



**CUSHMAN &
WAKEFIELD**

95 Innovation Way, Newnan, GA

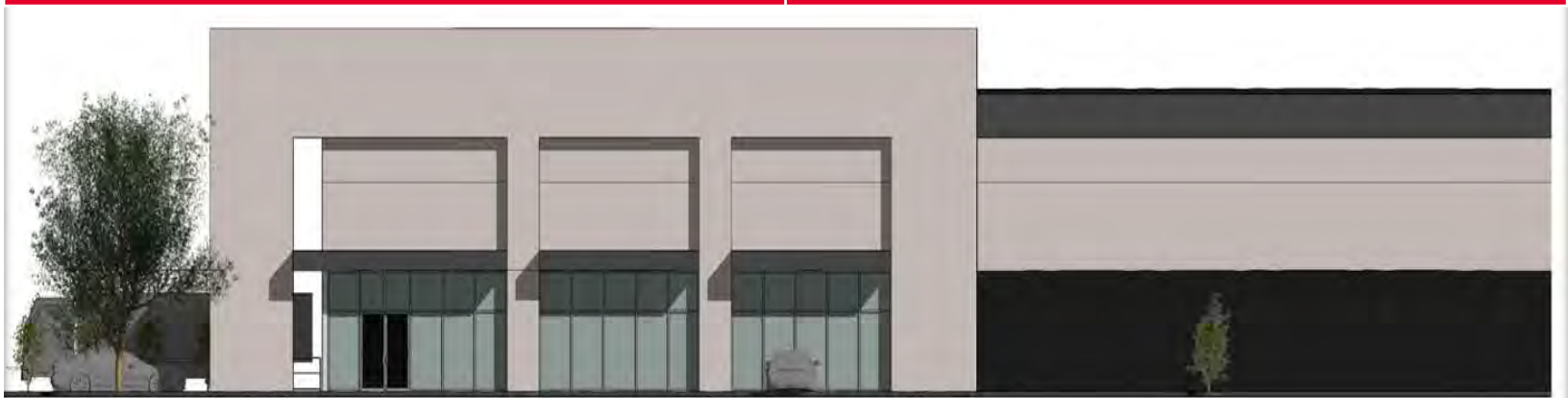


Located 1.2 miles from I-85

Easy Access to Metro Atlanta

Low-Cost, Functional Space

