

# For Sale

## Manufacturing / Distribution Facility

**MASSIVE PRICE REDUCTION!!**



**433,000± SF Manufacturing/Distribution  
80± Acres**

**1201 Barnesville Highway  
Thomaston, Upson County, Georgia 30286**

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**SALES PRICE: \$1,550,000**

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**ART BARRY III, SIOR**

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# PROPERTY OVERVIEW

1201 Barnesville Highway  
Thomaston, Upson County, GA

<b>PROPERTY VIDEOS:</b>	<ul style="list-style-type: none"> <li>• Exterior: <a href="http://youtu.be/oTFv3xtjmwE">http://youtu.be/oTFv3xtjmwE</a></li> <li>• Interior: <a href="http://youtu.be/aL_LXIIYuio">http://youtu.be/aL_LXIIYuio</a></li> <li>• Interior: <a href="http://youtu.be/2qNzRvMtGqs">http://youtu.be/2qNzRvMtGqs</a></li> </ul>
<b>BUILDING SIZE:</b>	<p>433,000± SF Industrial Facility (663' X 451')</p> <ul style="list-style-type: none"> <li>- Expandable to 536,237± SF</li> <li>- 10,214± SF of office area that includes a lobby with reception area, eight private offices, conference room, large open areas, and restrooms. Finishes include carpeted flooring, 2' X 4' acoustical tile ceiling, painted sheetrock walls, fluorescent lighting, and sprinkler system.</li> <li>- 33,456± SF second floor available for heavy storage or manufacturing with 30' ceilings</li> <li>- 3,000± SF employee canteen</li> <li>- Partially air conditioned (details on HV/AC)</li> <li>- 12,150± SF free standing metal insulated storage building containing one roll-up door; built in 2002.</li> </ul>
<b>ACREAGE:</b>	80± Acres
<b>TOPOGRAPHY:</b>	Gently rolling with drainage toward the lake.
<b>ZONING:</b>	M-1, Industrial
<b>DATE OF CONSTRUCTION:</b>	Built in 1994 with expansion in 1995 & 1997
<b>CONDITION OF PROPERTY:</b>	Average (See notes on storm damage)
<b>ROOF:</b>	Insulated, built-up tar and gravel
<b>CEILING HEIGHTS:</b>	<ul style="list-style-type: none"> <li>• 55' in the high bay storage area (90,000 SF)</li> <li>• 31' on the second floor of two-story expansion (33,456 SF)</li> <li>• 21' in receiving area (33,000 SF) and 1st floor of two-story expansion (33,456 SF)</li> <li>• 18' in manufacturing (113,000 SF) and warehouse expansion (6,250 SF)</li> </ul>
<b>COLUMN SPACING:</b>	52' 6" X 45'
<b>PARKING:</b>	Approximately 232 asphalt paved and lined parking spaces
<b>TRUCK LOADING:</b>	<ul style="list-style-type: none"> <li>• 28 (8' X 10') tailgate high truck doors with automatic levelers, weather seals, and trailer lights</li> <li>• 2 (10' X 15') drive-in doors</li> <li>• Graveled trailer storage area for approx. 100 trailers</li> </ul>
<b>RAIL:</b>	Norfolk Southern borders the property - spur not installed
<b>FENCING:</b>	8' chain link fence surrounds three sides of facility with the City Reservoir bordering the fourth side.

