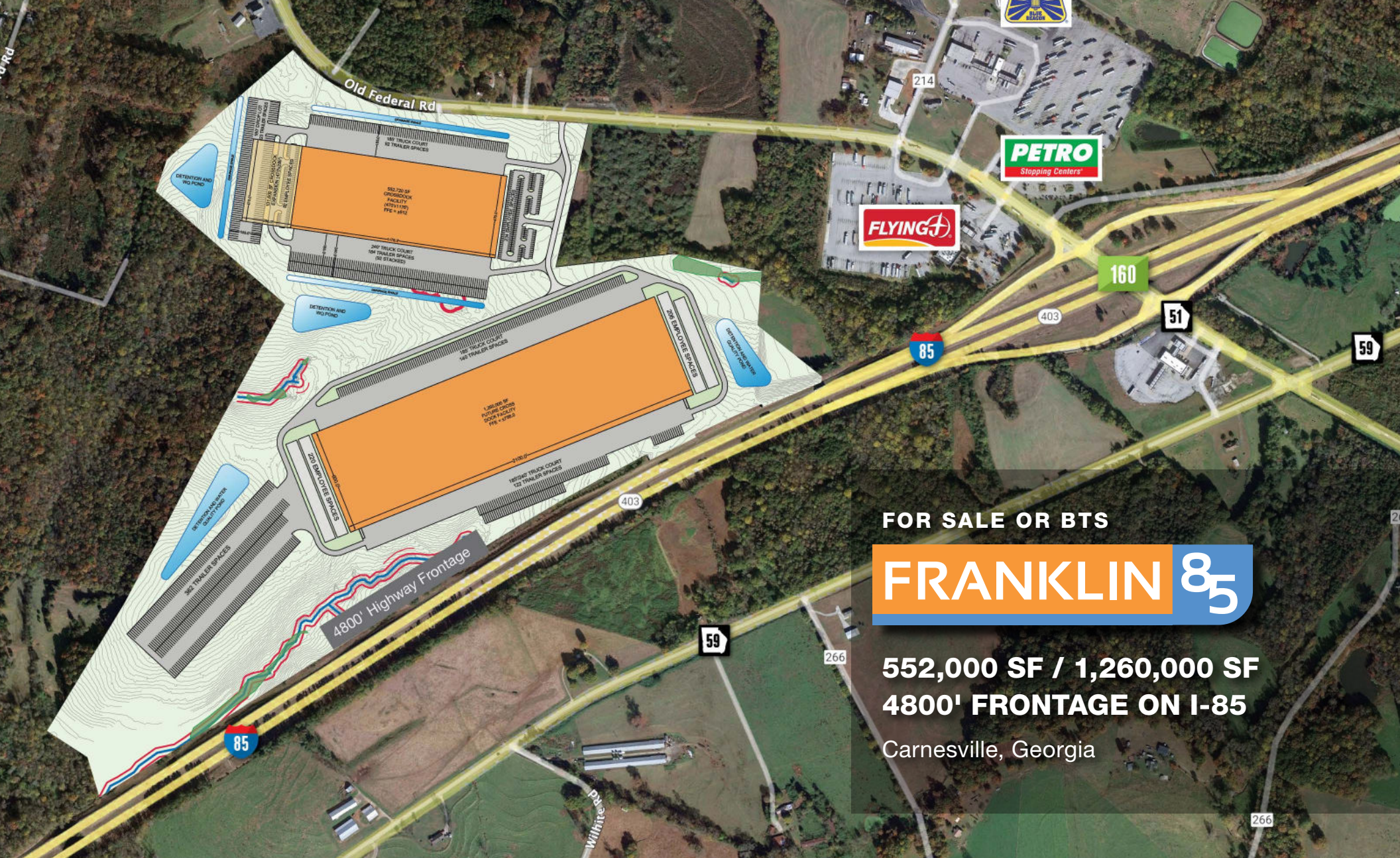




FOR SALE OR BTS

FRANKLIN 85

552,000 SF / 1,260,000 SF
4800' FRONTAGE ON I-85

Carnesville, Georgia

NAI Brannen Goddard

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MILESTONE
LAND COMPANY
MILESTONELANDCO.COM



