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Former steel site brought back to full use

Once a bit of an eyesore, a former steel pipe fabrication site at 6420 Corley Road has been brought into full use as a logistics center. The 27-acre property, which sold for \$10.5 million in 2018 was sold for \$77.4 million three years later, after it was cleaned up and redeveloped into the Peachtree Corners Logistics Center.

Over the years, the site was occupied by several different companies including The LB Foster Co., Southern Pipe and Valiant Steel and Equipment. In 2018, AEW Capital Management, Hardie Real Estate Group and Seabrook Capital Partners formed a joint venture and purchased the property. Although the price seemed a little high at the time, especially given that the property was contaminated, the group purchased it and began cleaning it up. The logistics real estate environment was about to change with some help from the Corona Virus.

Daniel Hanison of Hardie Real Estate Group recalls that the property had seven buildings which were in poor condition. The site was contaminated with Volatile Organic Compounds (VOCs) that had been in the asphalt and were seeping into the soil and ground water.

The group submitted an action plan for Brownfield Tax Incentives through the Georgia Environmental Protection Division's Land Protection Branch. After demolishing the buildings and spending \$1.3 million on remediation, the group constructed two buildings on the property; building 100 at 256,083 square feet and building 200 at 163,510 square feet. The buildings became available in 2021 and now have two tenants, Accent Décor and Empire Auto Parts.

The Georgia EPD established the Brownfields Program in 2003 to address economic and environmental challenges posed by contaminated properties. The program facilitates voluntary cleanup and reuse of brownfields by offering liability protection and other incentives designed to improve demand for these properties. The brownfields assessment provides tax savings by freezing ad valorem value of property for up to 10 years.

Through the joint venture, an underutilized property adjacent to a landfill is now the Peachtree Corners Logistics Center. The development group spent \$36 million on the project to buy the property, remediate it, and build the new buildings. The property was assessed in 2018 for \$626,000 by Gwinnett County. It is now assessed at \$24.6 million.

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