

For Sale

Manufacturing / Distribution Facility



70,409± SF Manufacturing/Distribution with
5,000± SF Refrigerated Storage

12± Acres (Expandable)

105 Industrial Boulevard
Eastman, Dodge County, Georgia 31023

LEASE RATE: \$1.25/PSF (Will Divide)

CONTACT: ART BARRY III, SIOR
OFFICE: [478] 746-8171 or [800] 926-0990,
FAX: [478] 746-1362, CELL: [478] 731-8000,
EMAIL: abarry@cbcworldwide.com



Revised 8/7/18

www.coldwellbankercommercialeb.com

990 Riverside Drive - Macon, Georgia 31201
(800) 926-0990

PROPERTY OVERVIEW

105 Industrial Boulevard
Eastman, GA 31023

BUILDING SIZE:	<ul style="list-style-type: none">• 70,409± SF Building<ul style="list-style-type: none">- 5,235± SF Office- 60,174± SF Production/Storage- 5,000± SF Refrigerated Storage
TENANTS:	Presently 20,000 SF warehouse leased for \$3,334/month (month to month lease)
ACREAGE:	12.03± Acres (8± acres available for expansion)
TOPOGRAPHY:	Level, at road grade
DATE OF CONSTRUCTION:	1978
ROOF:	Flat; 38,000 SF two years old; remainder original
FLOORING:	6" reinforced concrete
WALLS:	<ul style="list-style-type: none">• Interior: 12" block; all interior warehouse walls are non load bearing• Exterior: Brick
LIGHTING:	Fluorescent
CEILING HEIGHTS:	<ul style="list-style-type: none">• 22' - 24'• Refrigerated Storage: 24'
PLUMBING:	20+ small restrooms
TRUCK LOADING:	<ul style="list-style-type: none">• Six dock doors• One drive-in door
PARKING:	160 asphalt spaces
HVAC:	Office: New roof top units Warehouse: Chillers (currently non-operational)
FIRE PROTECTION:	Fully Sprinklered
COMPRESSED AIR:	Air lines throughout building; compressor removed
RAIL:	Norfolk Southern nearby
PORTS:	Brunswick (133 miles) and Savannah (135 miles)
ZONING:	Industrial
UTILITIES:	<ul style="list-style-type: none">• Electrical: 1500 KVA and 2500 KVA transformer; 277/480 Volts; Ocmulgee Electric Membership Corp.• Water/Sewer: Public; 10" main• Natural Gas: 4" main
TAXES:	\$8,600 (Est.)
NEIGHBORS:	Agro Liquids Manufacturing Company, Alcoa Metals, Gilman Bag Company

