



**BRAND NEW WAREHOUSE / DISTRIBUTION BUILDING**  
54' Clear Height + Outdoor Storage Space

**1673 BARBER ROAD**

**Gainesville, GA 30507**



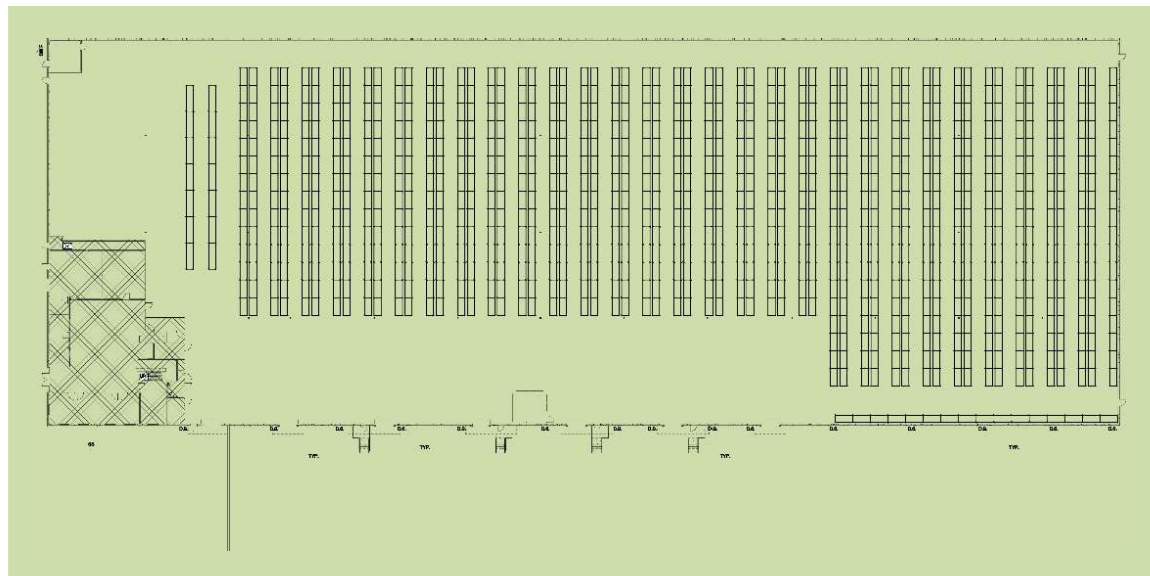
# 1673 BARBER ROAD

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## Property Highlights

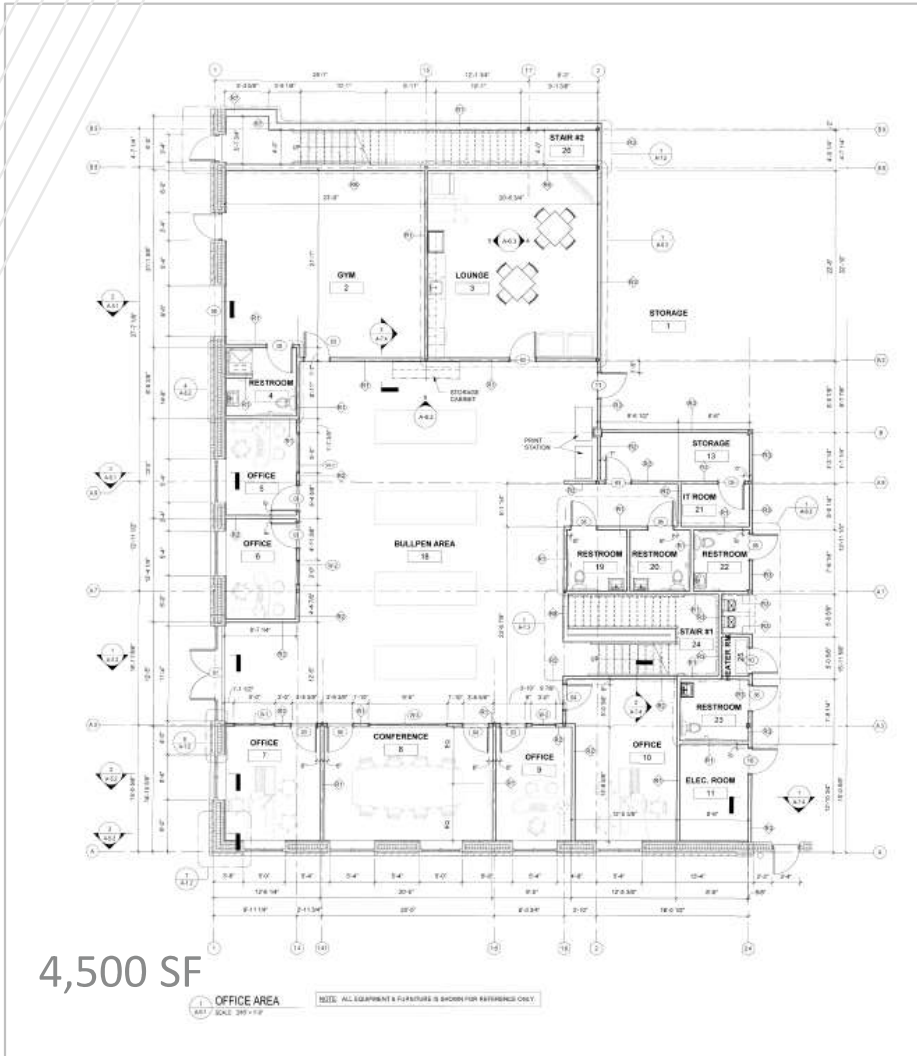
<b>Total Bldg SF:</b>	90,113
<b>SF Available for Lease:</b>	15,000 to 90,113
<b>Site Acreage:</b>	15
<b>Bldg Dimensions:</b>	500'2" L x 180'2" D
<b>Bldg Configuration:</b>	Front Load
<b>Office SF:</b>	4,500 1 <sup>st</sup> Level Open Office / 4,500 Mezzanine
<b>Clear Height:</b>	54'
<b>Dock High Doors:</b>	6 (8' W x 10' H) with EOD levelers, seals and overhead covers
<b>Drive-In Ramp:</b>	1 (10' W x 12' H)

<b>Column Spacing:</b>	44' W x 45' D
<b>Auto Spaces:</b>	100
<b>Trailer Spaces:</b>	75 in rear of building
<b>Truck Court Depth:</b>	108'
<b>Sprinklers:</b>	ESFR
<b>Lighting:</b>	LED Motion Lights
<b>Additional Features:</b>	Shipping Office Warehouse Restrooms Outdoor storage space Three (3) Big Ass Fans Forklift charging stations 7200 Pallet Positions

