



UP TO 1,299,520 SF DEVELOPMENT



4955 OAKLEY INDUSTRIAL BOULEVARD, FAIRBURN, GA 30213

Leased by



WEBSITE



DRONE



WORKFORCE OVERVIEW

Owned & Developed by











LOCATION: Fairburn is conveniently located just off I-85 in the heart of South Atlanta's industrial market and provides excellent interstate, intermodal, and air access

INTERSTATE ACCESS: Excellent access to I-85, I-285, and all of metro Atlanta via two full diamond interchanges

RAIL / INTERMODAL: Site is directly adjacent to CSX rail line and approximately 3.8 miles from the CSX Fairburn Intermodal facility

AIR: Site is approximately 10 miles from Atlanta's Hartsfield-Jackson International Airport



OAKLEY INDUSTRIAL BLVD

INGRESS AND EGRESS





# USER AERIAL



Located within a less developed census tract which provides \$3,500.00 tax credit for new jobs created for up to 5 years.

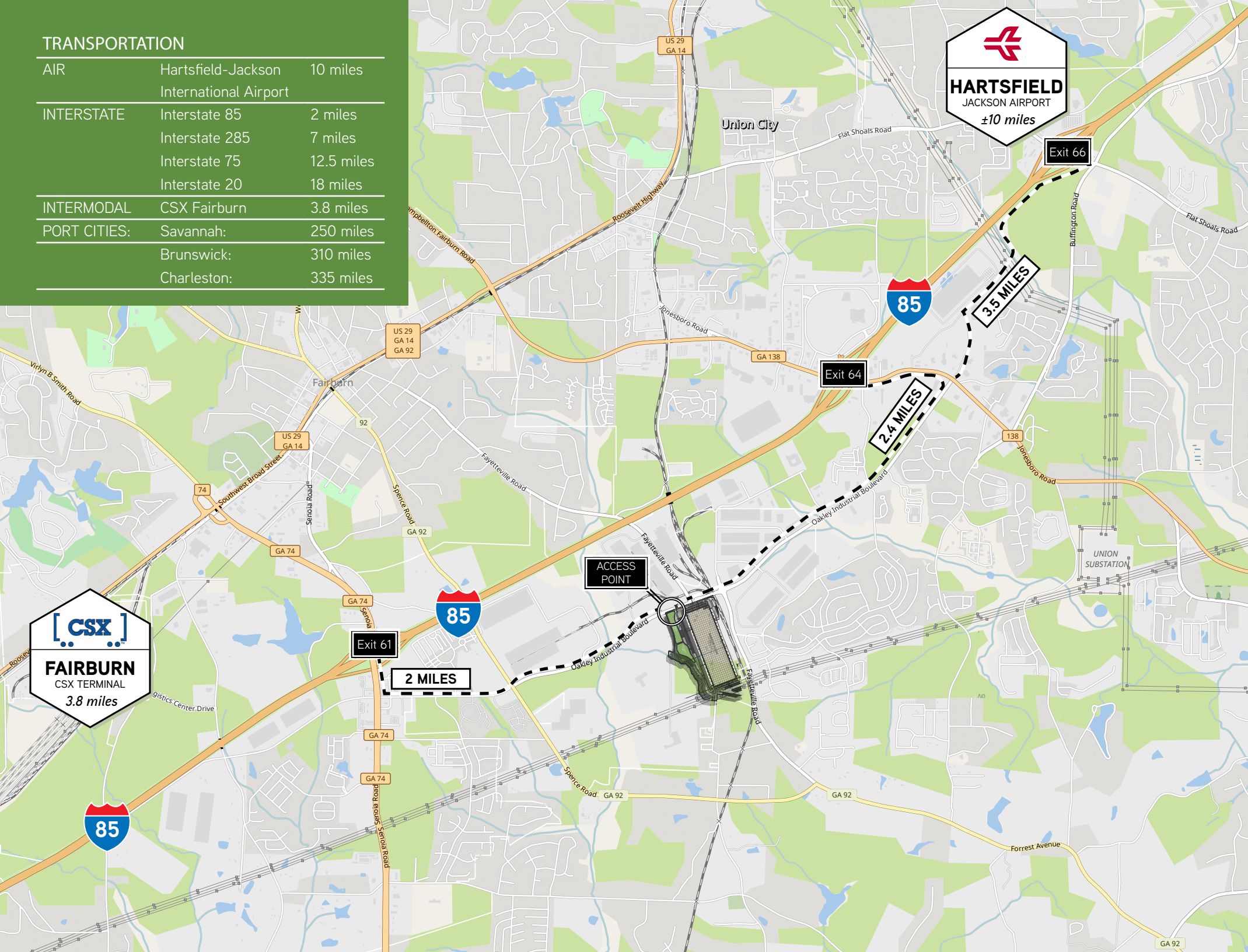
## PROPERTY TAX ABATEMENT

YEAR	% OF FULLY ASSESSED TAXES DUE
1	50%
2	55%
3	60%
4	65%
5	70%
6	75%
7	80%
8	85%
9	90%
10	95%



TRANSPORTATION

AIR	Hartsfield-Jackson	10 miles
	International Airport	
INTERSTATE	Interstate 85	2 miles
	Interstate 285	7 miles
	Interstate 75	12.5 miles
	Interstate 20	18 miles
INTERMODAL	CSX Fairburn	3.8 miles
	Savannah:	250 miles
	Brunswick:	310 miles
	Charleston:	335 miles



BUILDING B, SUITE 130  
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