



1900 BUFORD HIGHWAY

1900 Buford Highway, Duluth, GA 30097

127,192 SF FOR SALE OR LEASE





SINGLE TENANT
BUILDING



FOR SALE
(WITH A 6 - 9 MONTH
LEASEBACK)



FOR LEASE
APRIL 1, 2023



EXPANDABLE
PARKING



OUTSIDE STORAGE



ELIGIBLE FOR GWINNETT
COUNTY TIER 3 JOB TAX
CREDITS

BUILT

1971 AND 1996

ACRES

± 9

CLEAR CEILING HEIGHT

60,190 SF @ 13" (LEFT SIDE)

67,002 SF @ 22' - 30' (RIGHT SIDE)

BUILDING CONFIGURATION

FRONT LOAD

DOCK DOORS

11

DRIVE IN DOORS

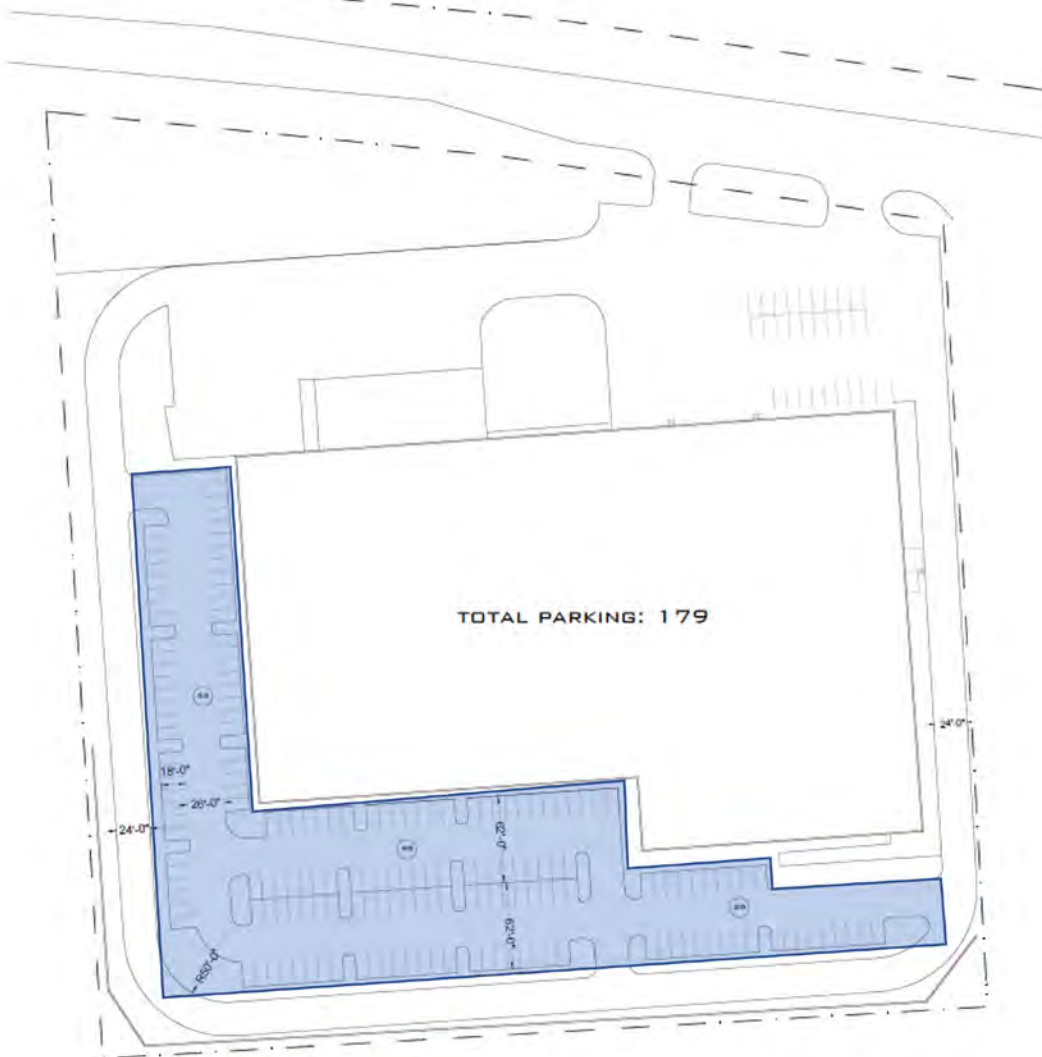