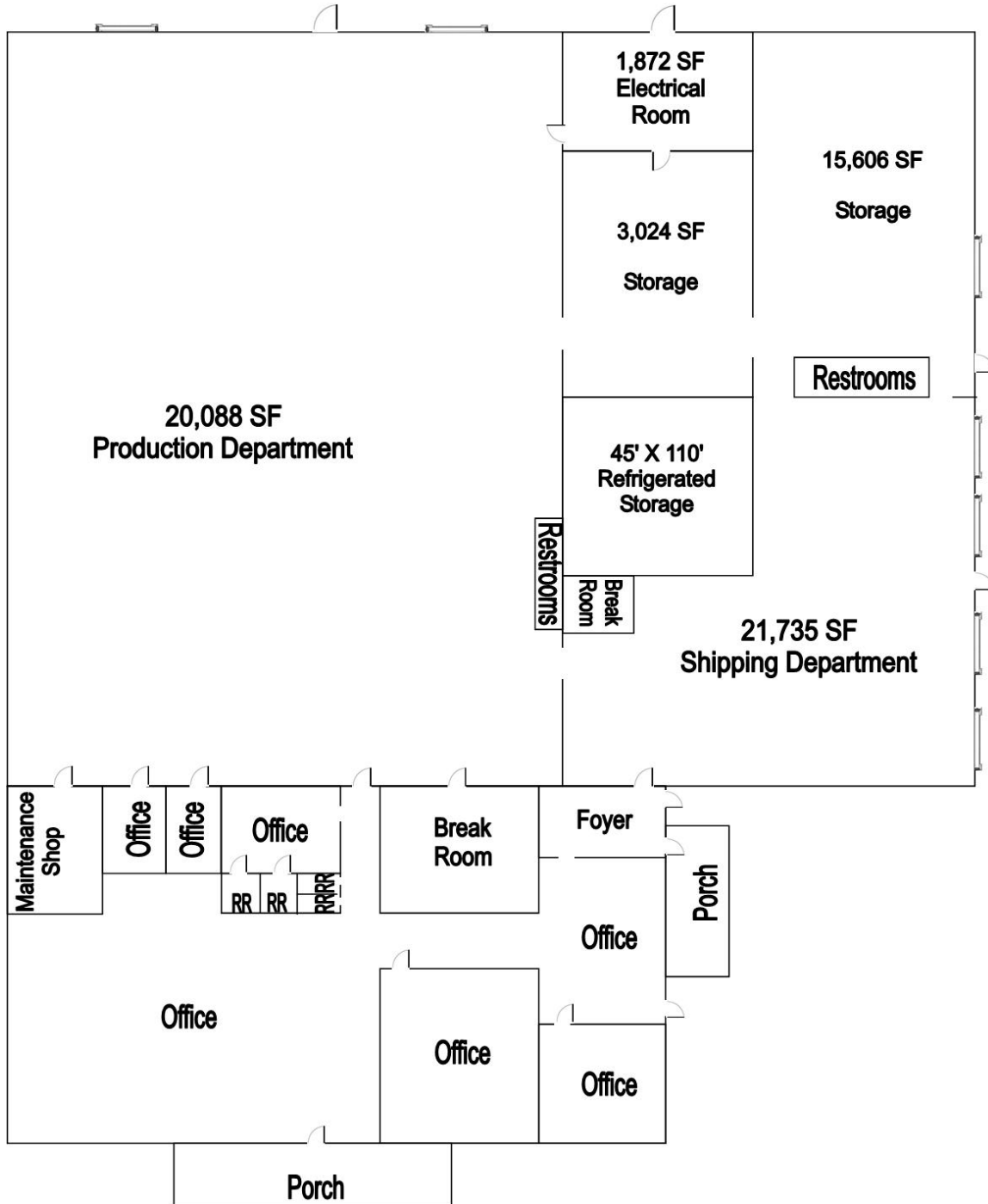
PROPERTY PHOTOS

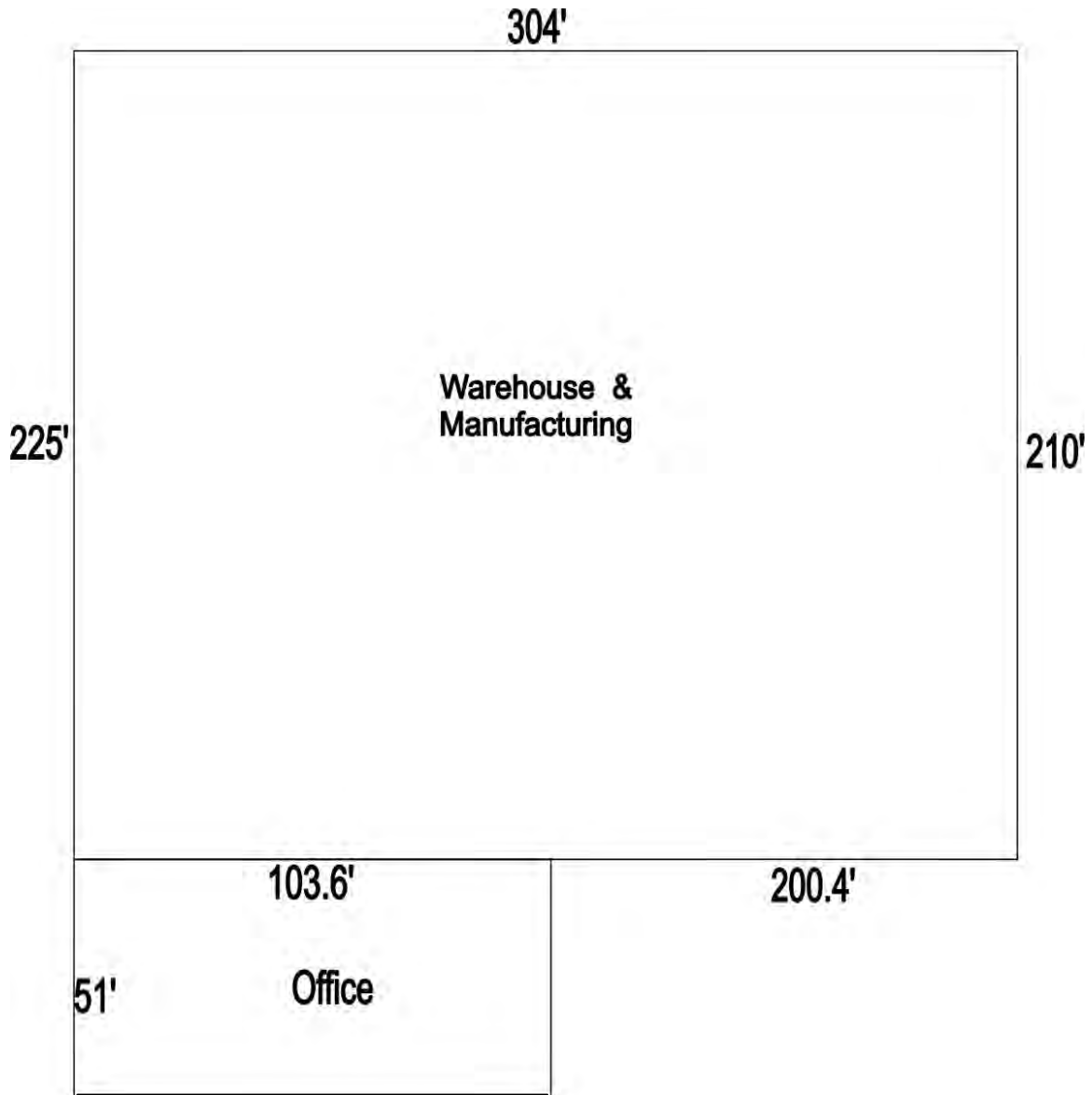