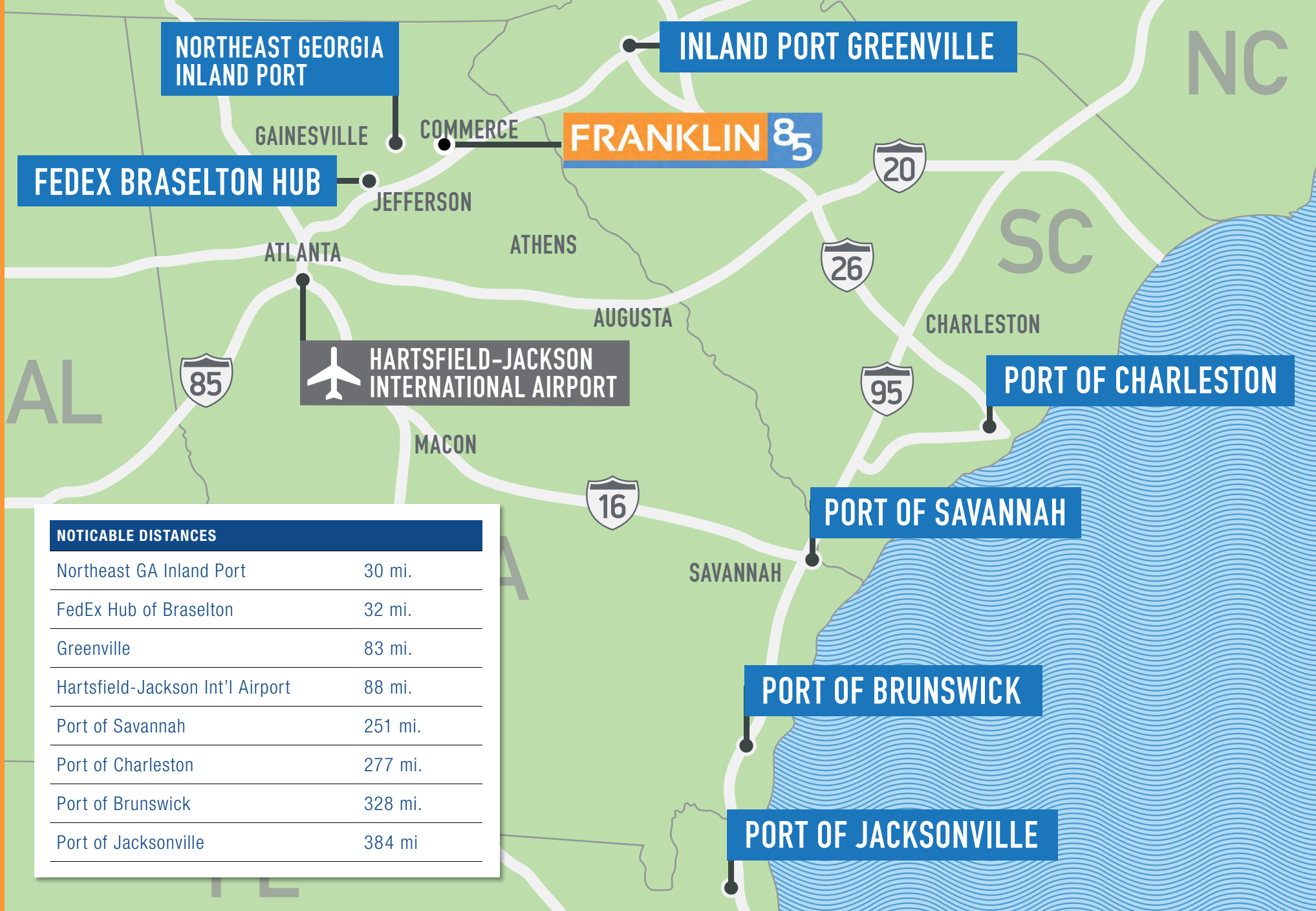
LOGISTICS

- » 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
- » All due diligence reports available
- » Franklin County provides the most competitive state and local incentives package in the Southeast.