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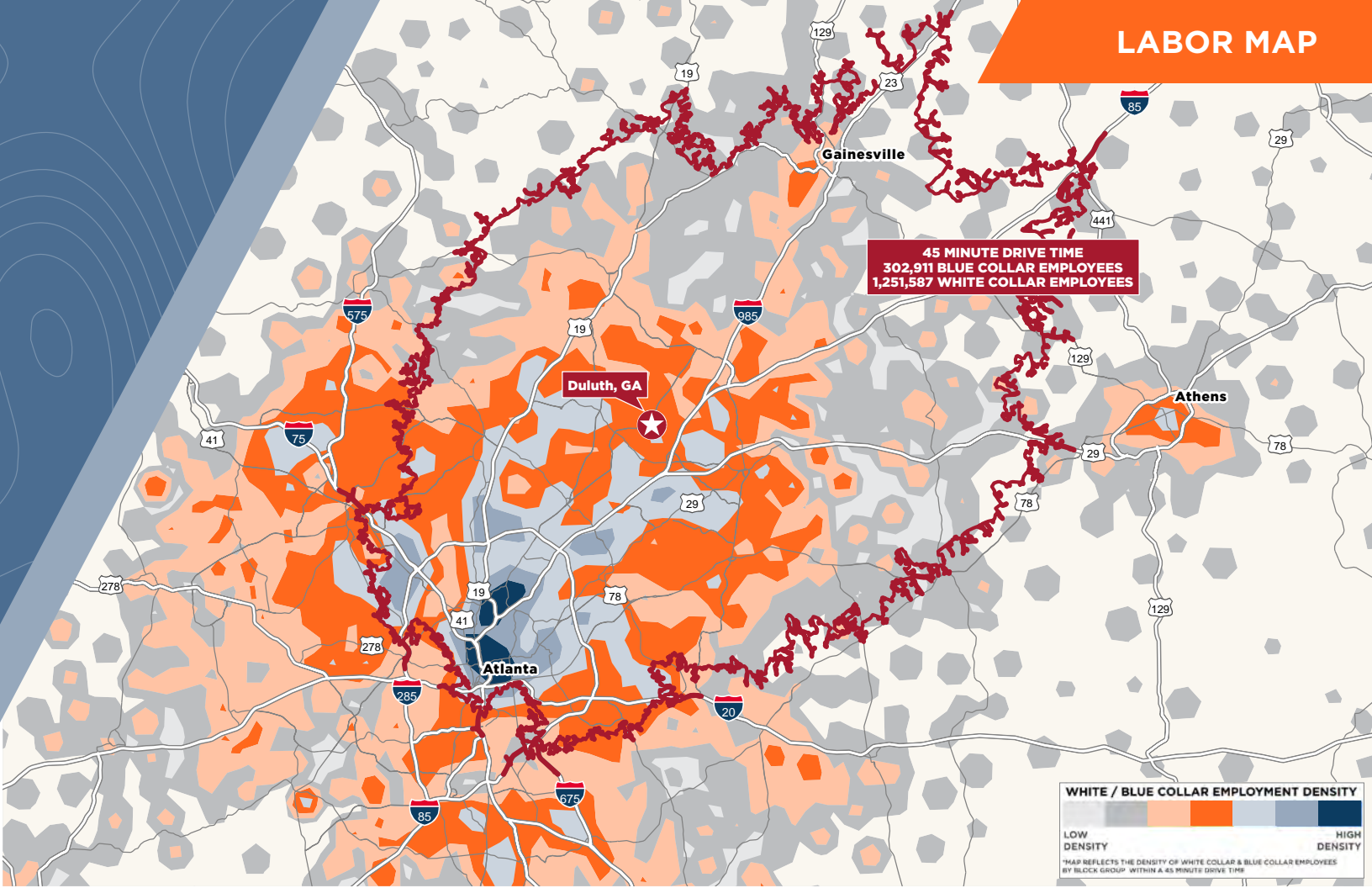
OFFICE SPACE + SHOWROOM

8,520 SF



PROPOSED ADDITIONAL PARKING





JOB TAX CREDITS

Georgia provides a statewide job tax credit that could benefit companies located at 1900 Buford Highway. Tier 3 County Job Tax Credits available for this location are \$1,250 per net new job* for 5 years, which can offset 50% of state income tax liability with a 10 year carry forward.

*A minimum of 15 net new jobs paying the minimum wage requirement is required to realize this benefit.

WHO QUALIFIES?