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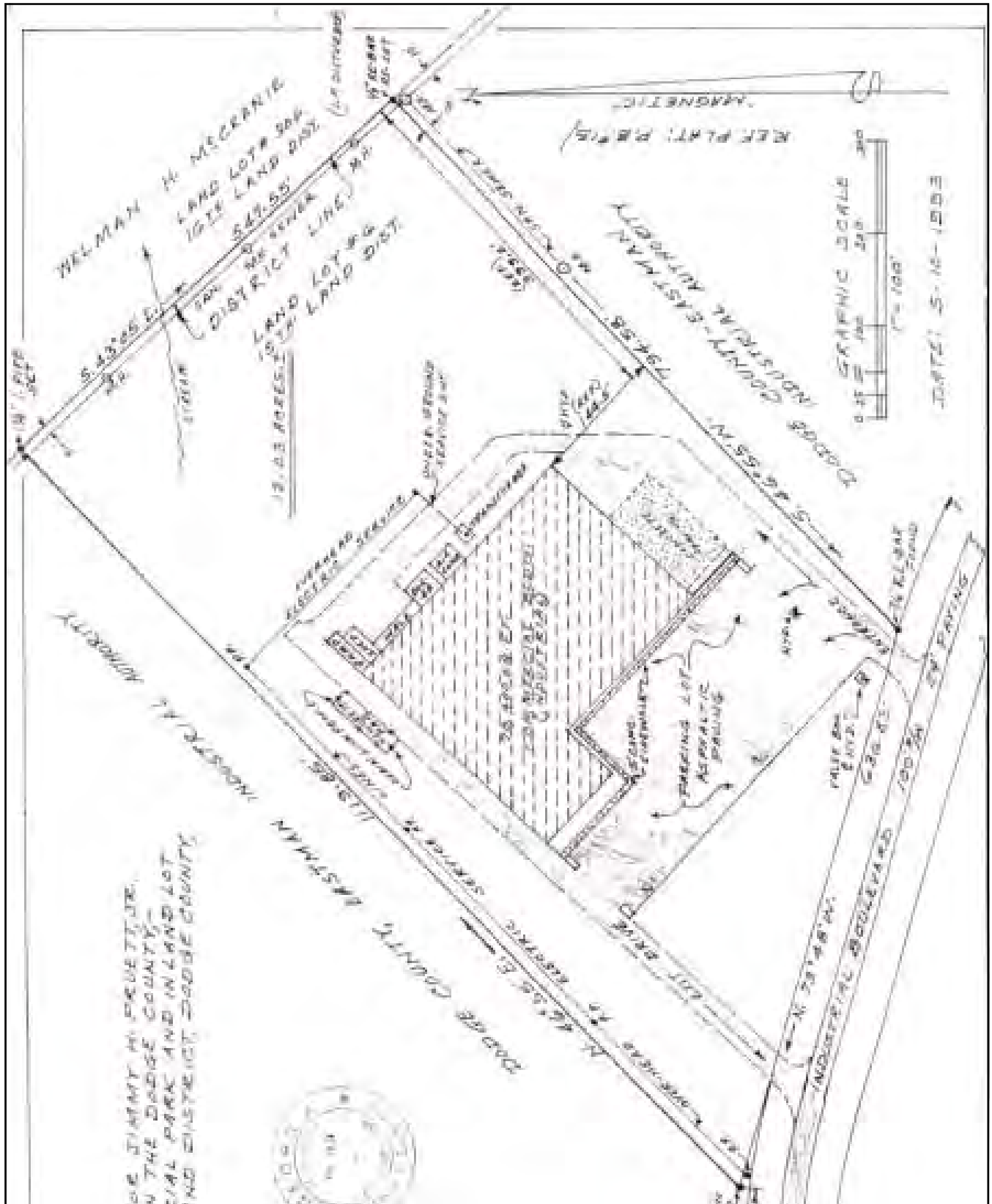