FRANKLIN COUNTY INCENTIVES & TAXES

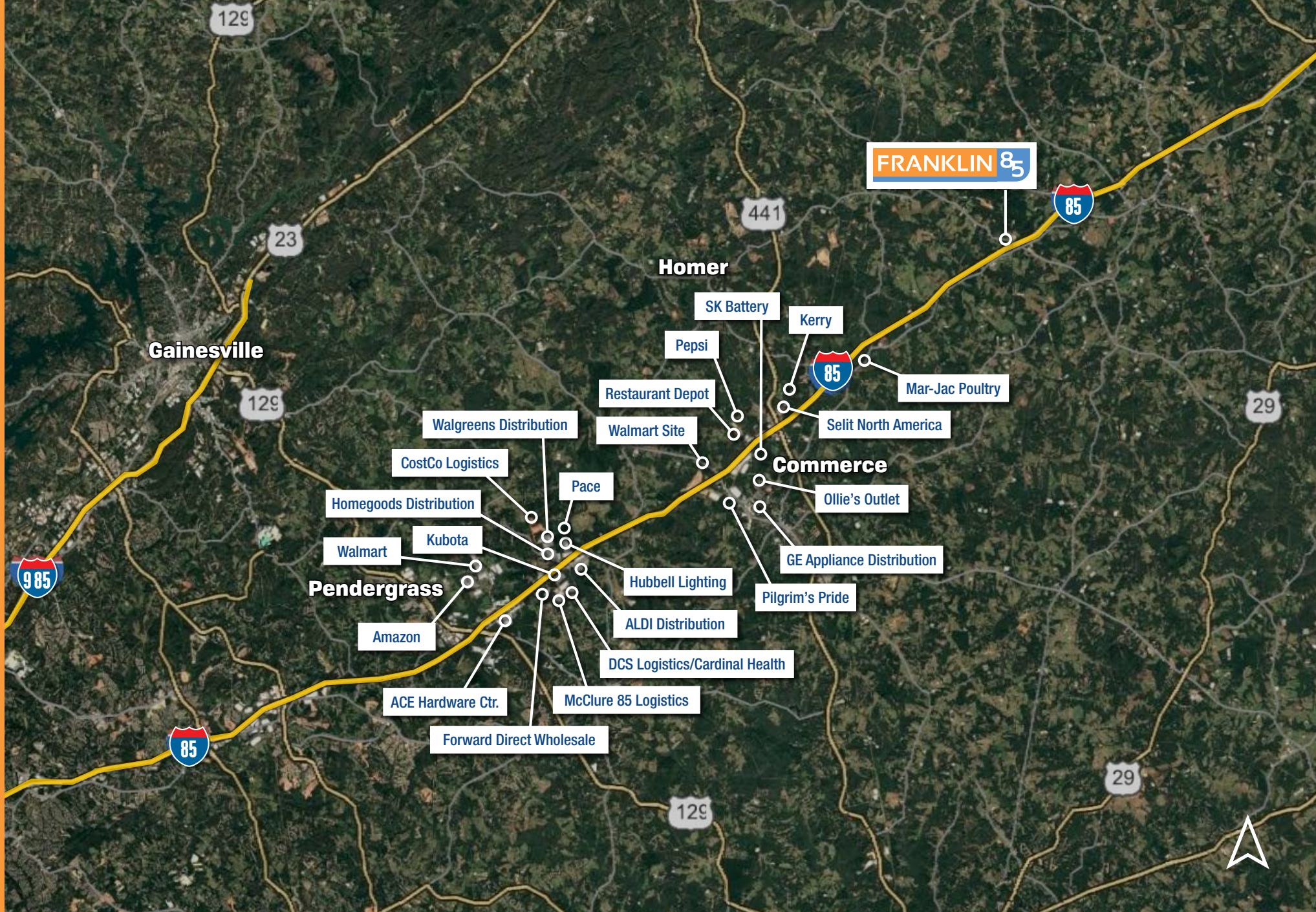
- » **Job Tax Credit:** Available to all qualifying companies in Franklin County - \$4,000 per job each year for 10 years, minimum 2 jobs (Franklin County is a Tier 1 community). Job Tax Credits in Franklin County can be used against 100% of Georgia Corporate income tax liability and payroll tax withholdings.
- » **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.





NOTICABLE DISTANCES

Northeast GA Inland Port	30 mi.
FedEx Hub of Braselton	32 mi.
Greenville	83 mi.
Hartsfield-Jackson Int'l Airport	88 mi.
Port of Savannah	251 mi.
Port of Charleston	277 mi.
Port of Brunswick	328 mi.
Port of Jacksonville	384 mi.



FRANKLIN 85

EXCLUSIVELY LISTED BY:

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The information provided in this brochure is in no way a substitute for a thorough due diligence investigation by Buyer.