

FOR SALE



EBERHARDT & BARRY

PROPERTY VIDEO: <https://vimeo.com/252330592/8aeb57a781>

**PRICE REDUCED**



## Data Center / Office Building

**12,695± SF - 3.32± Acres**

**732 Technology Parkway**

**Thomaston, Upson County, Georgia 30286**

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**REDUCED SALES PRICE: ~~\$675,000~~ \$600,000**

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**FOR MORE DETAILS CONTACT:**

Revised 5/7/18

**ARTHUR P BARRY III - EXCLUSIVE AGENT**  
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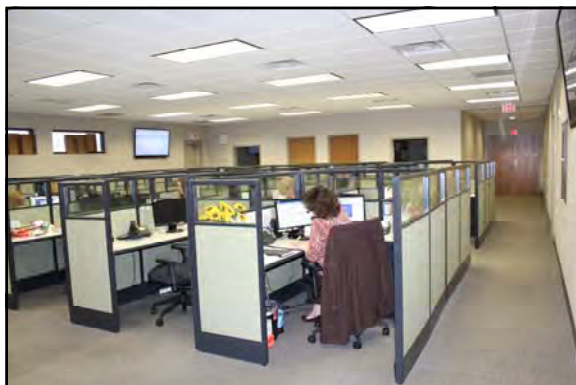
990 Riverside Drive  
Macon, GA 31201

<b>PROPERTY VIDEO:</b>	<a href="https://vimeo.com/252330592/8aeb57a781">https://vimeo.com/252330592/8aeb57a781</a>
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"> <li>12,695± SF Single Story Data Center / Office Building               <ul style="list-style-type: none"> <li>Large bullpen area, half of the building, has raised floor.</li> <li>43' X 25' storage warehouse with a lift and one roll-up door.</li> </ul> </li> </ul>
<b>ACREAGE:</b>	<ul style="list-style-type: none"> <li>3.32± Acres</li> <li>490' frontage on Technology Parkway</li> </ul>
<b>TOPOGRAPHY:</b>	Level, road grade
<b>YEAR BUILT:</b>	2008
<b>PARKING:</b>	47 Asphalt parking spaces
<b>FOUNDATION:</b>	Reinforced concrete footings, reinforced concrete slab floor on grade.
<b>STRUCTURAL:</b>	Structure is wood frame with flat membrane roof and wood support system.
<b>EXTERIOR:</b>	Masonry exterior
<b>INTERIOR:</b>	Typical features include painted sheetrock walls and ceilings, carpet and tile floor coverings, and solid core wood doors. There is a server room in the building with dedicated power and HVAC.
<b>PLUMBING:</b>	Copper or PVC supply lines, CPVC waste/vent lines.
<b>ELECTRICAL/HVAC:</b>	<ul style="list-style-type: none"> <li>Electrical service with adequate distribution panels to support electrical functions. Typical complement of electrical service outlets/switches.</li> <li>Pad-mounted central heating and air-conditioning units of adequate capacity serve the building. There is a server room in the building with dedicated power and HVAC.</li> </ul>
<b>UTILITIES:</b>	<ul style="list-style-type: none"> <li>Water: 12" water main</li> <li>Sewer: 8" main</li> <li>Gas: 6" line</li> </ul>
<b>EMERGENCY GENERATOR:</b>	Yes
<b>ZONED:</b>	C2, Commercial
<b>AD VALOREM TAX:</b>	\$27,645
<b>TRANSPORTATION</b>	60 miles from Atlanta Hartsfield-Jackson International Airport



