

BRASELTON LOGISTICS CENTER

80,000 ~ 439,338 SF FOR LEASE

900 Highway 124, Braselton, Barrow County, GA

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Consider these **SAVINGS & BENEFITS** when leasing space at Braselton Logistics Center, a Silver level **LEED** registered industrial building:

COMPARE:

- 40%-50% electrical utility savings using T5 fluorescent lights (compared to 400-watt metal halide fixtures). The reduced energy consumption saves utility costs equal to \$.20-\$.30 PSF.

Other T5 lighting benefits include:

- produce less heat keeping warehouse cooler in summer
- “instant on” with no “buzzing” sound associated with metal halide fixtures
- improved brightness & visibility
- longer economic life with T5 fluorescent tubes
- Additional annual savings in the range of \$.05-\$.10 PSF by recycling non-potable water for irrigation use.
- Cambridge High Efficiency heaters reduce energy consumption by 30%-50% for an annual savings of \$.03± PSF. Cambridge High Efficiency heaters are roof mounted and do not interfere with warehouse racking.

\$0.71 PSF

Property Tax & LEED Building Utility Savings

Estimated Annual Basis

Savings PSF	76,960 SF	153,920 SF	307,840 SF	439,338 SF
T5 Lighting at \$.30 PSF	\$23,088	\$46,176	\$92,352	\$131,801
Recycled Irrigation Water at \$.07 PSF	\$5,387	\$10,774	\$21,549	\$30,754
Cambridge High Efficiency Heaters at \$.03 PSF	\$2,309	\$4,618	\$9,235	\$13,180
Tax Abatement at \$.31 PSF	\$23,858	\$47,715	\$95,430	\$136,195
<i>* Pending Property Tax Abatement - 95% Savings 1st Year</i>				
Total Estimated Savings at \$.71 PSF	\$54,642	\$109,283	\$218,566	\$311,930

Lighting savings are estimated based on 30 FC at 36" AFF on an open plan. 25% use of motion sensors is assumed.

Actual savings should be higher based upon a racking plan and greater use of motion sensors.

Braselton Logistics Center will conduct an energy savings audit based upon your lighting & heating specifications.

~ BARROW COUNTY ECONOMIC INCENTIVES ~

- ~ Tier III Job Tax Credit Designation - potential tax credit of \$1,250/job for qualifying new jobs created in Barrow County ~
- ~ Pending Property Tax Abatement - 95% savings 1st year - average taxes of \$0.06 over first 5 years* ~
- ~ 100% Freeport Inventory Exemption on all classifications of goods ~
- ~ Industrial Revenue Bond Financing available through Barrow County Development Authority ~
- ~ Competitive Barrow County/City of Braselton Tax and Utility Rates ~

**Based on 2008 building valuation*

OWNED BY:

COMMONWEALTH
COMMERCIAL
PROPERTIES, LLC

FOR MORE INFORMATION, PLEASE CONTACT:

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