To qualify, the Georgia facility must be engaged in, or the headquarters of, a specified industry including:

- Manufacturing
- Warehouse, Distribution
- Logistics
- Software Development
- FinTech
- Data Centers
- Contact Centers
- Telecommunications
- Research and Development Facilities

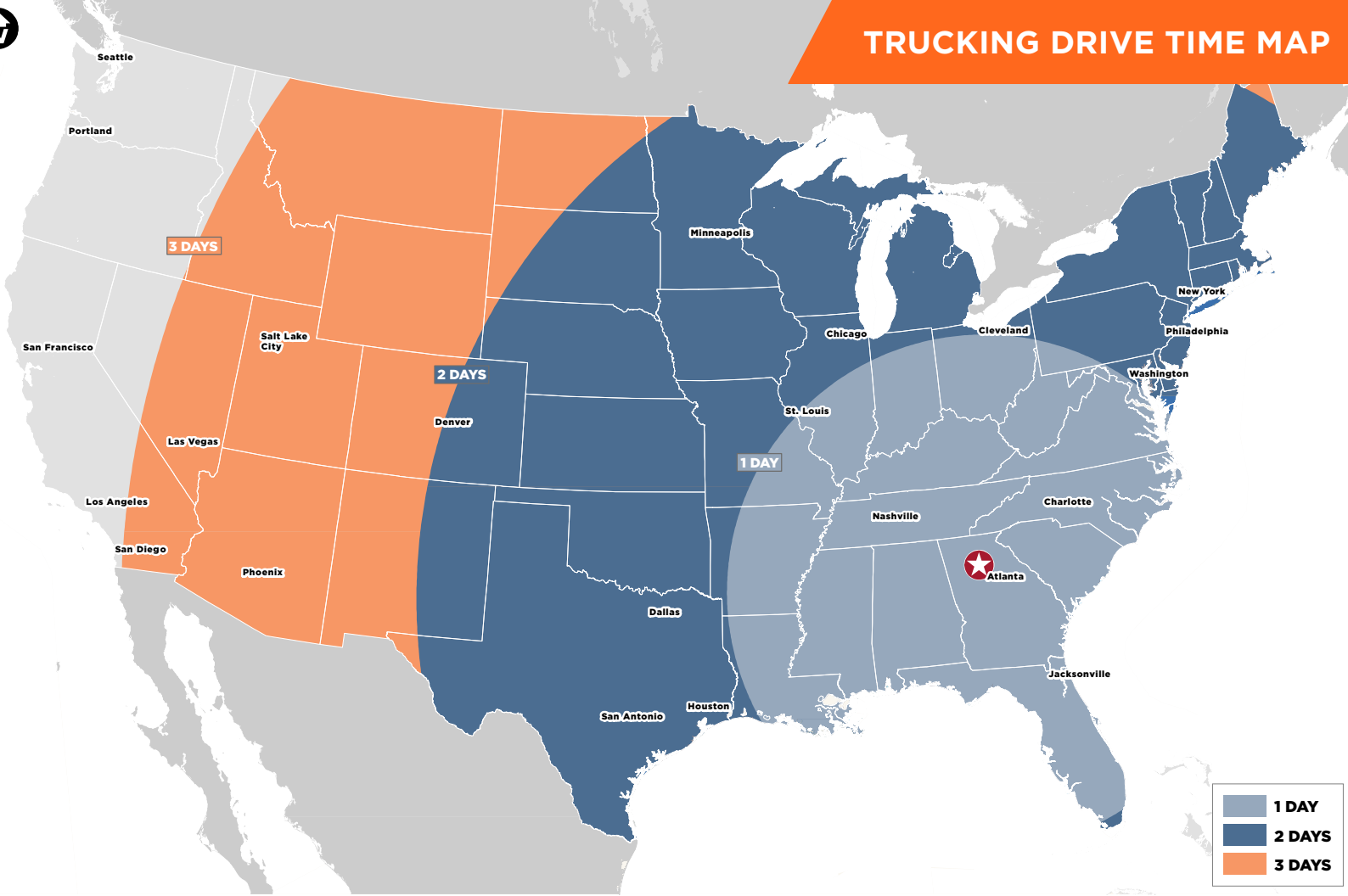
JOB TAX CREDIT CALCULATION

A logistics company chooses to locate to 1900 Buford Highway, and creates 100 jobs new to Georgia, which are maintained for 5 years.