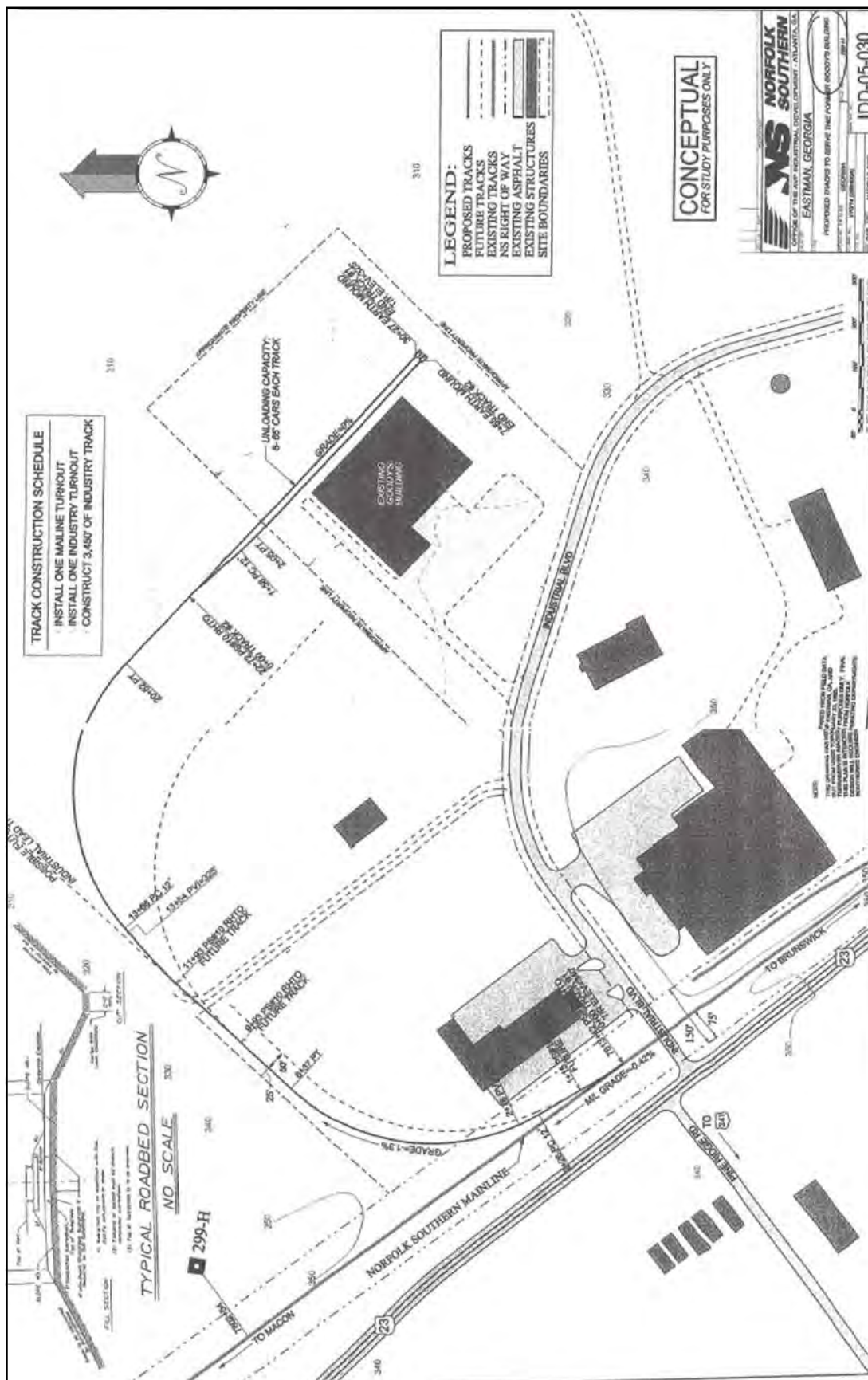
FLOOR PLAN

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