



# CONNECTING **Your Business** TO THE **World**





### Available Building at Fort Gillem

Clayton County is a dynamic community that is home to the most travelled airport in the world, Hartsfield-Jackson Atlanta International Airport, and is 15 minutes from downtown Atlanta, the economic and cultural center of the South. Clayton County is the most connected county in Georgia, with unparalleled access to the global marketplace. Clayton County is considered by many to be the "Heart of Atlanta's Southern Crescent."

- Immediate proximity to Hartsfield-Jackson Atlanta International Airport
- Direct access to Georgia's ports via rail, and 19 exits on 4 major interstate highways (I-675, I-75, I-85, and I-285)
- Access to two Class I railroads – CSX and Norfolk Southern
- Superb office, commercial, and industrial development opportunities
- Responsive, timely local permitting
- Aggressive incentive structures for new and existing businesses
- Proximity to 15 or more major universities and colleges

Clayton County has a diverse, desirable mix of logistics operations; warehousing and distribution facilities; food manufacturing and distribution; administrative services; healthcare; and educational services.

### Business Climate

No fewer than 30 business parks are positioned around Clayton County, providing millions of square feet of affordable buildings and developable sites for manufacturing, warehouse/distribution, office, and retail. The Clayton County Office of Economic Development can facilitate the identification of available land, buildings and other resources to accommodate any need for new facility locations or the expansion of existing facilities, as well as for movie and television productions filming in the area.

With our great access to the region and pro-business attitude, major employers in the county include Delta Technical

Operations Center, Kroger Distribution, The Castellini Group, Fresh Express/Chiquita, Georgia Power Company, Gate Gourmet, the FAA, Clorox, TOTO USA, and Southern Regional Medical Center, among others.

*"What's great about this facility is the highway access. Most of our employees don't work in the building. They work out in the field, so to be able to come here, get parts, get things and deliver equipment – this is a very central location. You can get to 85, 285, I mean you can get all around town from here. That was a big advantage."*  
Mike Winemiller, President of Briggs International/Briggs Equipment

### Incentives

- Property Tax Abatement for qualified operations
- Bond Financing
- Tier 1 State Job Tax Credits | \$4,000 per new job created (minimum 2 jobs created)
- Tax Allocation Districts
- Atlanta Tradeport Foreign Trade Zone
- Opportunity Zone – \$3,500 Job Tax Credit per new job
- Enterprise Zone Incentives
- 100% Freeport Exemption
- Georgia Quick Start Training Program
- On-The-Job Training Program
- New Markets Tax Credits for Qualified Census Tracts
- Targeted Employment Areas for EB-5
- Customized Site Selection Process
- Expedited Permitting and Plan Review
- Abundant Water Supply
- Tier 1 Investment Tax Credits - 5% or 8% of the capital expenditures
- Aerotropolis Community Improvement District

### Fast Facts

Atlanta MSA Population.....	5,700,000
Area Labor Force.....	2,800,000
Local Labor Force.....	130,000
Local Logistics Workforce.....	40,000+
Clayton County Sales Tax Rate.....	8%
Clayton County Inventory Tax Rate.....	0%

### Millage Rates:

County.....	15.862
Schools.....	19.095
Fire District.....	5.000
College Park.....	12.619
Forest Park.....	14.743
Jonesboro.....	1.500
Morrow.....	9.640
Riverdale.....	9.980
Lake City.....	7.500
Lovejoy.....	6.779

Recent Projects	Jobs	Investment	Industry Type
VXI Global Solutions	570	N/A	Call Center
LogistiCare	200	N/A	Medical Transport
Fokker Technologies	100	\$3 million	Aerospace
C.L. Services, Inc.	54	N/A	Logistics
The Kroger Co.	579	\$175 million	Food Distribution
Castellini Group	350	\$52 million	Food Distribution
Chime Solutions, Inc.	300	\$10 million	Call Center
Briggs Equipment	100	\$7 million	Materials Handling Equipment

Top 12 Employers	Jobs	Industry Type
Clayton County Public Schools	7,100	Education
Delta Tech Ops	6,000	Aircraft Maintenance/Repair
Gate Gourmet	1,710	Catering/Airline Food Service
Southern Regional Medical Center	1,100	Healthcare
JC Penney Atlanta Logistics Center	850	Retail Distribution Center
FedEx Ground	800	Freight
Fresh Express, Inc./Chiquita	800	Food Packaging
TOTO USA	700	Manufacturing
Clayton State University	675	Education
Kroger Distribution Center	579	Retail Distribution Center
Standard Parking Corp.	562	Airport Parking & Shuttles
R+L Carriers	530	Freight

*"We look forward to the move to our new facility in Ellenwood, and to continued growth in Clayton County. Growing in the Atlanta-area continues to be important to our company, and we are pleased to be able to provide employment and career opportunities for residents in this community."*

Jeff Pearson, Senior Vice President of Marketing, hgregg/Gregg Appliances, Inc.

## ▶ Industry Clusters



### Aviation & Aerospace Manufacturing

Hartsfield-Jackson Atlanta International Airport, Delta Technical Operations, Fokker Technologies

### Food/Beverage Processing & Manufacturing

Fresh Express/Chiquita, The Castellini Group, Sara Lee/Ralcorp, Atlanta State Farmers Market



### Logistics & Distribution

The Kroger Company, Briggs Equipment, Shipper's Warehouse

### Biotech/Life Sciences & Healthcare Services

Southern Regional Health System, Sanofi-Aventis



## ▶ Quality of Life

As a vital part of metro Atlanta, Clayton County easily boasts of friendly, diverse hometowns where residents can enjoy a multitude of local arts and cultural opportunities, recreational facilities, plentiful shopping and dining, and more. And all of this is within minutes of downtown Atlanta, with its big-city appeal. Clayton County's immediate access to Interstates 75, 85, 285 and 685 also puts residents close to the many other activities taking place in communities throughout the metro area.