Located in Less Developed Census Tract



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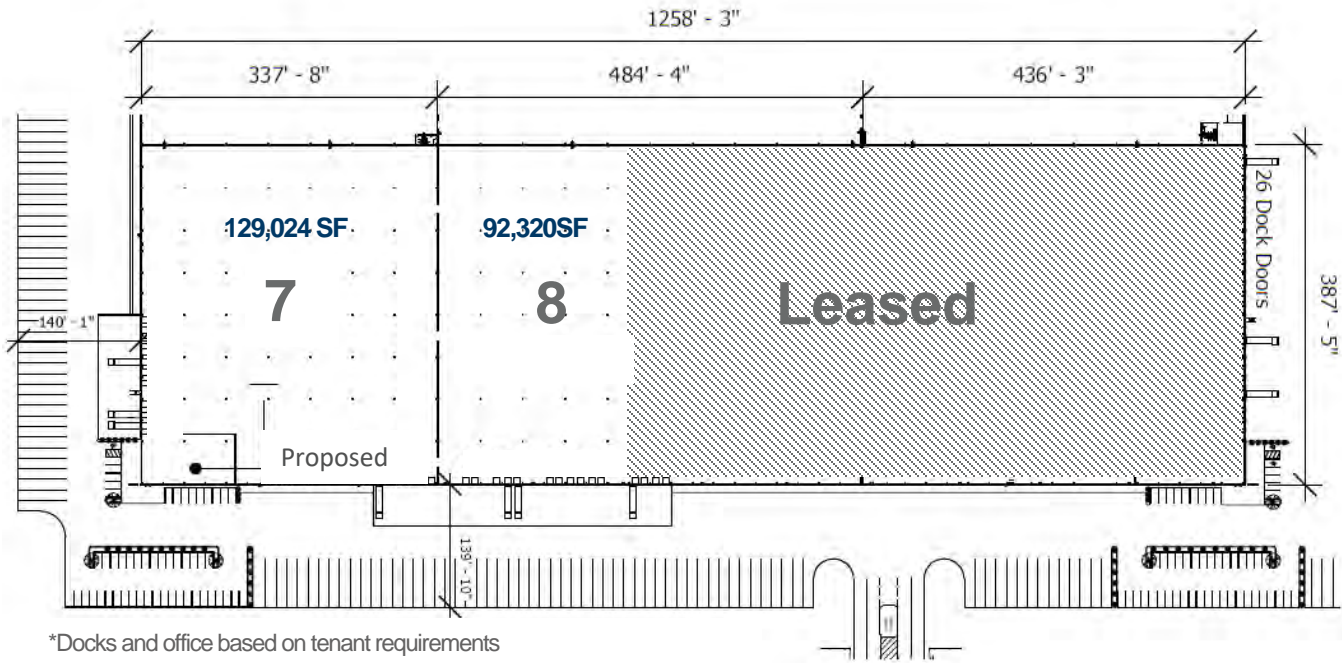
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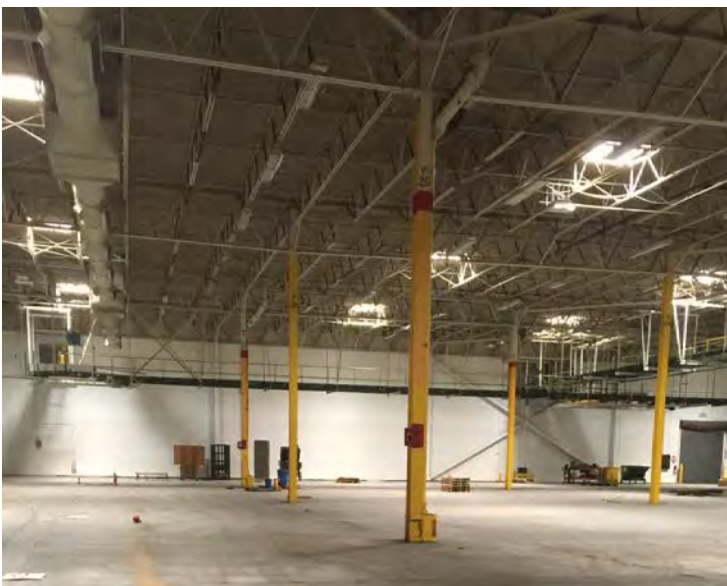