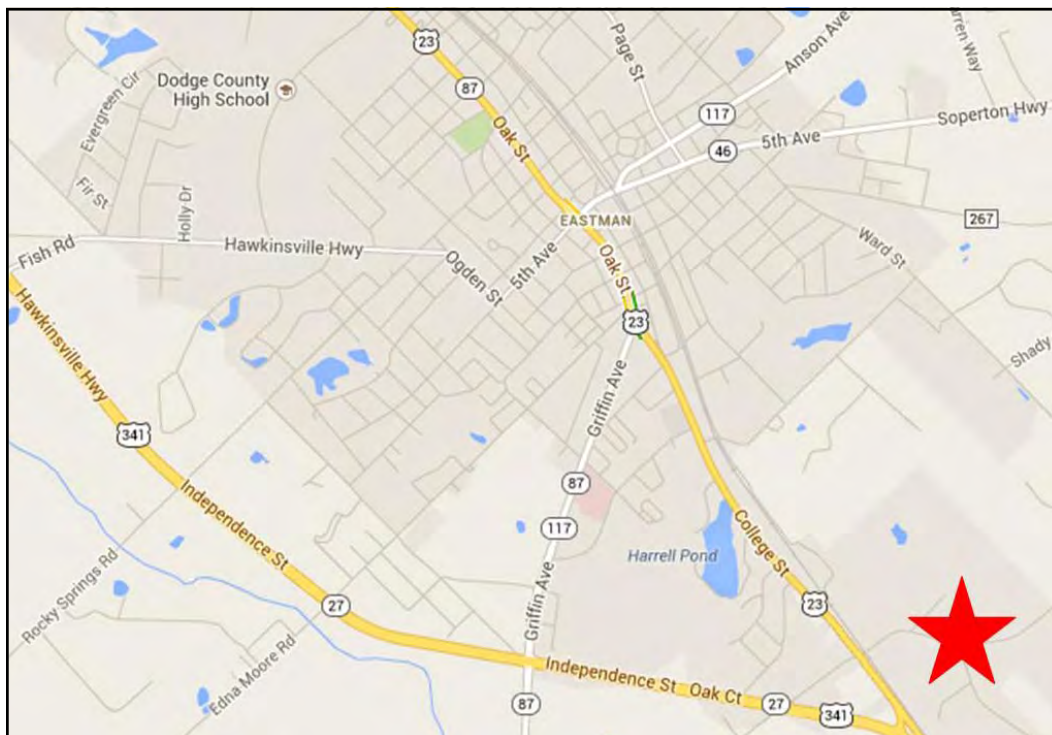
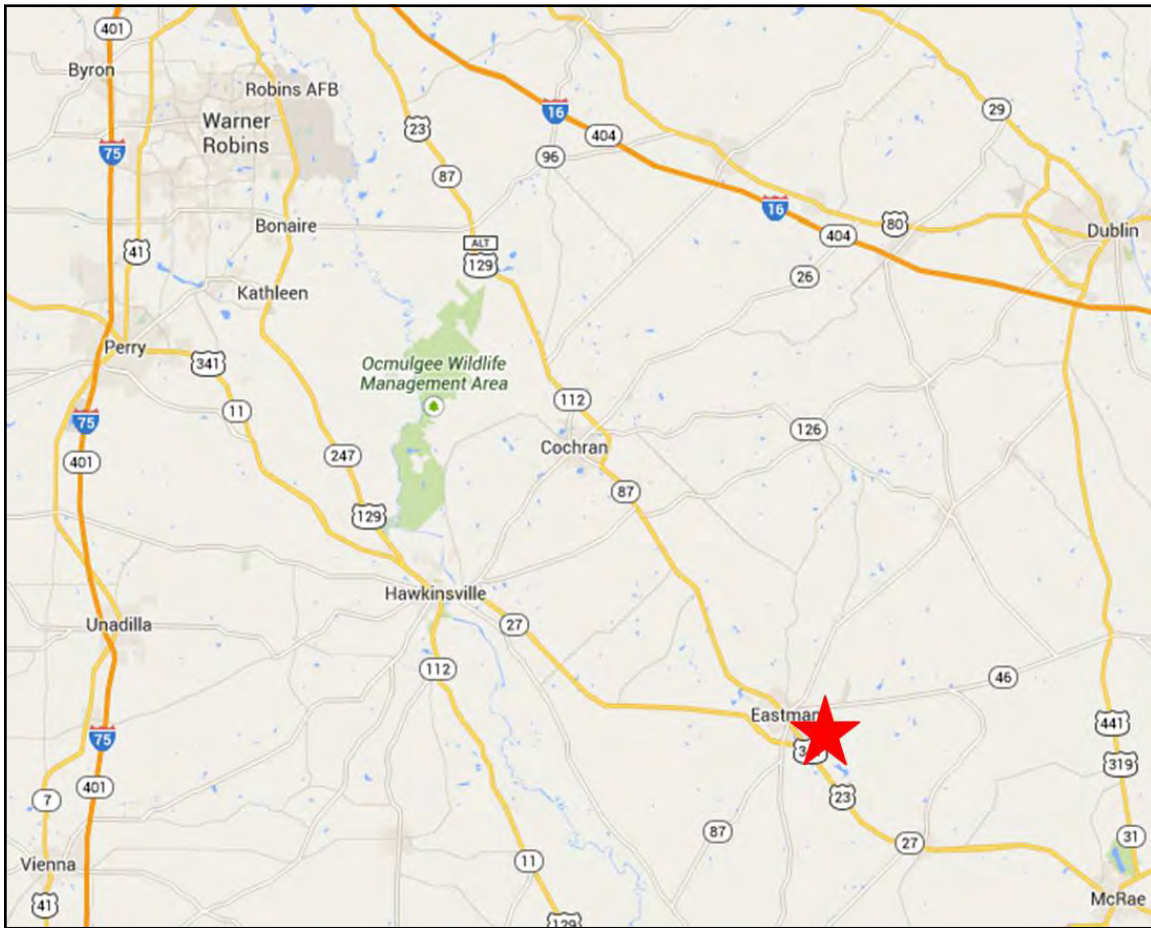