## ▶ Sports and Recreation

Metro Atlanta is home to major professional sports teams: Atlanta Braves major league baseball, Atlanta Hawks NBA basketball and Atlanta Dream WNBA basketball, Atlanta Falcons NFL football, and the North American Soccer League's Atlanta Silverbacks. Residents enjoy hiking, fishing, boating, and many other outdoor activities. Parks and nature preserves are abundant throughout the area.

## ▶ Arts and Culture

Clayton State University's elegant, 400-seat Spivey Hall, known as the "Carnegie Hall of the South," is where metro Atlanta comes for the best in jazz and classical music, while other cultural opportunities include the Clayton State Theatre, events at the Clayton County Schools Performing Arts Center, museums and art galleries. In Atlanta, residents can attend national and international performing acts held at Philips Arena, the Georgia Dome, Chastain Park Amphitheatre, the Rialto Center for the Arts, the Fox Theatre, Atlanta Symphony Hall, and other venues.

## ▶ Shopping

Major retail corridors along state highways in Morrow, Riverdale, Forest Park, Lovejoy and Jonesboro have made Clayton County the center of retail commerce in Atlanta's Southern Crescent for decades. Local retail destinations in Clayton County include Southlake Mall and the Shops at Morrow Station. Residents also enjoy excursions into Atlanta for shopping at IKEA in Atlantic Station, Neiman Marcus at Phipps Plaza, and Bloomingdales at Lenox Square Mall, not to mention the thousands of boutiques, services, and shopping centers throughout the metro area.

## ▶ Healthcare

Clayton County is primarily served by Southern Regional Health System, with its 1,850 employees, physicians, and specialists. Residents also have access to more than 80 hospital locations and over 100,000 healthcare practitioners and technicians in Atlanta, including Piedmont Hospital, Northside Hospital, Emory University Hospital, and Children's Healthcare of Atlanta.

*"Our expansion in the Southeast will allow us to better serve current customers and continue our growth strategy by opening up new markets. By working together with the state of Georgia and Clayton County, we're able to further grow our business while bringing much-needed jobs and economic growth to the region. We appreciate all the assistance they've provided to help make this initiative a reality."*

Bill Schuler, President & CEO, Castellini Group of Companies

## ▶ Education

Clayton County residents benefit from the concentration of higher education institutions prevalent throughout metro Atlanta, including nursing programs and teaching hospitals, which gives the region a high degree of intellectual capital.

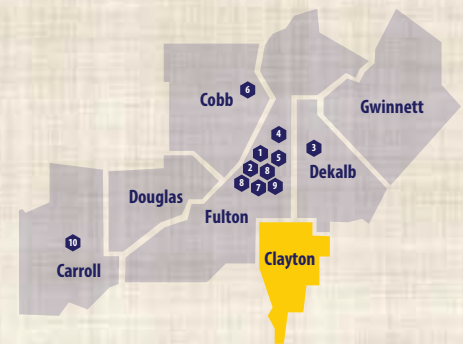
Behind the beautiful tree-lined avenues leading off Highway 54 in Morrow lies the region's largest and most vibrant higher education and career resource – Clayton State University (CSU). With an enrollment of 7,000+ students, Clayton State embraces the rich cultural and socio-economic diversity of the greater Atlanta region through its diverse faculty, its multi-ethnic and multigenerational student population, its successful alumni working in the area, and the wide variety of clubs and organizational activities for students.

Offered within the five Colleges and Schools of Clayton State are 8 Masters degrees including an accredited MBA program and the unique Master of Archival Studies, 40 Baccalaureate degrees, and dozens of Minors. To meet the current and future demand for a qualified workforce, Clayton State recently created a supply chain management degree program, along with a supply chain management center for community development that supports research and training for people wanting to enhance their company's logistics and supply chain networks.

Clayton State University also works with local school systems to implement the dual enrollment Move On When Ready program, offering qualified high school students the option to begin working toward their college degrees while still pursuing their high school diplomas. This program enables participants to fulfill high school graduation requirements by taking college courses that provide dual credit, so they simultaneously complete high school course requirements.



**Downtown Jonesboro Retail**



Clayton County is also within 25 miles from other colleges and research based universities:

- 1 Atlanta University Center
- 2 Clark Atlanta University
- 3 Emory University
- 4 Georgia Institute of Technology
- 5 Georgia State University
- 6 Kennesaw State University
- 7 Morehouse College
- 8 Morehouse School of Medicine
- 9 Spelman College
- 10 University of West Georgia

*"We specifically chose the Atlanta Tradeport Zone of the Aerotropolis due to ease of access as well as location. We feel that it will enable us to further develop our expedited, container, transload, and cross-docking operations. With new business development on both the east and west ends of the airport, this area is the most opportune environment for growth, making it the perfect choice for relocation. The south side of Atlanta has for a long time been in need of a catalyst for economic growth and expansion. I believe the Atlanta Aerotropolis is just that. We are excited and extremely proud to be a part of this great initiative and can't wait to see how it contributes to the progression of this area."*

Jeff Lantz, President, C.L. Services, Inc.



**Bring your Business to Clayton County, Georgia –  
The Quickest and Most Direct Route to the World!**



Clayton County Office of Economic Development  
1588 Westwood Way, Morrow, GA 30260  
770.477.4450  
InvestClayton.com

## The Clayton County Economic Development provides:

- Confidential Site Selection Service
- Project Financing and Incentive Structuring
- Demographic Data
- Economic Impact Analysis
- Expedited Permitting and Plan Review
- Government Liaison Services
- Real Estate Analytics
- Traffic Count Data