732 Technology Parkway - Thomaston, GA 30286

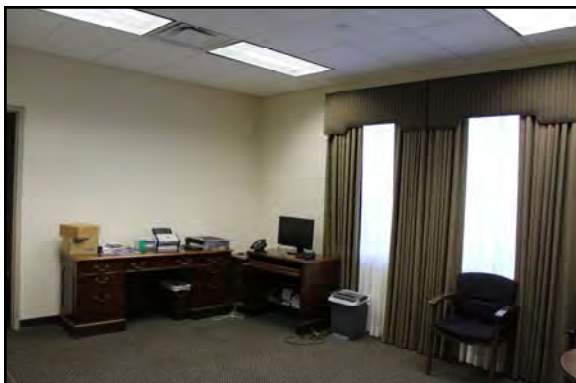
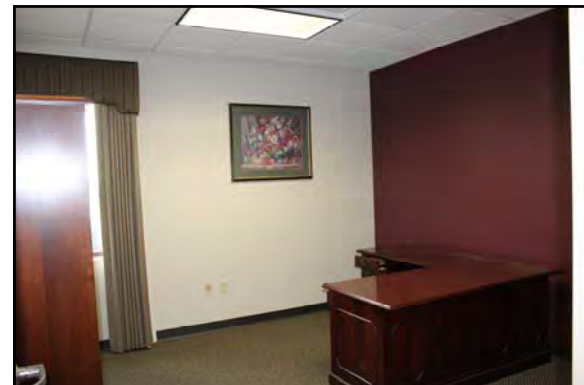
PHOTOS