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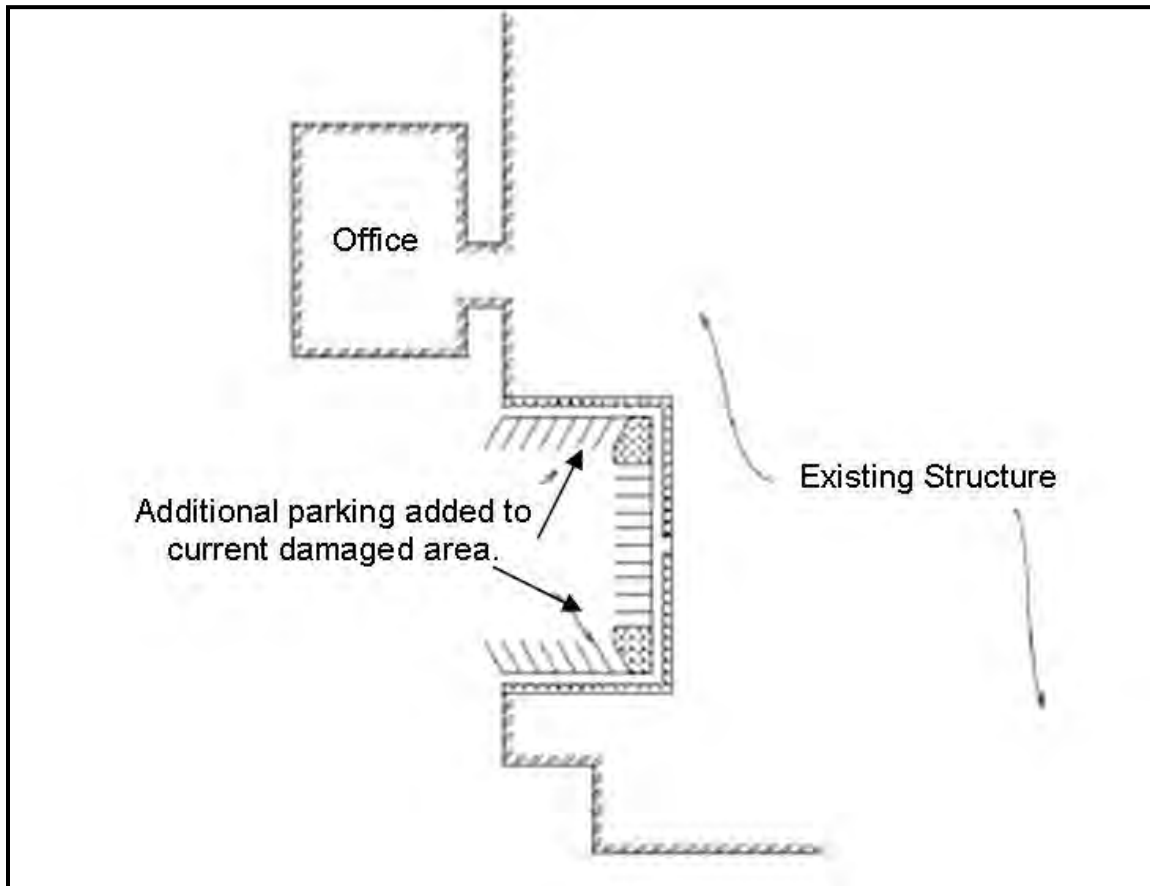


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<b>HEAT:</b>	Natural gas; no heating elements in warehouse/distribution areas.
<b>AIR CONDITIONING:</b>	<ul style="list-style-type: none"><li>8 floor mounted air-handling units with an Evapco chiller for Production area (113,000 SF)</li><li>Office and canteen are cooled by HVAC system (20± Tons)</li></ul>
<b>VENTILATION:</b>	Wall mounted fans and louvers
<b>PLUMBING:</b>	Twelve restrooms
<b>LIGHTING:</b>	<ul style="list-style-type: none"><li>Recessed fluorescent in the office areas.</li><li>High pressure metal halide throughout production and warehouse.</li></ul>
<b>ELECTRIC POWER:</b>	Georgia Power Company; 3 phase, 4,000 amps
<b>NATURAL GAS:</b>	Supplied by Atlanta Gas Light; 4" main
<b>WATER:</b>	<ul style="list-style-type: none"><li>Supplied by City of Thomaston; 16" main</li><li>Fresh potable water availability is 2,000,000 gallons per day.</li></ul>
<b>SEWER:</b>	<ul style="list-style-type: none"><li>Supplied by City of Thomaston; 8" main</li><li>2,000,000 gallon per day sanitary sewer capacity available in the local treatment facility for this building.</li></ul>
<b>WASTE WATER:</b>	Property's waste water and sewerage are processed at a sewerage treatment plant owned and operated by Thomaston Mills (on a separate site) located at Barnesville Street in Thomaston.
<b>FLOOR THICKNESS:</b>	6"
<b>FOUNDATION:</b>	Poured concrete reinforced with wire mesh and rebar.
<b>FLOOR:</b>	Concrete slab with wire mesh
<b>STRUCTURAL SYSTEM:</b>	Pre-engineered steel and concrete
<b>EXTERIOR WALLS:</b>	Tilt-up concrete panels
<b>SPRINKLER SYSTEM:</b>	100% wet system (subject to storm repair)
<b>MISCELLANEOUS:</b>	<ul style="list-style-type: none"><li>75' X 125' freestanding metal storage building</li><li>Freight elevator serving mezzanine levels</li></ul>

In late 2015, following a freak rainstorm, approximately 14,000 square feet of roofing collapsed. A local commercial construction company, SHJ, observed the structural damage to include structural steel columns, girders, and bar joists on the ground and subsequent roof structure. At the point the roof collapsed, the tilt up panels fastened to the roof structure collapsed as well. There is approximately 14,000 SF of roof on the slab below as well and possible additional compromised structure still suspended above. Herein are some photos of the assessed damage.