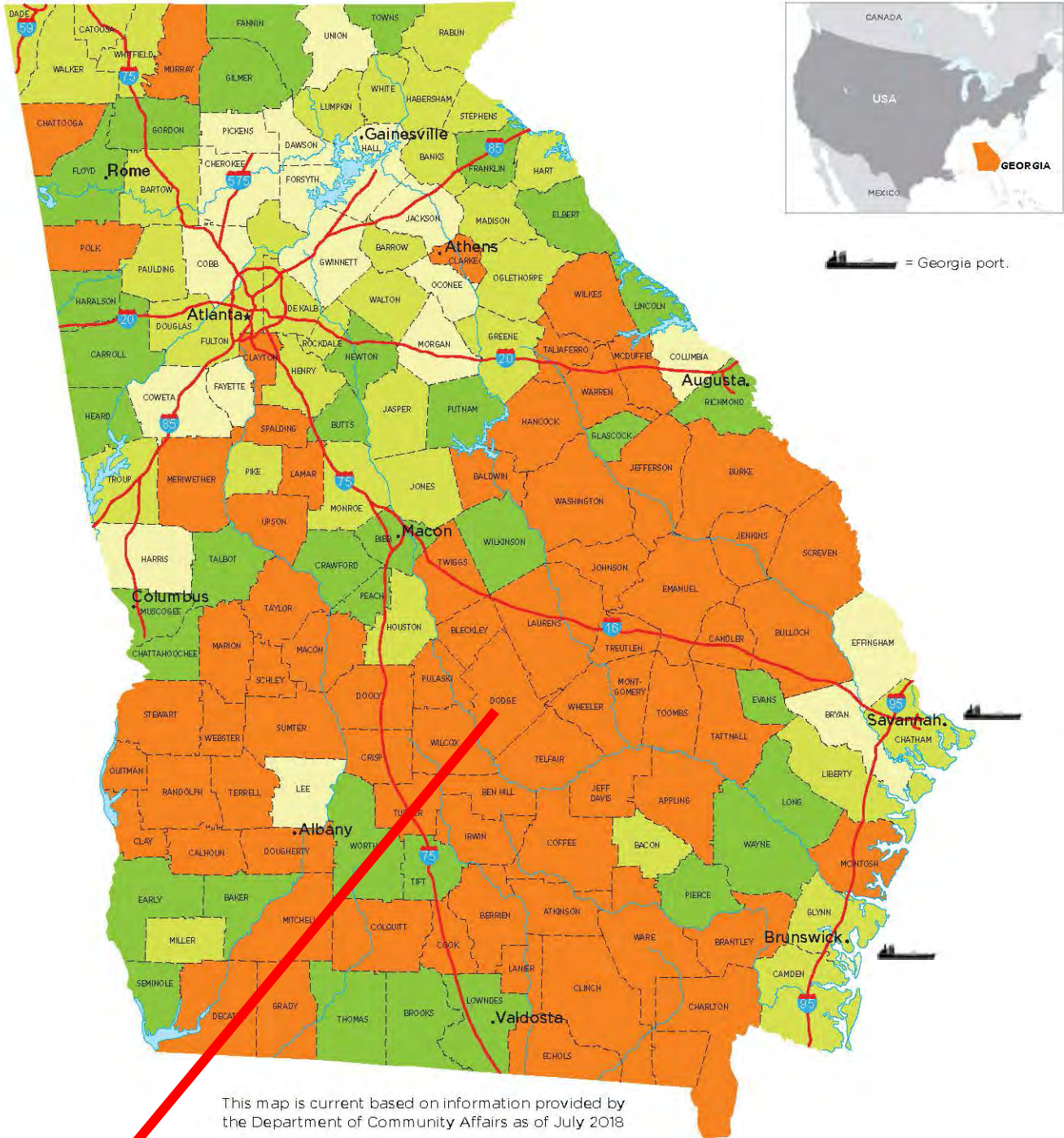
AERIAL

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GEORGIA 2019 JOB TAX CREDIT TIERS



This map is current based on information provided by the Department of Community Affairs as of July 2018

TIER	JOB TAX CREDIT \$ (FOR 5 YEARS)	MIN. NEW JOBS	USE OF CREDITS**	CARRY FORWARD
1	\$4,000*	2	100% of tax liability - excess to withholding up to \$3,500	10 years
2	\$3,000*	10	100% of tax liability	10 years
3	\$1,750*	15	50% of tax liability	10 years
4	\$1,250*	25	50% of tax liability	10 years
MZ/OZ	\$3,500	2	100% of tax liability - excess to withholding	10 years
LDCT	\$3,500	5	100% of tax liability - excess to withholding	10 years

*Includes \$500 bonus for Joint Development Authority (JDA). Georgia counties can form partnerships that benefit companies with this \$500 Job Tax Credit bonus. The majority of counties are in a JDA. To confirm a county's status, please call 404.962.4931.