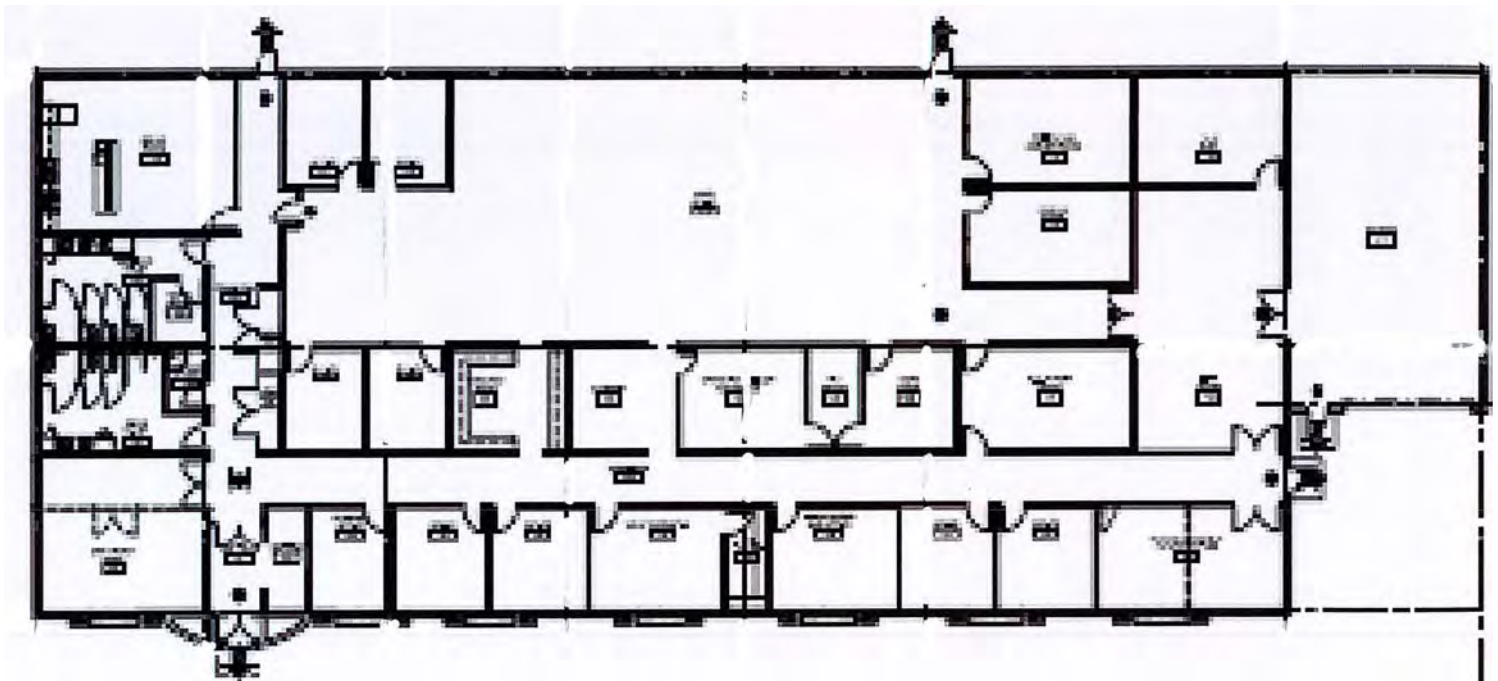




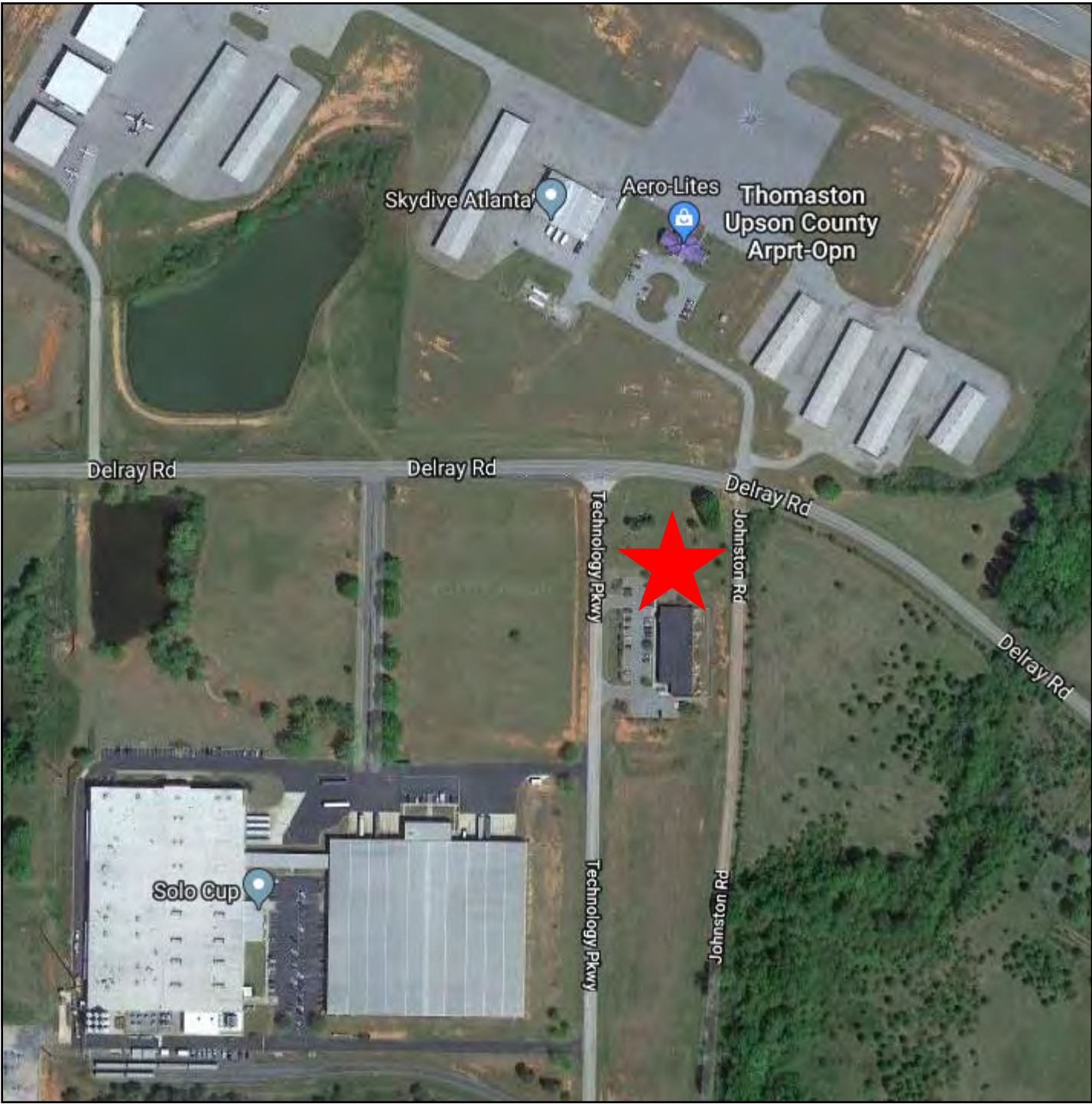
732 Technology Parkway - Thomaston, GA 30286