As additional vehicle parking is needed at the office area, a proposed alternative to replacing the damaged roof is to remove all damaged roof/superstructure and convert existing concrete slab into 23 parking spaces.

This alternative would entail the demolition and removal of damaged structure from premises and determine adequate existing structural members and how they can be salvaged, engineer/design structure to use the approximately 14,000 SF of damaged area and add in 20+ parking spots, rerouting and reinstalling mechanical, electrical, and plumbing elements, reroute two sprinkler mains, install new roofing where applicable, install new metal wall panels with insulation for exterior walls around new parking area/courtyard. Grade and install approximately 20,000 SF of parking lot to tie into existing lot, install landscaping, sidewalks and striping.



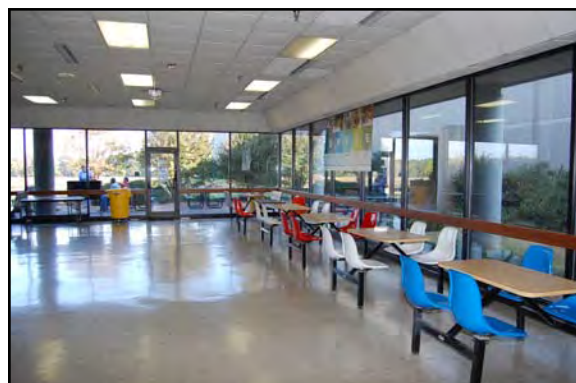
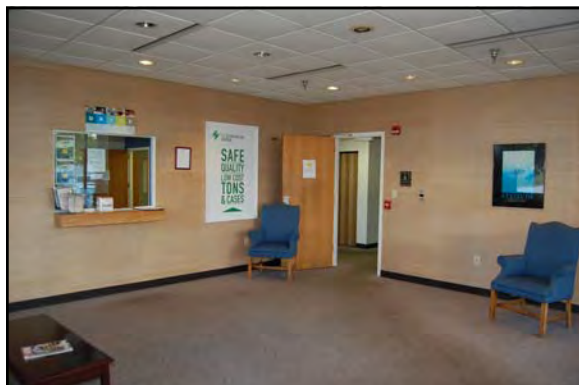
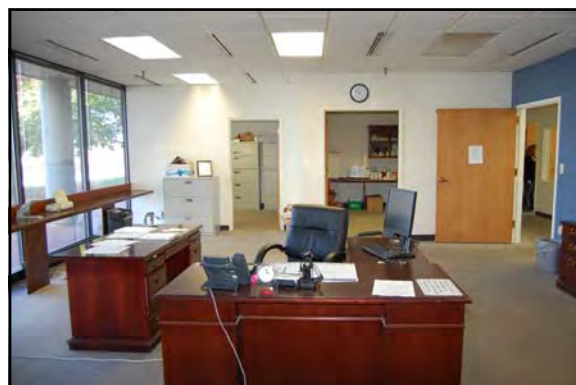
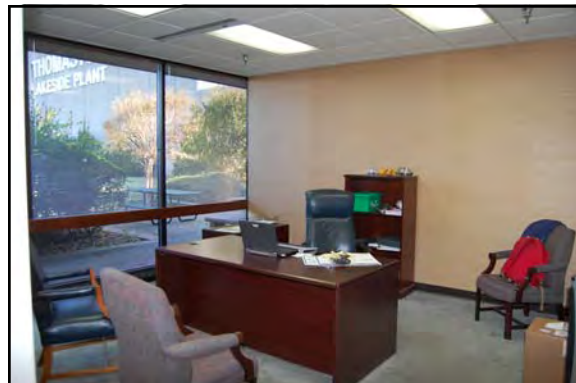
## STORM DAMAGE