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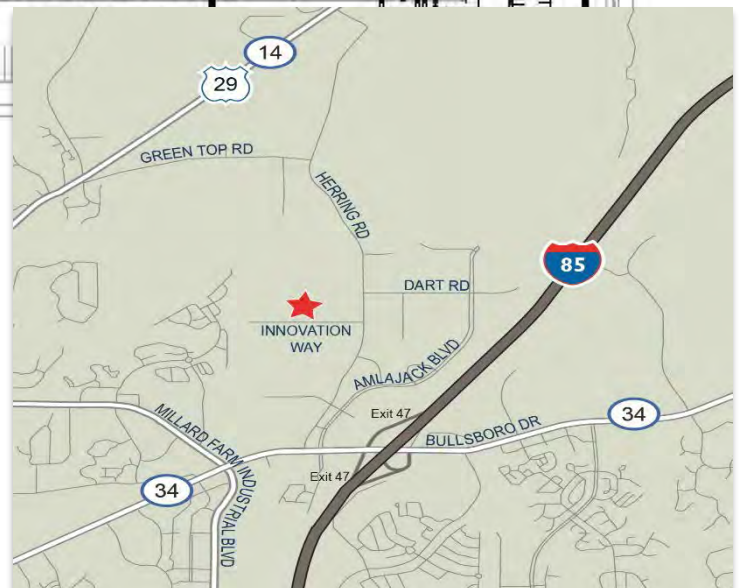
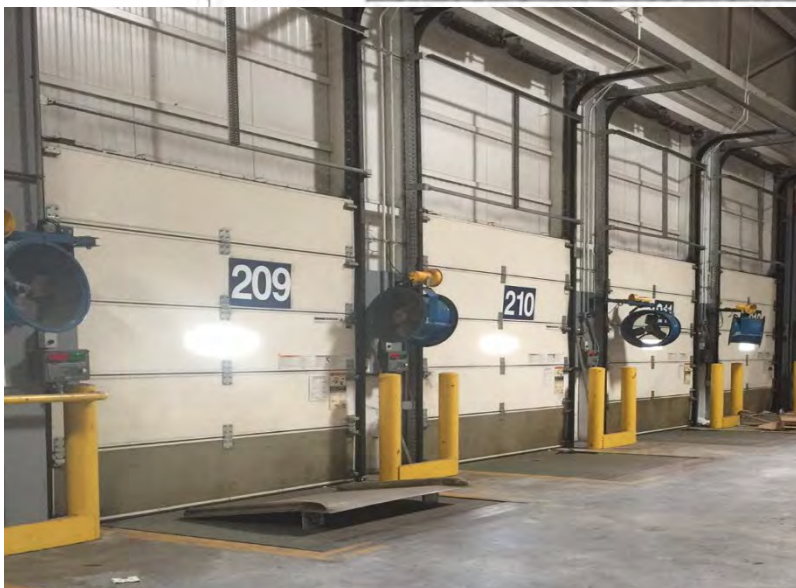
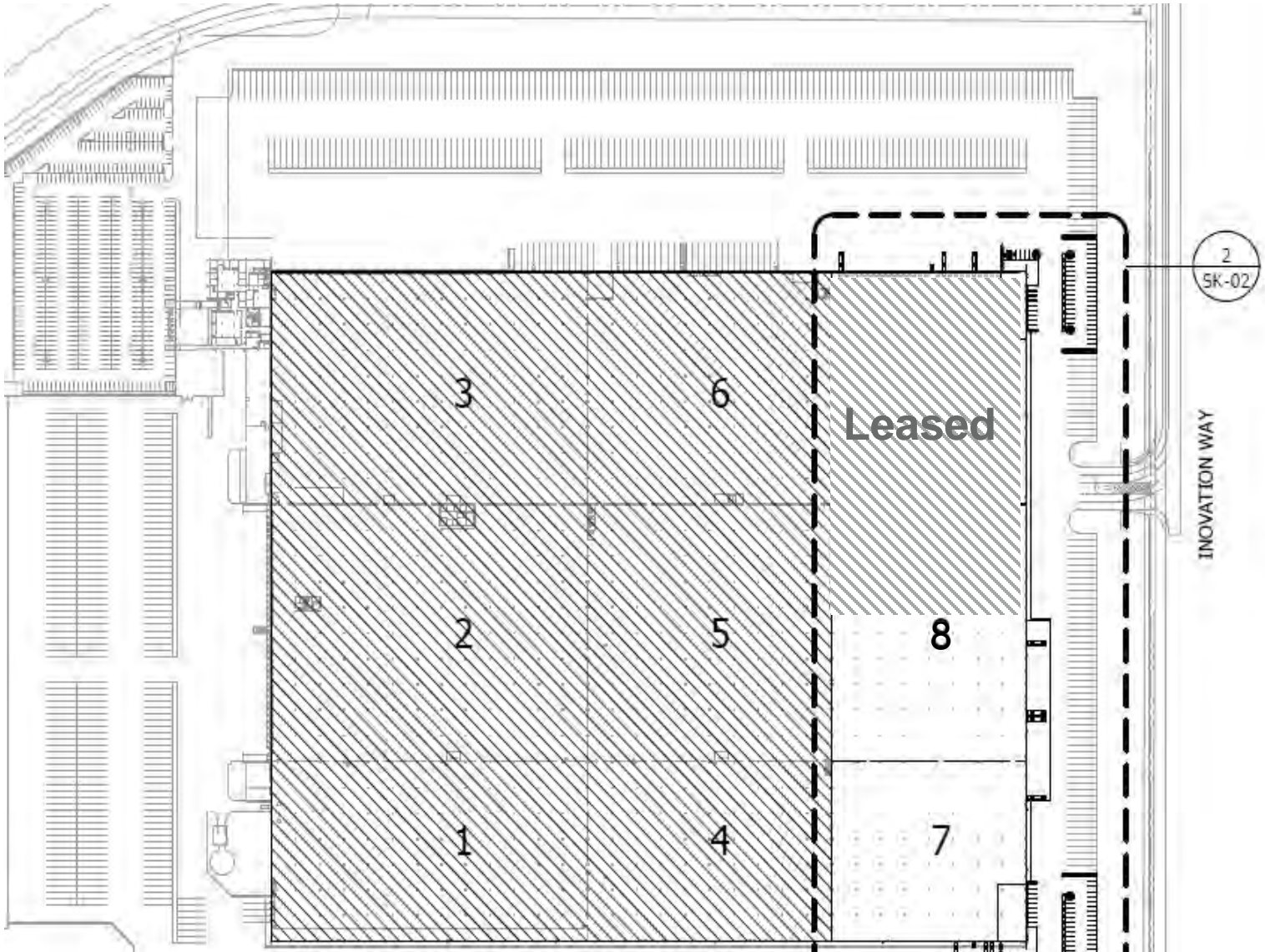
BUILDING FEATURES:

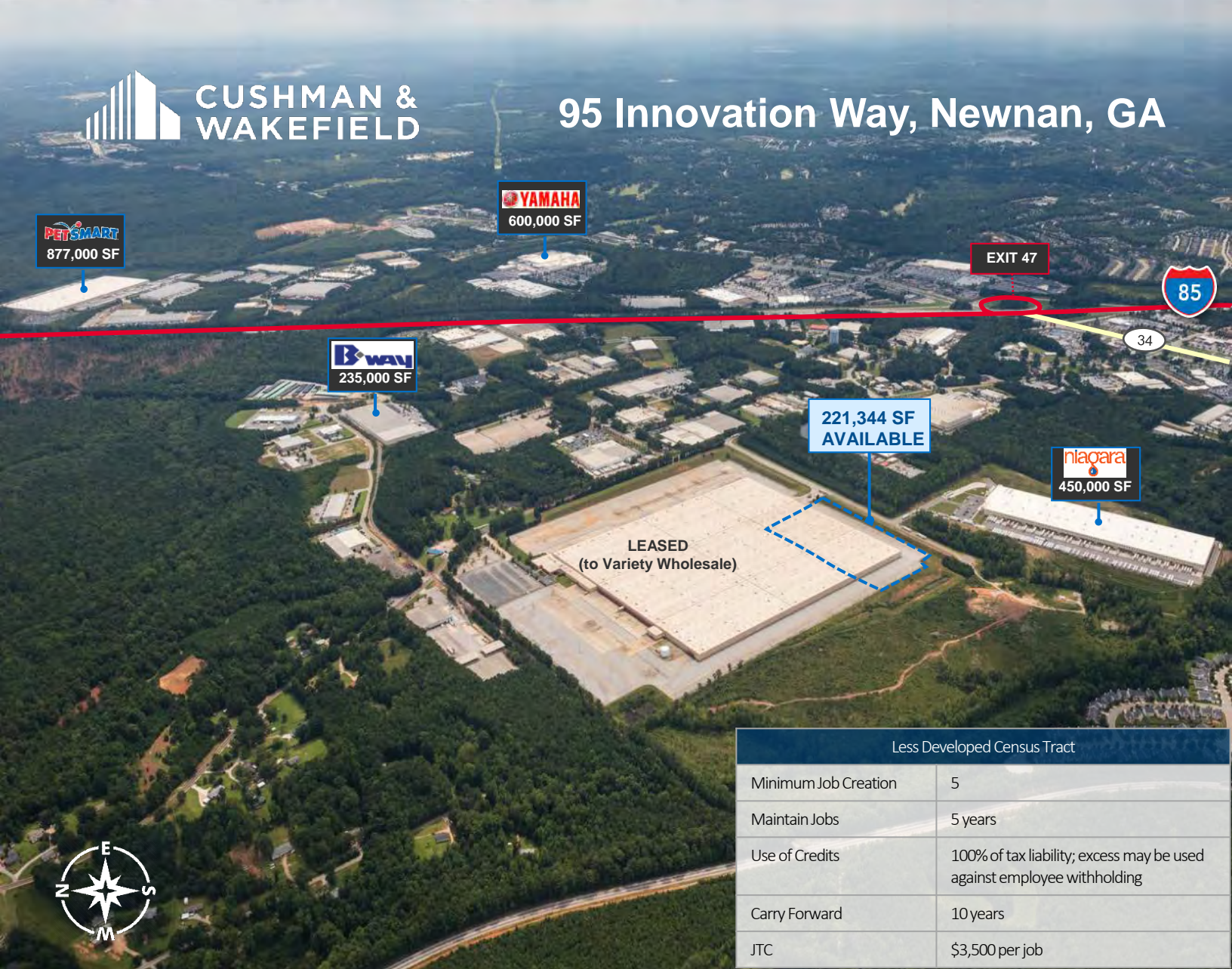
• Rentable Area:	221,344 SF	• Total Building Size:	1,917,084 SF
• Office Area:	To Suit	• Ceiling Height:	24' – 26'
• Year Built:	1978, renovated 2001	• Sprinkler System:	Wet System
• Docks:	To suit	• Heating / AC:	Ceiling-mounted gas-fired heater, and louver and roof-mounted exhaust fans
• Columns:	48' x 48' throughout	• Zoning:	M-I (Industrial)
• Lighting:	Fluorescent Tube T-8	• Construction:	Insulated metal skin over steel frame
• Roof:	TPL	• Power:	To suit
• Parking:	Ample room for employee parking	• Trailer Storage:	Ample additional trailer storage



221,344 SF AVAILABLE

Divisible to 92,320 SF





Less Developed Census Tract	
Minimum Job Creation	5
Maintain Jobs	5 years
Use of Credits	100% of tax liability; excess may be used against employee withholding
Carry Forward	10 years
JTC	\$3,500 per job

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