PHOTOS





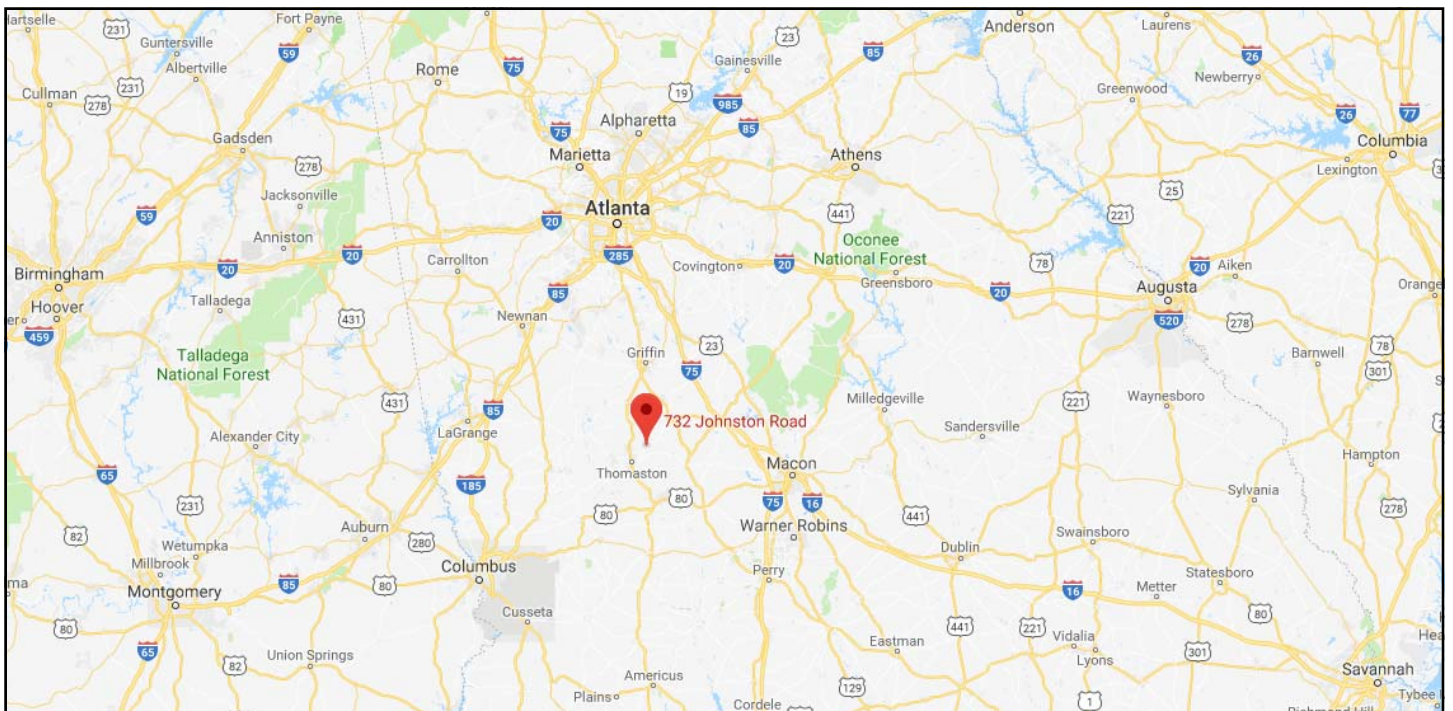




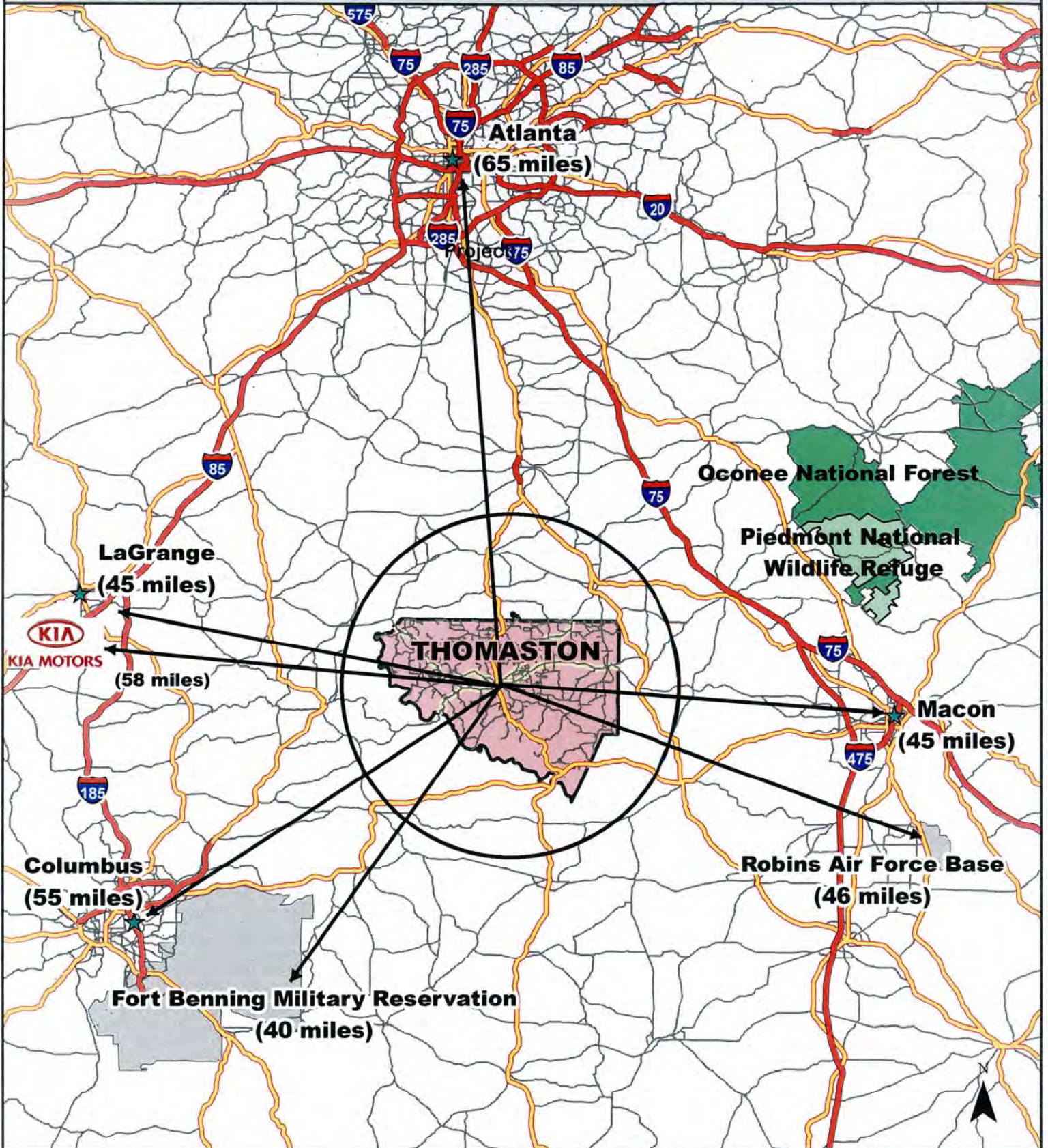


732 Technology Parkway - Thomaston, GA 30286

LOCATION MAPS



# Thomaston-Upson County Industrial