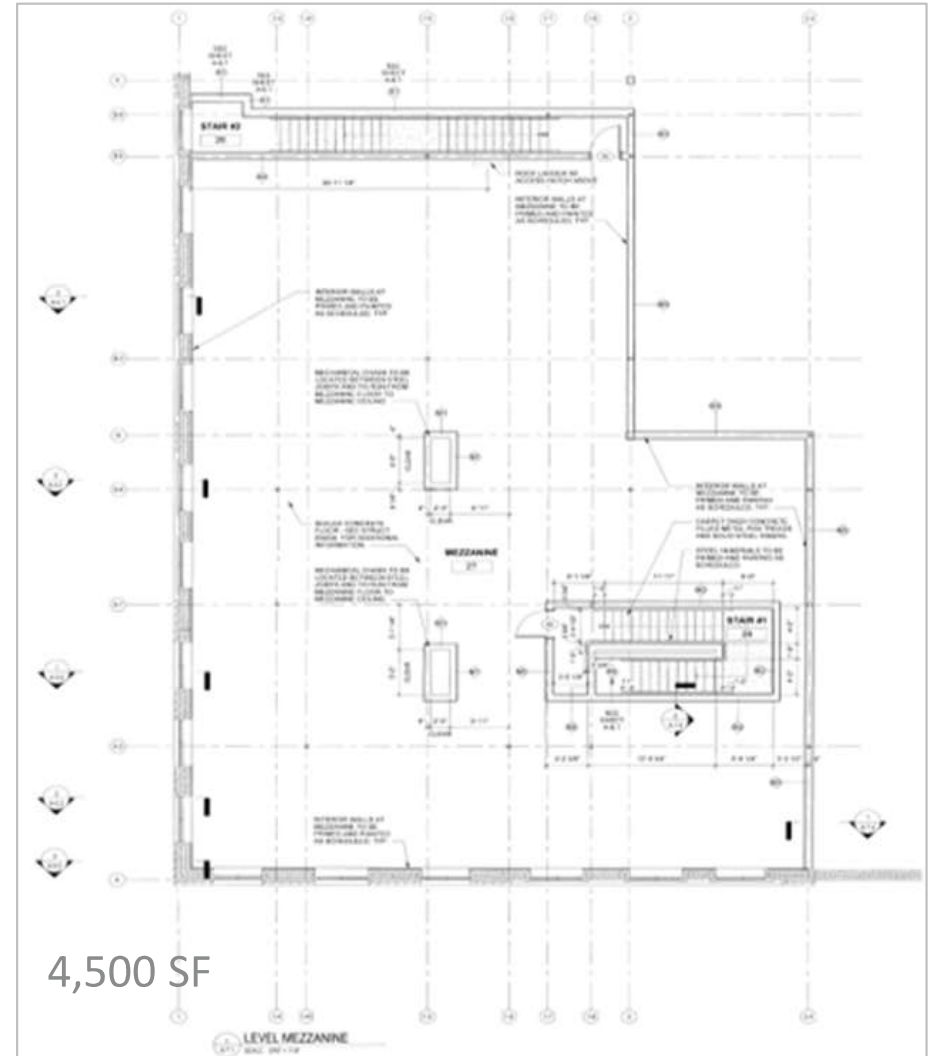


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OFFICE LAYOUT – 1<sup>ST</sup> FLOOR



OFFICE LAYOUT - MEZZANINE



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## JOB TAX CREDITS

Less Developed Census Tract credits available for this location are \$3,500 per net new job for up to 5 years, which can offset 100% of state corporate income tax liability (excess credit may be applied against withholding if the proper steps are taken with GA Dept. of Revenue). A minimum of 5 net new jobs meeting the minimum wage and benefit requirements is required to realize this benefit.

