

# LIBERTY COMMERCE CENTER

120 & 184 Midway Road

Jackson, GA



LIBERTY PROPERTY TRUST

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## Jackson, GA

### ABOUT THIS PROPERTY

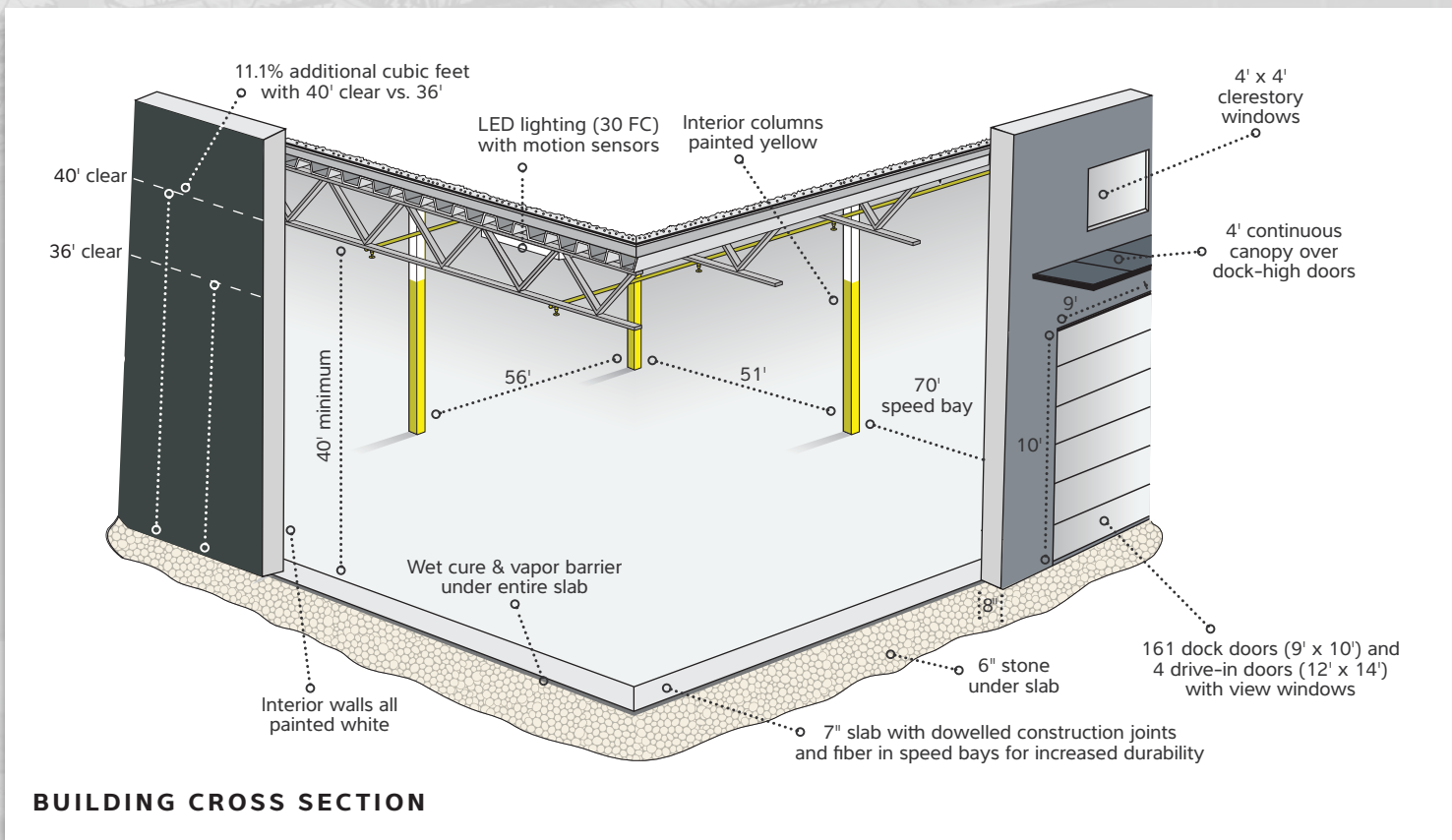
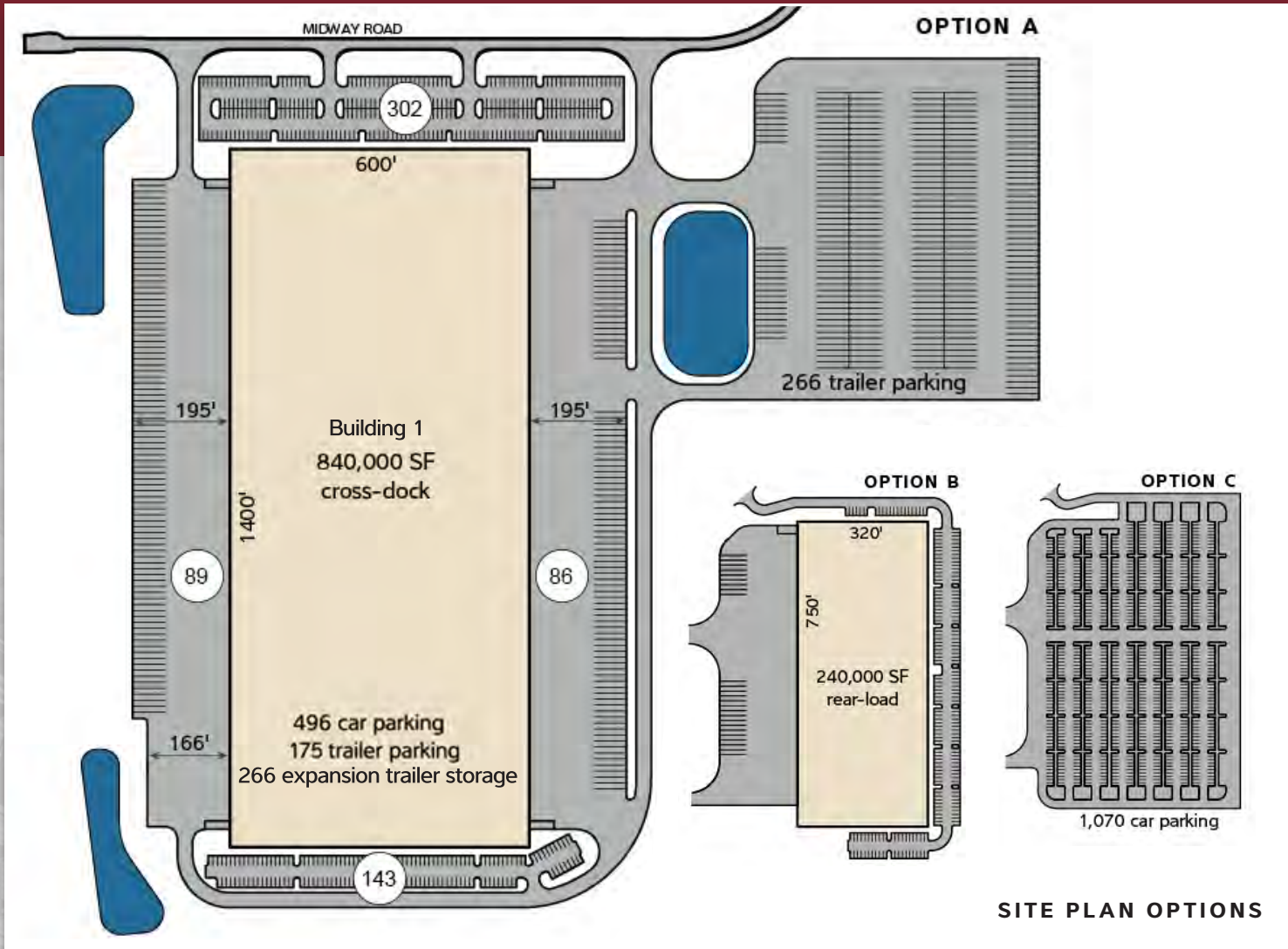
- Best-in-class distribution facility
- Strategic access to interstates, intermodals and port
- Class A industrial space
- Immediate access to I-75
- 40' minimum clear height at first column
- LED lighting (30 FC) with motion sensors
- Cross-dock design
- 2 full concrete truck courts (195')
- 161 dock doors (9' x 10')
- 4 drive-in ramp doors (12' x 14')
- 91 clerestory windows
- 4' continuous canopy over dock-high doors
- ESFR (early suppression fast response) sprinkler system with 275K gallon water tank
- 15 mil, white TPO roof with 15 year warranty (R-15 typical with R 20.5 in end bays)
- 6" stone under slab
- 7" fiber-reinforced slab and reduced number of joints in speed bay for increased durability
- Wet cure and vapor barrier under entire slab
- 8" smooth finish concrete tilt-wall
- 600' building depth
- 70' speed bay
- 56' w x 51' d column spacing
- White box and columns painted yellow to 10'
- 7.7 acres of potential expansion space/trailer storage/additional rear-load building/car parking
- LEED® Certification anticipated