Development -at the Crossroads of Progress-



## Legend

### Federal Land Boundaries

- Department Of Defense
- Forest Service
- Fish & Wildlife Service



Major Cities



Upson County Boundary



0 4 8 16  
Kilometers

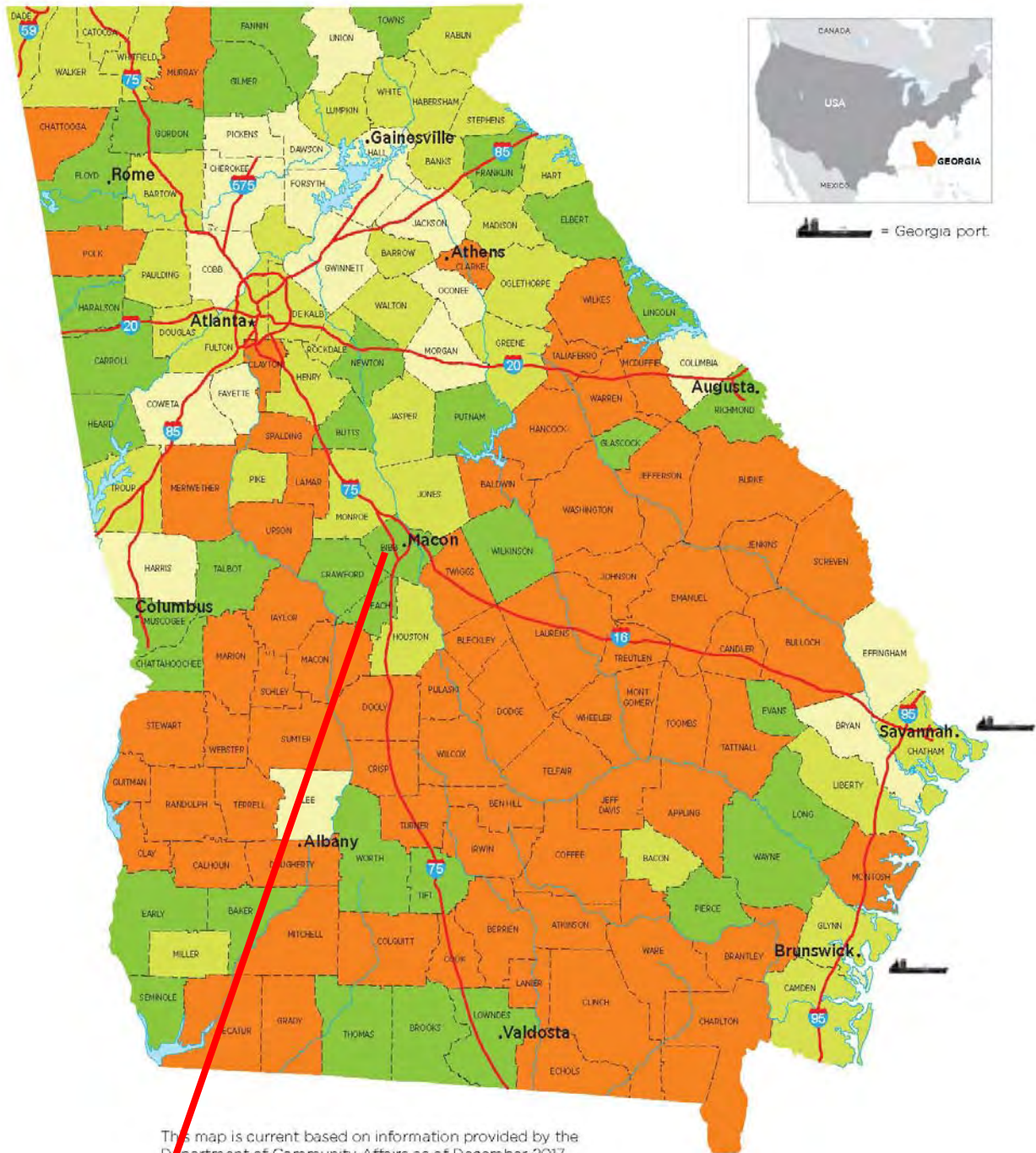
0 4 8 16  
Miles

Disclaimer: This map illustrates a General Overview of the development of property for discussion purposes only.