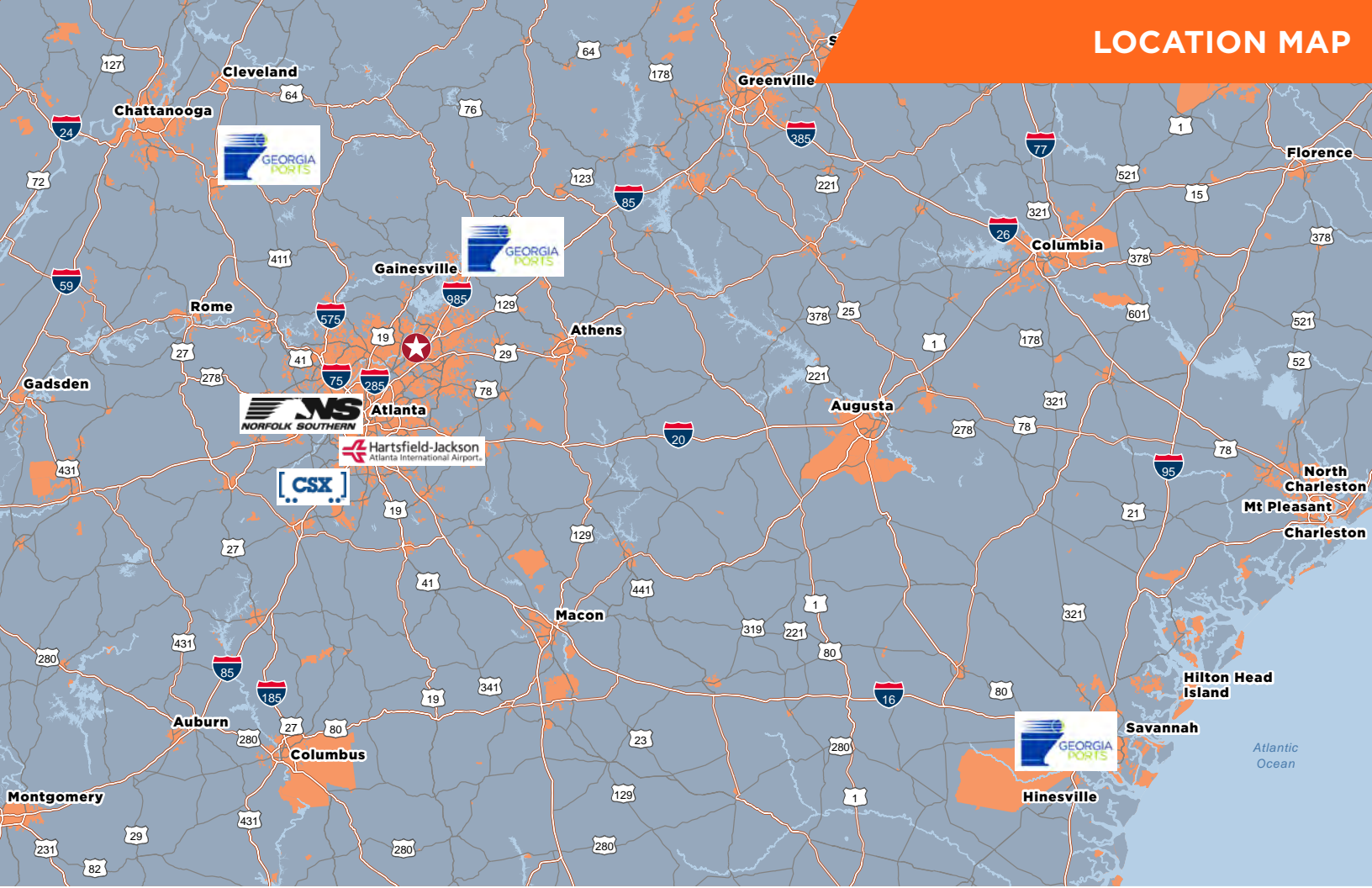


Job Tax Credits are subject to program requirements as outlined in O.C.G.A. § 48-7-40 and rules published by the Georgia Department of Community Affairs in Chapter 110-9.1 and the Georgia Department of Revenue in Regulation 560-7-8-.36.

TRUCKING DRIVE TIME MAP



LOCATION MAP



DISTANCES TO INTERSTATES & HIGHWAYS



4 MILES



6 MILES



13 MILES



16 MILES

DISTANCES TO AIR, RAIL, PORT

Hartsfield-Jackson International Airport - 39 Miles

Norfolk Southern Intermodal Inman Yard - 31 Miles

CSX Intermodal Fairburn - 52 Miles

Port of Savannah - 259 Miles

Appalachian Regional Port - 89 Miles

Future Northeast Georgia Regional Port - 28 Miles



AMENITIES MAP





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