

# COMMERCE EXCHANGE

1316 Steven B. Tanger  
Boulevard

Jackson County  
Commerce, GA



## FOR SALE OR FOR LEASE

Commerce Exchange offers a wide range of Class A distribution space, with I-85 visibility, access to two interstate exits and immediate proximity to SK Battery's North America plant.



# Property Overview

**\$1,750,000 IN TAX SAVINGS = 5 YEARS x 100 NEW JOBS x \$3,500 TAX INCENTIVES**

- Less-Developed Census Tract: \$3,500 tax credit per new job created in Georgia for up to five years.
- The tax credit is initially applied towards any Georgia income taxes due, then to any payroll taxes.

- Available SF: 150,112
- Building dimensions: 750' x 200'
- Office: 2,131
- Clear Height: 32'
- Column Spacing: 53' x 47' (60' speed bays)
- 124 Auto parking spaces
- 10 Trailer parking spaces
- 34 Dock doors
- 2 Drive-in doors

## Access

0.9

miles to I-85

55

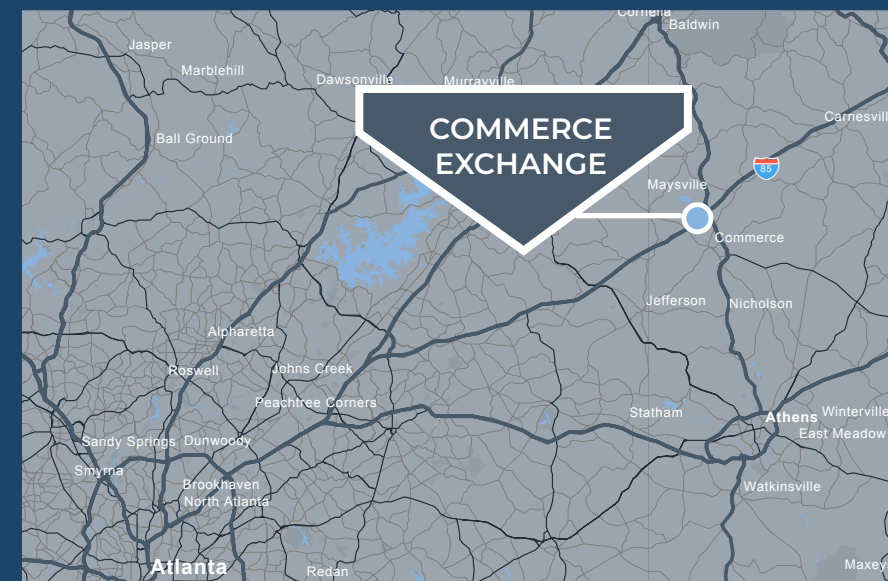
miles to I-285

77

miles to Hartsfield-Jackson International Airport

## Area Map

- Located in Jackson County, with I-85 visibility and easy access to Exit 147 and Exit 149
- Direct access to SK Innovations without driving on I-85



COMMERCE EXCHANGE

## Demographics

36K

people within 10 miles

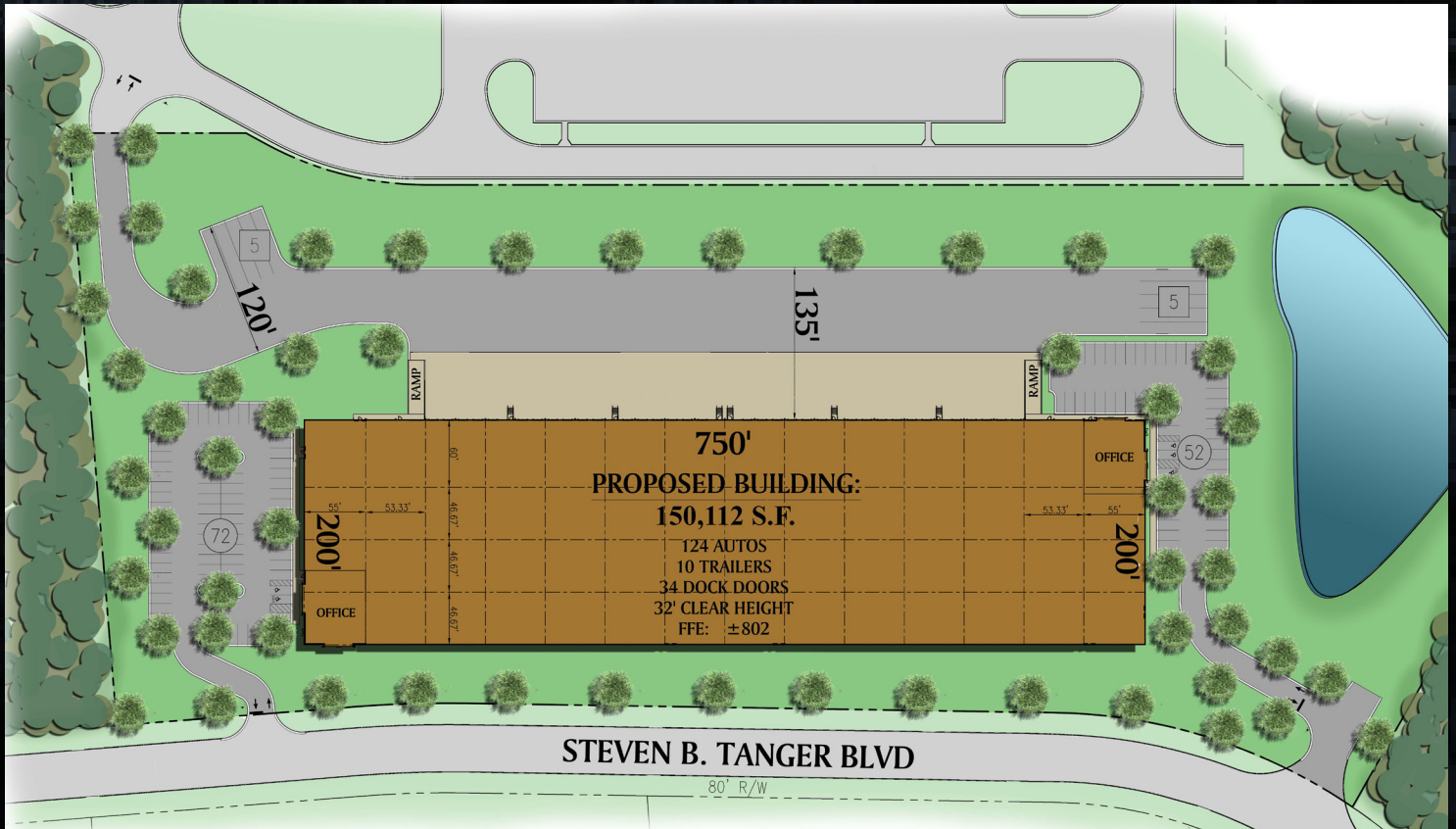
776K

regional workforce

1.8M

population within a 45 minute drive

# SITE PLAN



# Contact Us

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