## JOB TAX CREDIT CALCULATION

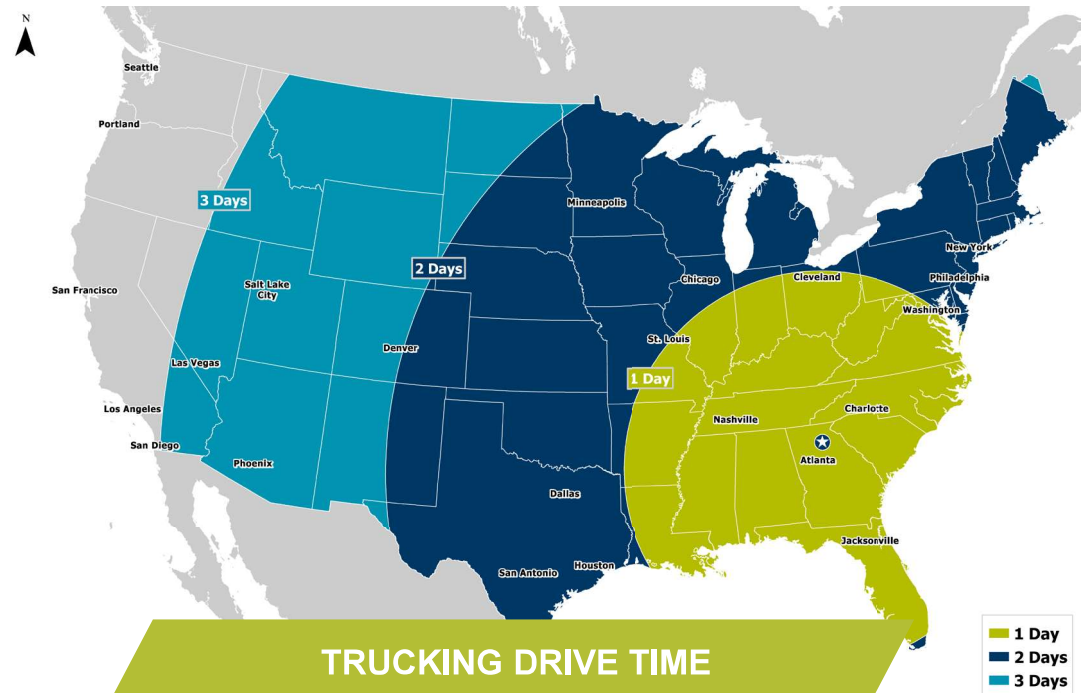
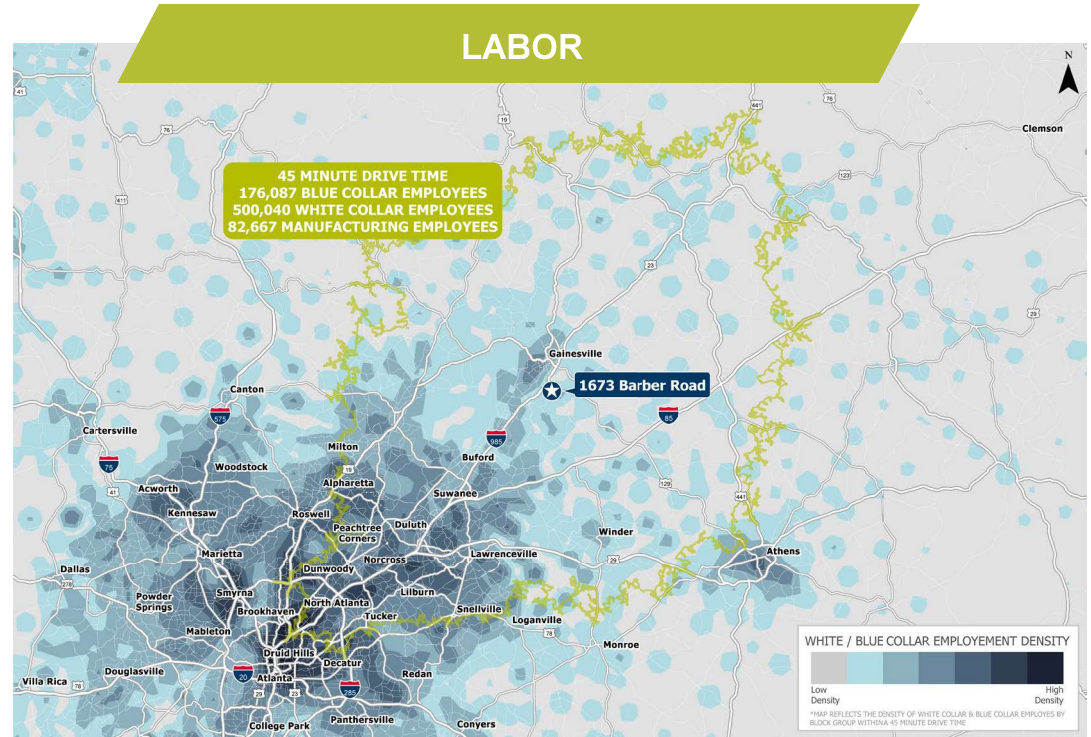
A company chooses to locate to 1673 Barber Road and creates 100 jobs new to Georgia, which are maintained for 5 years.