Tax credits are applied to Georgia corporate income taxes

MZ= Military Zone
 OZ= Opportunity Zone
 LDCT= Less Developed Census Tract



Demographic and Income Profile

Dodge County, GA
 Dodge County, GA (13091)
 Geography: County

Prepared by Esri

Summary	Census 2010	2018	2023
Population	21,796	20,908	20,250
Households	8,177	7,911	7,646
Families	5,528	5,276	5,070
Average Household Size	2.43	2.42	2.42
Owner Occupied Housing Units	5,671	4,908	4,873
Renter Occupied Housing Units	2,506	3,003	2,773
Median Age	38.3	39.6	41.0
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	-0.64%	1.10%	0.83%
Households	-0.68%	1.08%	0.79%
Families	-0.79%	0.99%	0.71%
Owner HHs	-0.14%	1.52%	1.16%
Median Household Income	2.08%	1.68%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	1,828	23.1%	1,437	18.8%
\$15,000 - \$24,999	1,187	15.0%	981	12.8%
\$25,000 - \$34,999	778	9.8%	826	10.8%
\$35,000 - \$49,999	1,211	15.3%	1,297	17.0%
\$50,000 - \$74,999	1,364	17.2%	1,435	18.8%
\$75,000 - \$99,999	711	9.0%	813	10.6%
\$100,000 - \$149,999	584	7.4%	612	8.0%
\$150,000 - \$199,999	116	1.5%	118	1.5%
\$200,000+	132	1.7%	127	1.7%
Median Household Income	\$36,473		\$40,425	
Average Household Income	\$49,692		\$55,205	
Per Capita Income	\$19,551		\$21,617	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,355	6.2%	1,217	5.8%	1,104	5.5%
5 - 9	1,308	6.0%	1,240	5.9%	1,164	5.7%
10 - 14	1,339	6.1%	1,210	5.8%	1,228	6.1%
15 - 19	1,862	8.5%	1,443	6.9%	1,488	7.3%
20 - 24	1,445	6.6%	1,253	6.0%	1,073	5.3%
25 - 34	2,632	12.1%	2,901	13.9%	2,492	12.3%
35 - 44	3,048	14.0%	2,606	12.5%	2,633	13.0%
45 - 54	3,171	14.5%	2,889	13.8%	2,659	13.1%
55 - 64	2,621	12.0%	2,738	13.1%	2,667	13.2%
65 - 74	1,767	8.1%	2,058	9.8%	2,219	11.0%
75 - 84	950	4.4%	1,017	4.9%	1,167	5.8%
85+	298	1.4%	336	1.6%	356	1.8%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	14,549	66.8%	13,807	66.0%	13,211	65.2%
Black Alone	6,504	29.8%	6,243	29.9%	6,048	29.9%
American Indian Alone	55	0.3%	58	0.3%	59	0.3%
Asian Alone	101	0.5%	107	0.5%	117	0.6%
Pacific Islander Alone	14	0.1%	20	0.1%	24	0.1%
Some Other Race Alone	358	1.6%	377	1.8%	415	2.0%
Two or More Races	215	1.0%	296	1.4%	376	1.9%
Hispanic Origin (Any Race)	732	3.4%	753	3.6%	786	3.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