Created by

**Location  
GEORGIA**  
A Service of MEAG Power

# GEORGIA 2018 JOB TAX CREDIT TIERS



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

Upson County, GA  
Upson County, GA (13293)  
Geography: County

Prepared by Esri

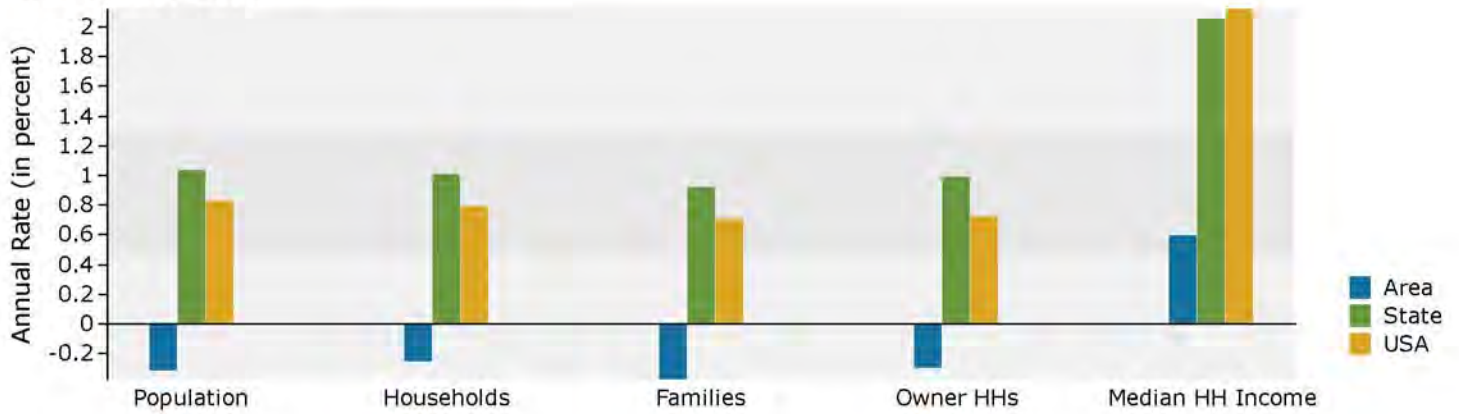
Summary	Census 2010	2017	2022			
Population	27,153	26,740	26,309			
Households	10,716	10,626	10,487			
Families	7,382	7,241	7,106			
Average Household Size	2.49	2.47	2.46			
Owner Occupied Housing Units	7,156	6,658	6,558			
Renter Occupied Housing Units	3,560	3,968	3,929			
Median Age	40.3	41.8	43.4			
Trends: 2017 - 2022 Annual Rate	Area	State	National			
Population	-0.32%	1.03%	0.83%			
Households	-0.26%	1.01%	0.79%			
Families	-0.38%	0.92%	0.71%			
Owner HHs	-0.30%	0.99%	0.72%			
Median Household Income	0.59%	2.05%	2.12%			
		2017	2022			
Households by Income		Number	Percent	Number	Percent	
<\$15,000		2,083	19.6%	2,077	19.8%	
\$15,000 - \$24,999		1,621	15.3%	1,522	14.5%	
\$25,000 - \$34,999		1,405	13.2%	1,294	12.3%	
\$35,000 - \$49,999		1,859	17.5%	1,733	16.5%	
\$50,000 - \$74,999		1,610	15.2%	1,544	14.7%	
\$75,000 - \$99,999		1,082	10.2%	1,159	11.1%	
\$100,000 - \$149,999		667	6.3%	736	7.0%	
\$150,000 - \$199,999		212	2.0%	308	2.9%	
\$200,000+		87	0.8%	114	1.1%	
Median Household Income		\$36,164		\$37,248		
Average Household Income		\$48,229		\$53,821		
Per Capita Income		\$19,430		\$21,722		
	Census 2010	2017	2022			
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,691	6.2%	1,567	5.9%	1,474	5.6%
5 - 9	1,685	6.2%	1,614	6.0%	1,532	5.8%
10 - 14	1,812	6.7%	1,599	6.0%	1,621	6.2%
15 - 19	2,001	7.4%	1,516	5.7%	1,537	5.8%
20 - 24	1,579	5.8%	1,642	6.1%	1,340	5.1%
25 - 34	3,017	11.1%	3,321	12.4%	3,134	11.9%
35 - 44	3,489	12.8%	3,131	11.7%	3,015	11.5%
45 - 54	4,057	14.9%	3,666	13.7%	3,353	12.7%
55 - 64	3,570	13.1%	3,725	13.9%	3,804	14.5%
65 - 74	2,434	9.0%	2,955	11.1%	3,174	12.1%
75 - 84	1,304	4.8%	1,441	5.4%	1,736	6.6%
85+	514	1.9%	563	2.1%	589	2.2%
	Census 2010	2017	2022			
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	18,693	68.8%	18,140	67.8%	17,636	67.0%
Black Alone	7,590	28.0%	7,527	28.1%	7,425	28.2%
American Indian Alone	76	0.3%	96	0.4%	108	0.4%
Asian Alone	127	0.5%	213	0.8%	285	1.1%
Pacific Islander Alone	9	0.0%	9	0.0%	9	0.0%
Some Other Race Alone	323	1.2%	346	1.3%	361	1.4%
Two or More Races	335	1.2%	409	1.5%	485	1.8%
Hispanic Origin (Any Race)	588	2.2%	633	2.4%	663	2.5%

