



HARTMAN ROAD BUSINESS CENTRE

450 Hartman Road, Austell, Georgia 30168

NAI Brannen Goddard

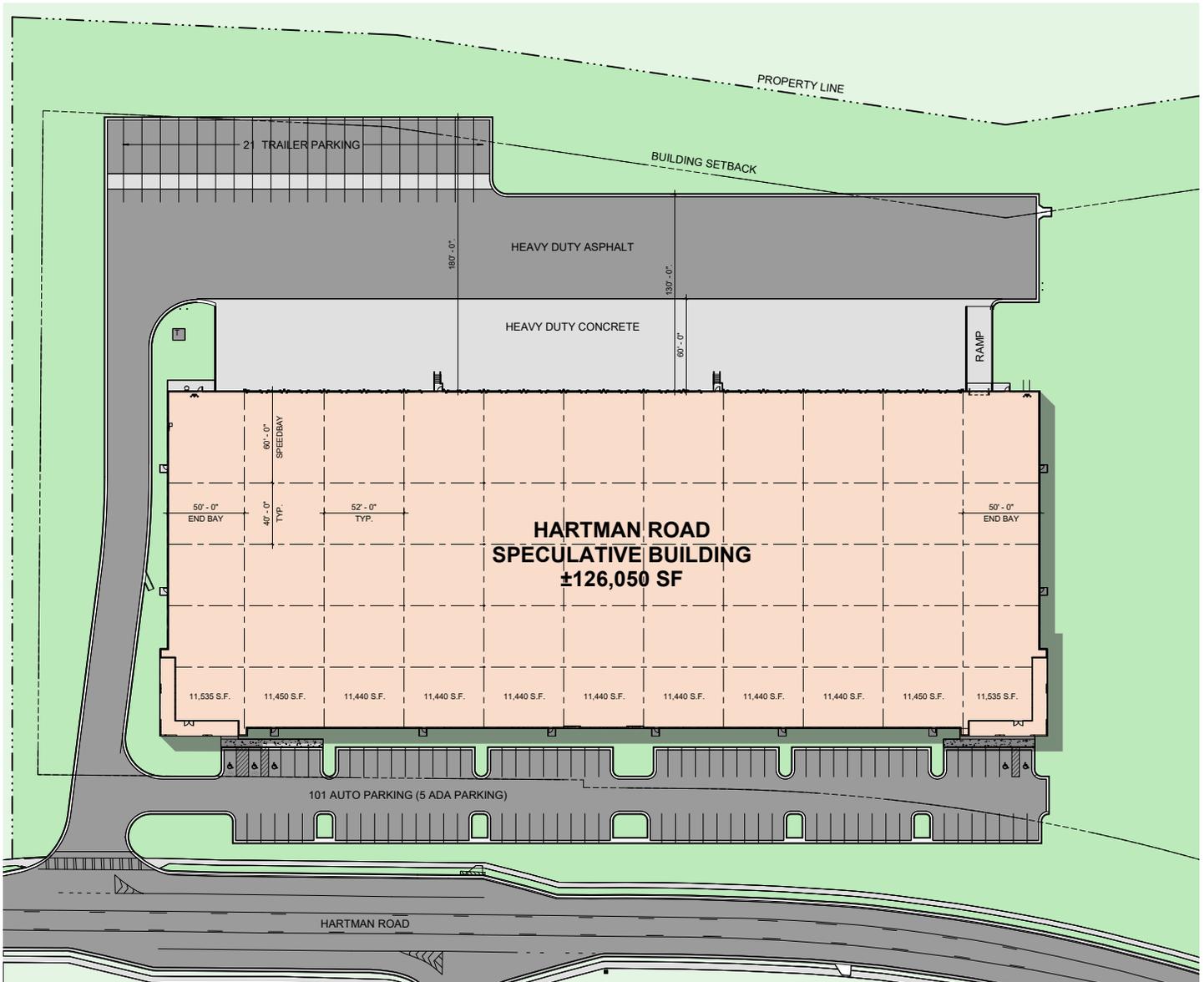
LEASING AGENT



DEVELOPER

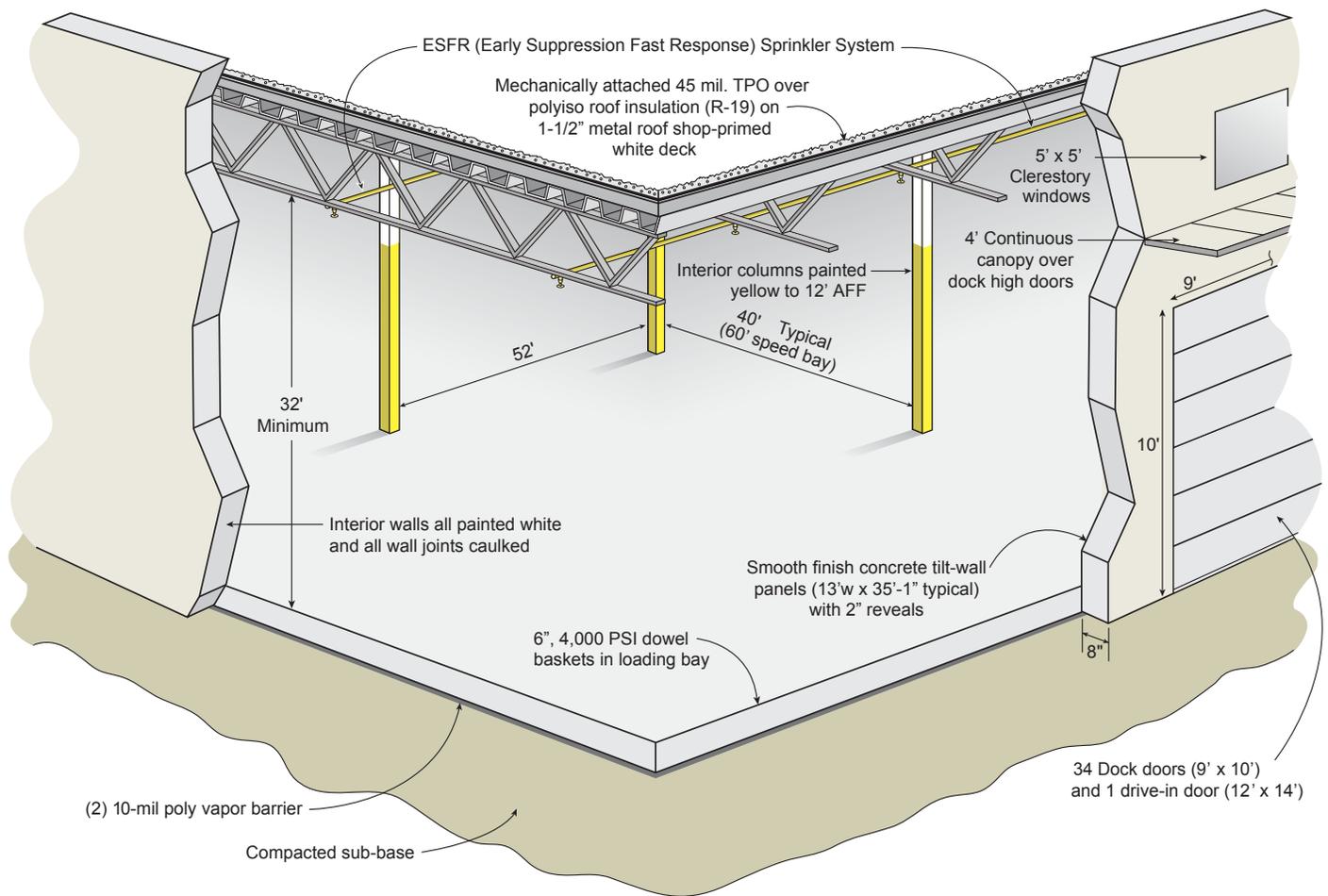
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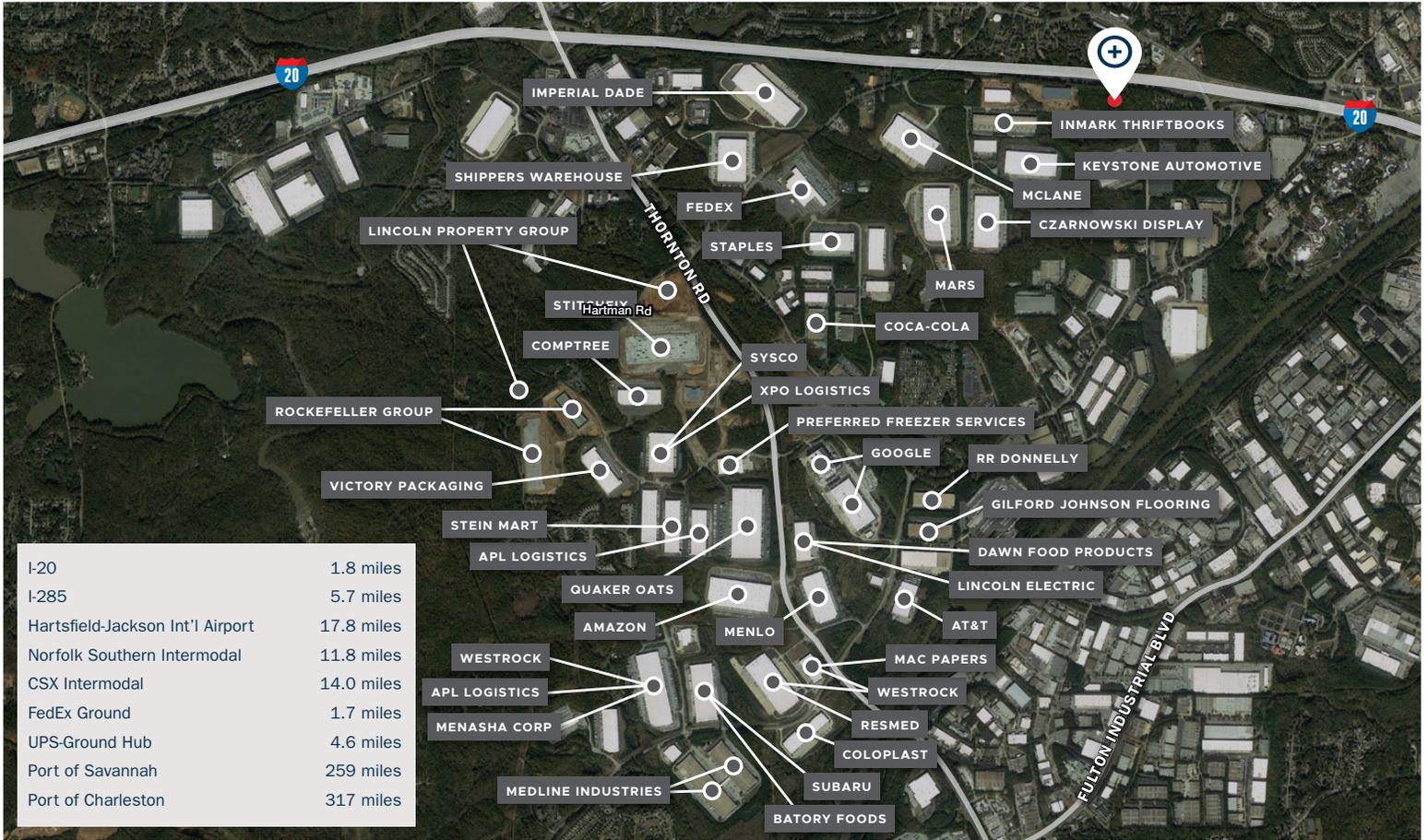
TAX INCENTIVES: LESS DEVELOPED CENSUS TRACT

The property is located within a Less Developed Census Tract (LDCT), which enables businesses to use excess Job Tax Credits to offset state payroll withholding liability. If the business meets the eligibility criteria, then the allowable Job Tax Credit is \$3,500 per new job, with a minimum of five (5) new jobs within a single tax year.



BUILDING SPECIFICATIONS

Square Footage	126,050 SF (220' x 516')
Site Area	11.5 acres
Configuration	Rear load
Slab Thickness	6", 4,000 PSI dowel baskets in loading bay
Column Spacing	52' wide x 40' deep with 60' loading bay
Clear Height	32' clear minimum
Dock High Doors	34 (9' x 10') insulated dock high doors
Drive-In Door	1 (12' x 14') ramped, drive-in door
Truck Court Depth	130'–180' deep
Auto Parking	106 auto spaces
Trailer Storage	21 trailer storage locations
Electrical	277/480 volt, 3 phase
Sprinkler	ESFR sprinkler system



**DAYS TRUCK
DRIVE TO/FROM
ATLANTA**



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