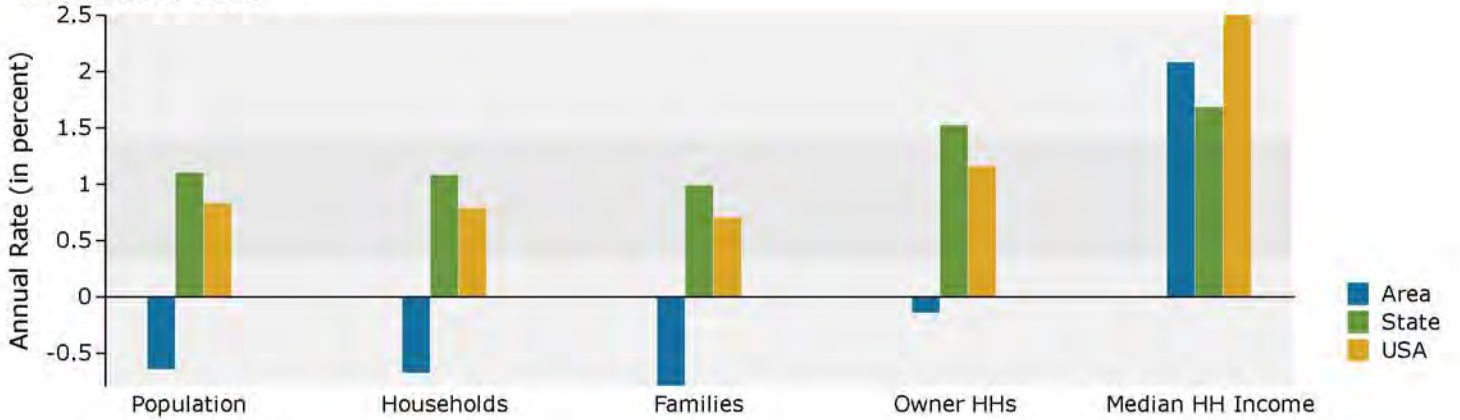


Demographic and Income Profile

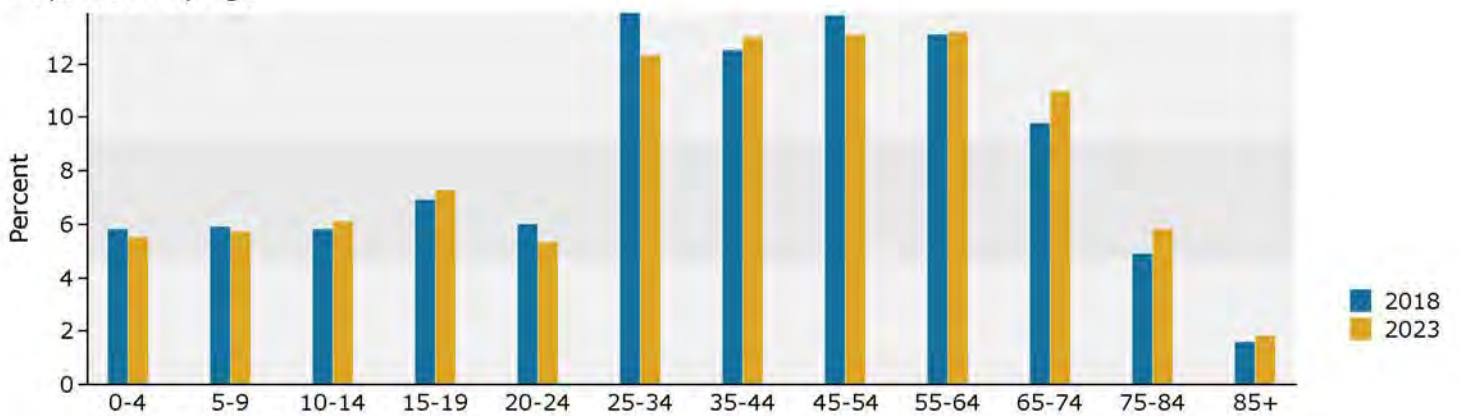
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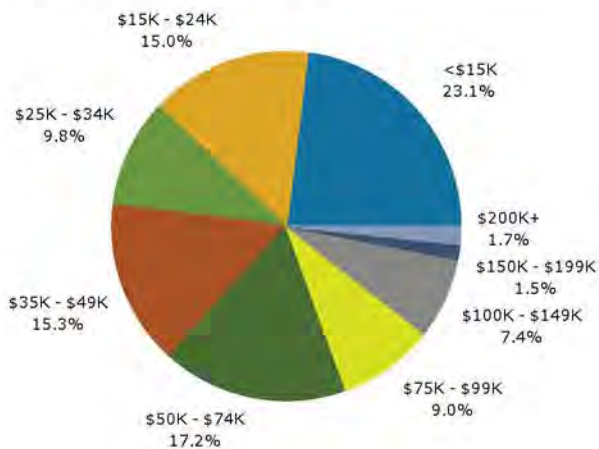
Trends 2018-2023



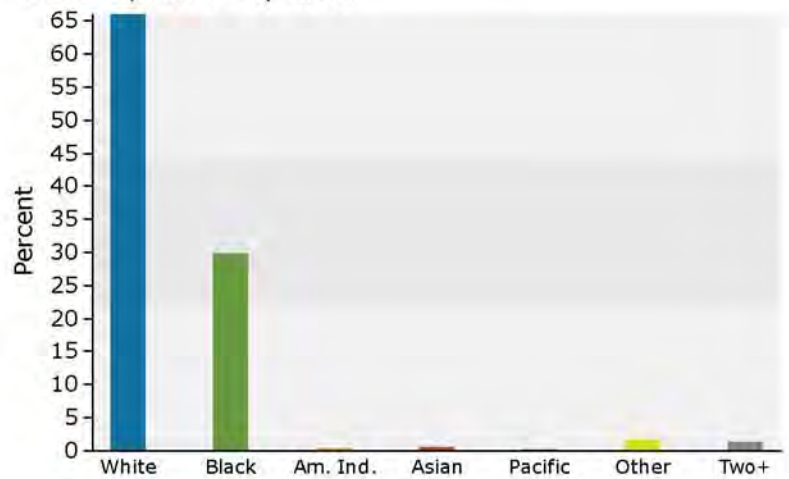
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 3.6%