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Mailing Avenue Stageworks Opens 85,000sf Film and Television Production Facility in Atlanta

ATLANTA (Oct. 26, 2012) — Raulet Property Partners has opened Mailing Avenue Stageworks, an 85,000-square-foot, a film and television production facility just south of Historic Grant Park. The facility sits on a self-contained 5 acre site just minutes from Downtown Atlanta. The stage features 31 foot ceiling heights and an 80 foot by 120 foot column free shooting area.

An investment group comprised of Paul Raulet, John Raulet and Tyler Edgerton acquired the former industrial building at 1144 Mailing Avenue in July. John Raulet knew the unique value of a facility that could house stage space, mill shop, production office and support warehouse all under one roof. Prior to this acquisition John assisted in over 30 film productions in locating space throughout Atlanta's market including "42", "The Watch", "Identity Theft" and "The Internship".

"I've spent several years looking for the right property to convert for this use. However, certain specifications that the industry requires had previously made the right building very difficult to find," said John Raulet. "Once the right property surfaced, we wasted no time on seizing the opportunity."





Lead investors Paul Raulet and Tyler Edgerton are veterans in Atlanta's urban real estate markets. The duo has completed nearly 45 transactions together. This new investment, however, was the result of John Raulet's extensive knowledge of the unique needs of the motion picture industry.

The building acquisition also shows the impacts of Georgia's Film incentive. Mailing Avenue Stageworks and its ownership do not qualify for any of the film incentives offered by the state. "The decision to invest the capital to acquire and renovate the real estate was made based on our belief that this facility is exceptional for the movie production business and that Georgia's Film business will experience long term growth", said Paul Raulet.

During fiscal year 2012, more than 333 feature films, television movies and series, commercials and music videos were shot in Georgia. As a result, productions shot in Georgia generated an economic impact of \$3.1 billion in the state, according to the Georgia Film, Music & Digital Entertainment Office, a division of the Georgia Department of Economic Development (GDEcD).

"Georgia's attractive incentive program, as well as talented work force, a variety of locations and accessibility give it a competitive edge over other states," said Lee Thomas, director of the Georgia Film, Music & Digital Entertainment Office. "As a result, we continue to experience a wealth of productions choosing Georgia for their projects."

Mailing Avenue Stageworks will be available again for lease in January 2013. For more information call John Raulet as 404-601-9500 or visit their website www.mailingavenuestageworks.com. There is also extensive information about Mailing Avenue Stageworks available on Facebook and YouTube.