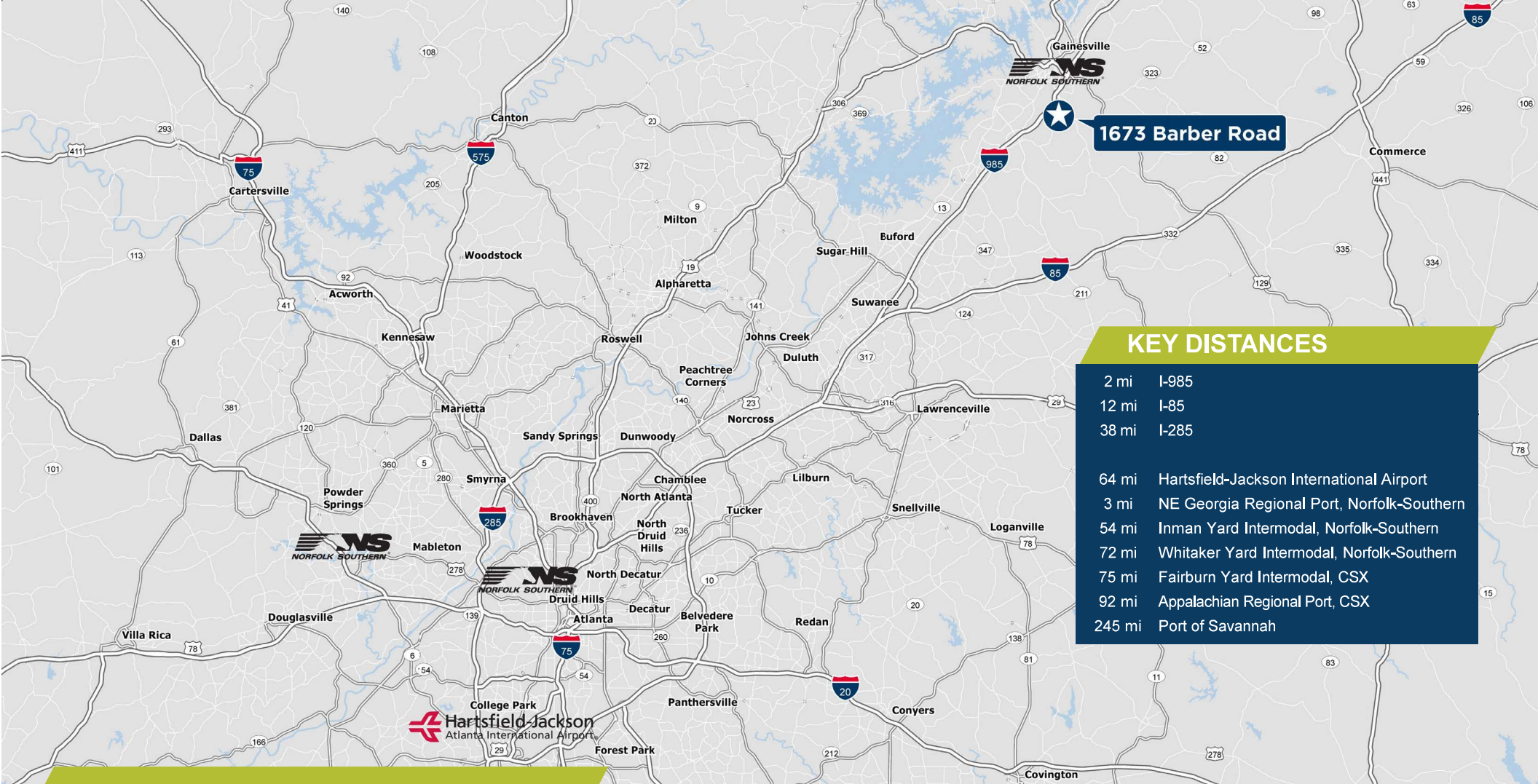
Example:

**LDCT  
JOB  
TAX  
CREDIT**

$$\begin{array}{r} \$3,500 \times 100 \times 5 \\ \text{New Jobs} \times \text{Years} \\ = \\ \$1,750,000 \text{ Total Credits to Claim} \end{array}$$

Allow Cushman & Wakefield's Business Incentives professionals to assist in determining your benefits.





**1673 Barber Road**

### KEY DISTANCES

2 mi	I-985
12 mi	I-85
38 mi	I-285
64 mi	Hartsfield-Jackson International Airport
3 mi	NE Georgia Regional Port, Norfolk-Southern
54 mi	Inman Yard Intermodal, Norfolk-Southern
72 mi	Whitaker Yard Intermodal, Norfolk-Southern
75 mi	Fairburn Yard Intermodal, CSX
92 mi	Appalachian Regional Port, CSX
245 mi	Port of Savannah

## FOR MORE INFORMATION, CONTACT:

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