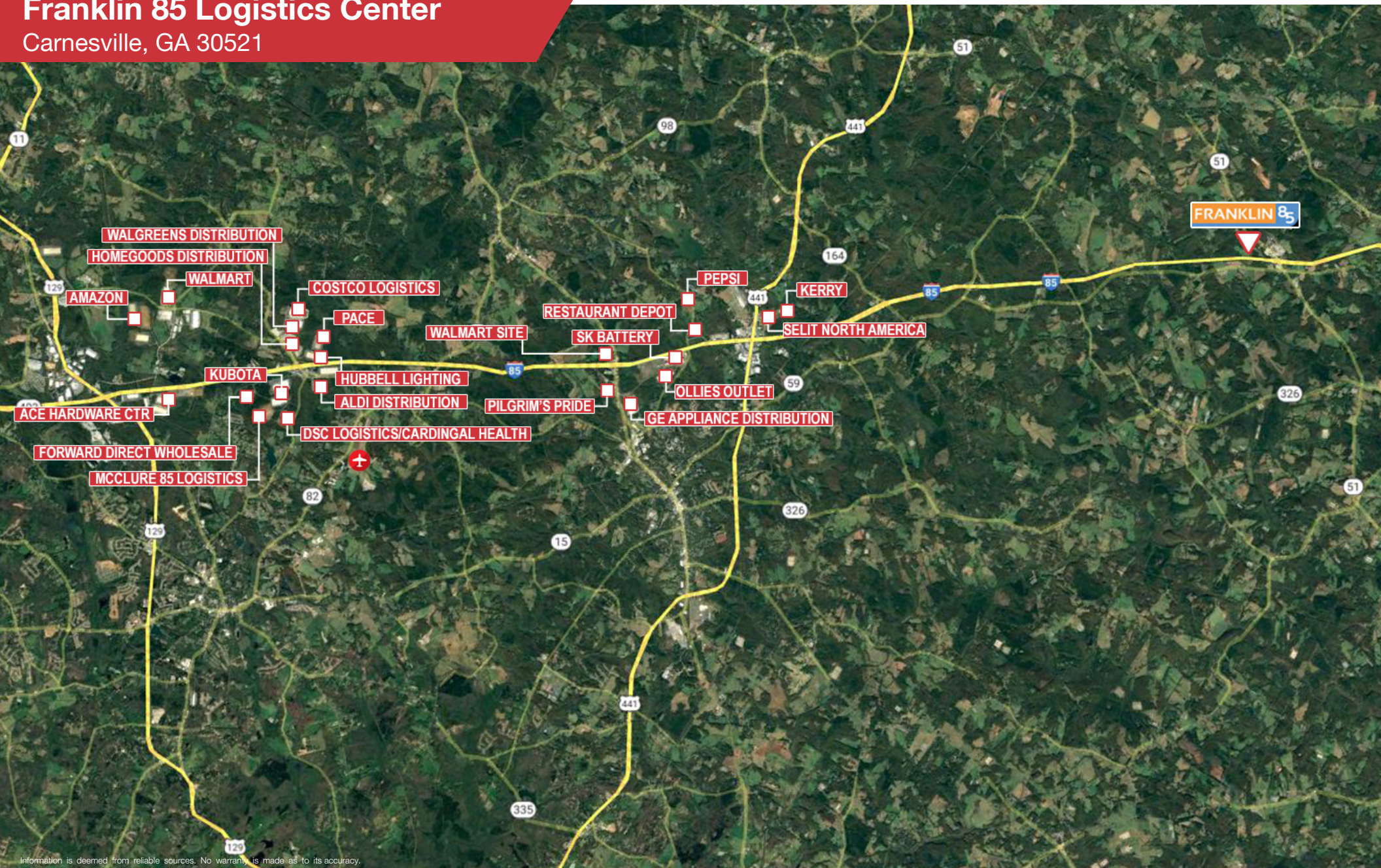
✉ Jack Haden 404 812 4012 jhaden@naibg.com	✉ Mike Chambers 404 812 4011 mchambers@naibg.com	✉ Liz Haden 404 812 4092 lhaden@naibg.com	✉ Kane Chambers 404 812 4084 kchambers@naibg.com
---	---	--	---

NAI Brannen Goddard

For Sale or BTS

Franklin 85 Logistics Center

Carnesville, GA 30521



Information is deemed from reliable sources. No warranty is made as to its accuracy.

✉ Jack Haden 404 812 4012 jhaden@naibg.com	✉ Mike Chambers 404 812 4011 mchambers@naibg.com	✉ Liz Haden 404 812 4092 lhaden@naibg.com	✉ Kane Chambers 404 812 4084 kchambers@naibg.com
--	--	---	--

NAI Brannen Goddard