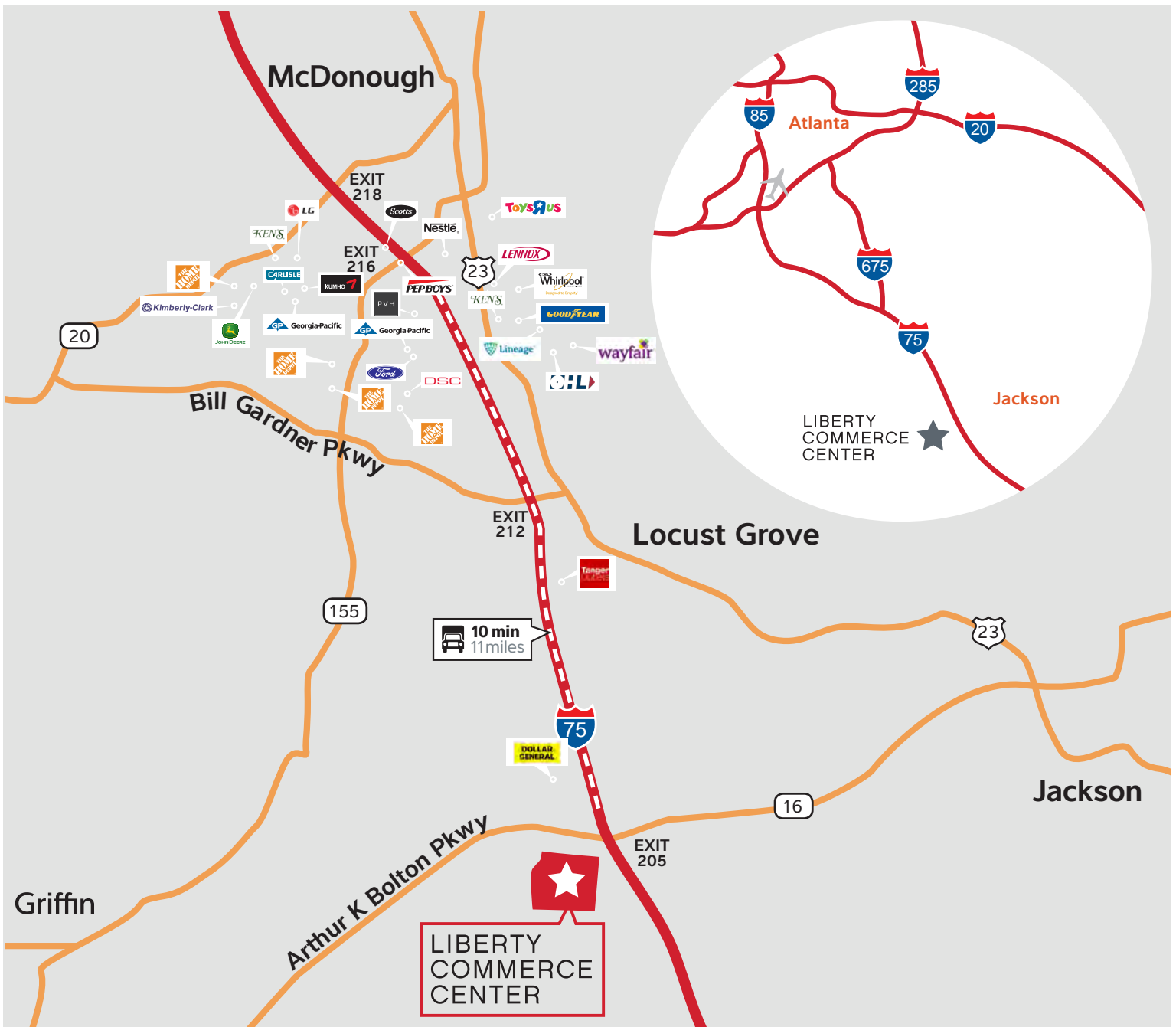
### TAX INCENTIVES


100 JOBS CREATED	➔	\$300K PER YEAR OR \$0.36 PER SQUARE FOOT	X	5 YEARS	=	\$1,500,000 IN TAX SAVINGS
200 JOBS CREATED	➔	\$600K PER YEAR OR \$0.71 PER SQUARE FOOT	X	5 YEARS	=	\$3,000,000 IN TAX SAVINGS
300 JOBS CREATED	➔	\$900K PER YEAR OR \$1.07 PER SQUARE FOOT	X	5 YEARS	=	\$4,500,000 IN TAX SAVINGS


Potential additional property tax savings available


*Note: The above examples of the Tier 2 tax savings are based on 840,000 square feet.*






 Hartsfield-Jackson Atlanta International Airport – 36 MI

 UPS Hub – 31 MI  
FedEx Hub – 31.70 MI

 NFS Atlanta Intermodal at Inman – 49.4 MI  
CSX Atlanta Intermodal at Carroll Street – 40 MI

 Port of Savannah – 210 MI

For leasing information contact:

 LIBERTY  
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Steve Rowley, VP, Market Leader  
470.865.6751  
srowley@libertyproperty.com

 JLL®

Wit Truitt, SIOR  
404.995.6590  
wit.truitt@am.jll.com

Brad Pope, SIOR, CCIM  
404.812.4013  
brad.pope@am.jll.com

Reed Davis  
404.995.2227  
reed.davis@am.jll.com