**Data Note:** Income is expressed in current dollars.

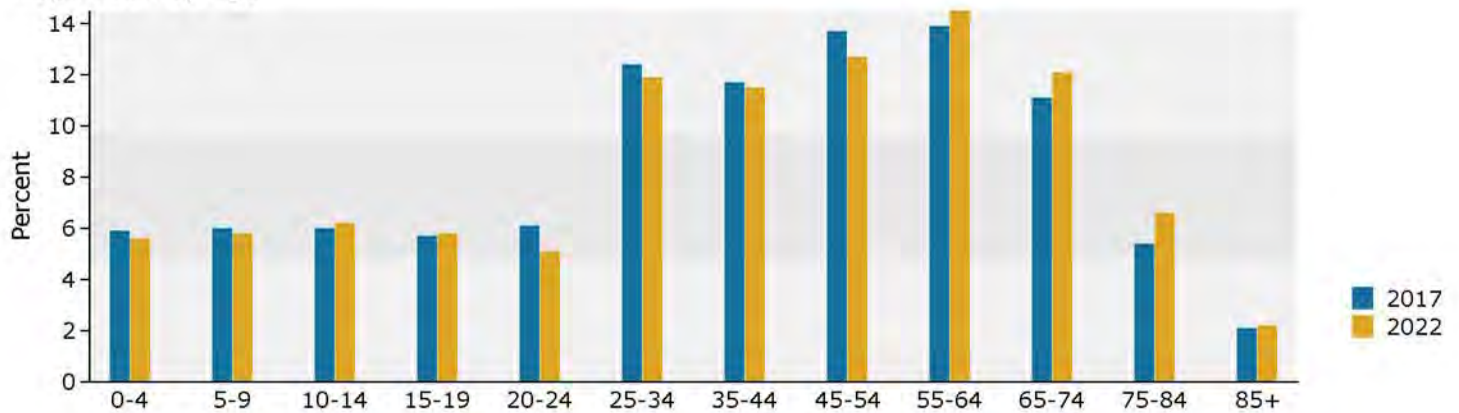
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

January 11, 2018

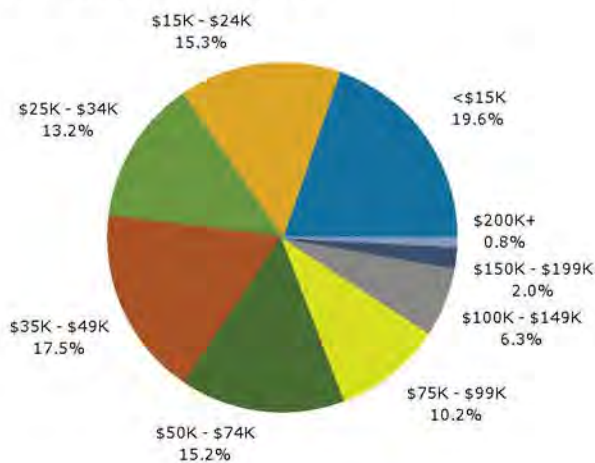
## Trends 2017-2022



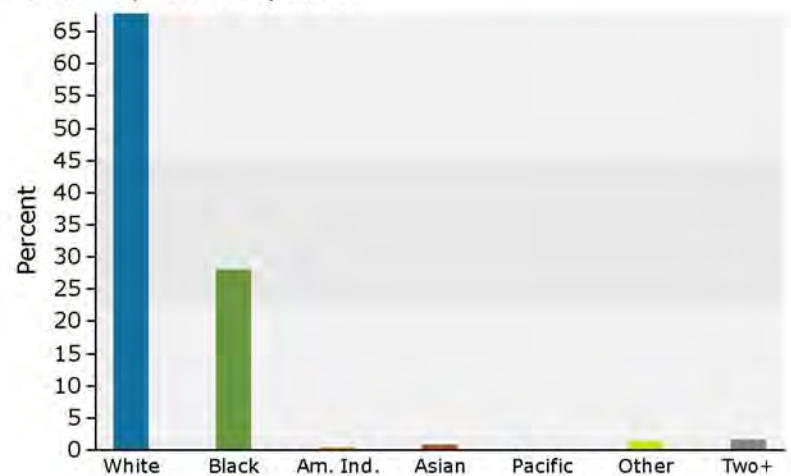
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 2.4%