1201 Barnesville Highway  
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## PROPERTY PHOTOS

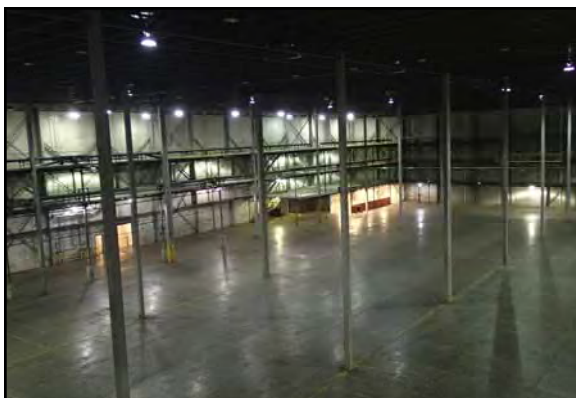
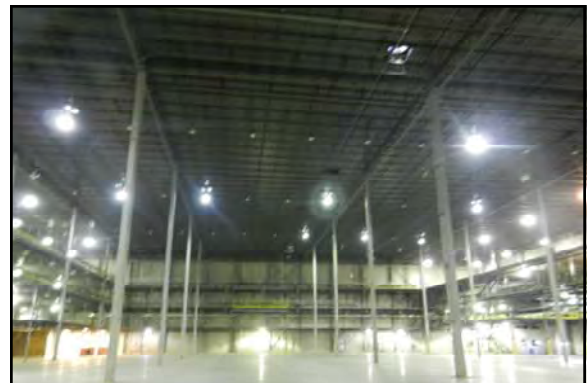
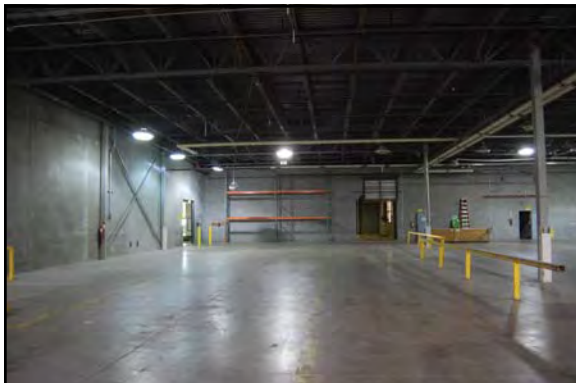
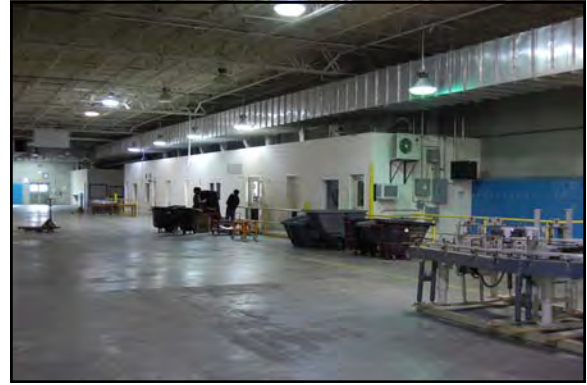
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## PROPERTY PHOTOS

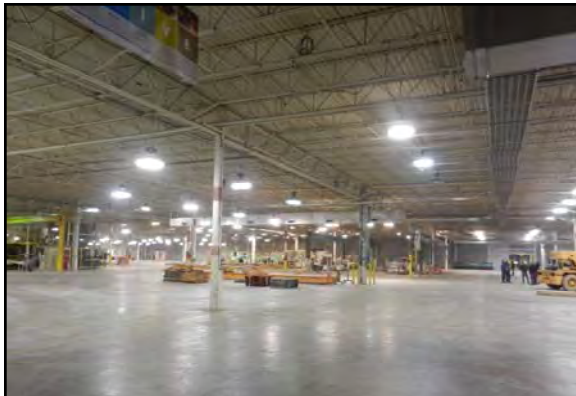
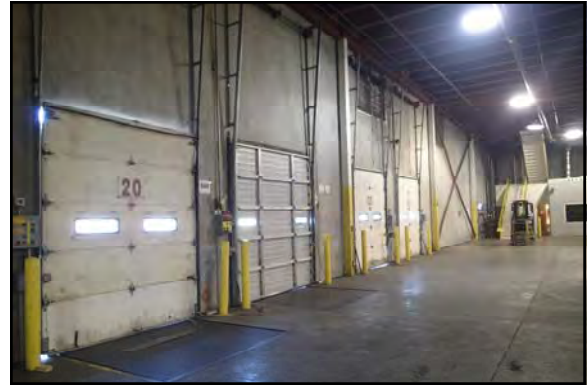
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2nd Floor Manufacturing/Heavy Storage



2nd Floor Manufacturing/Heavy Storage



Freestanding Metal Building



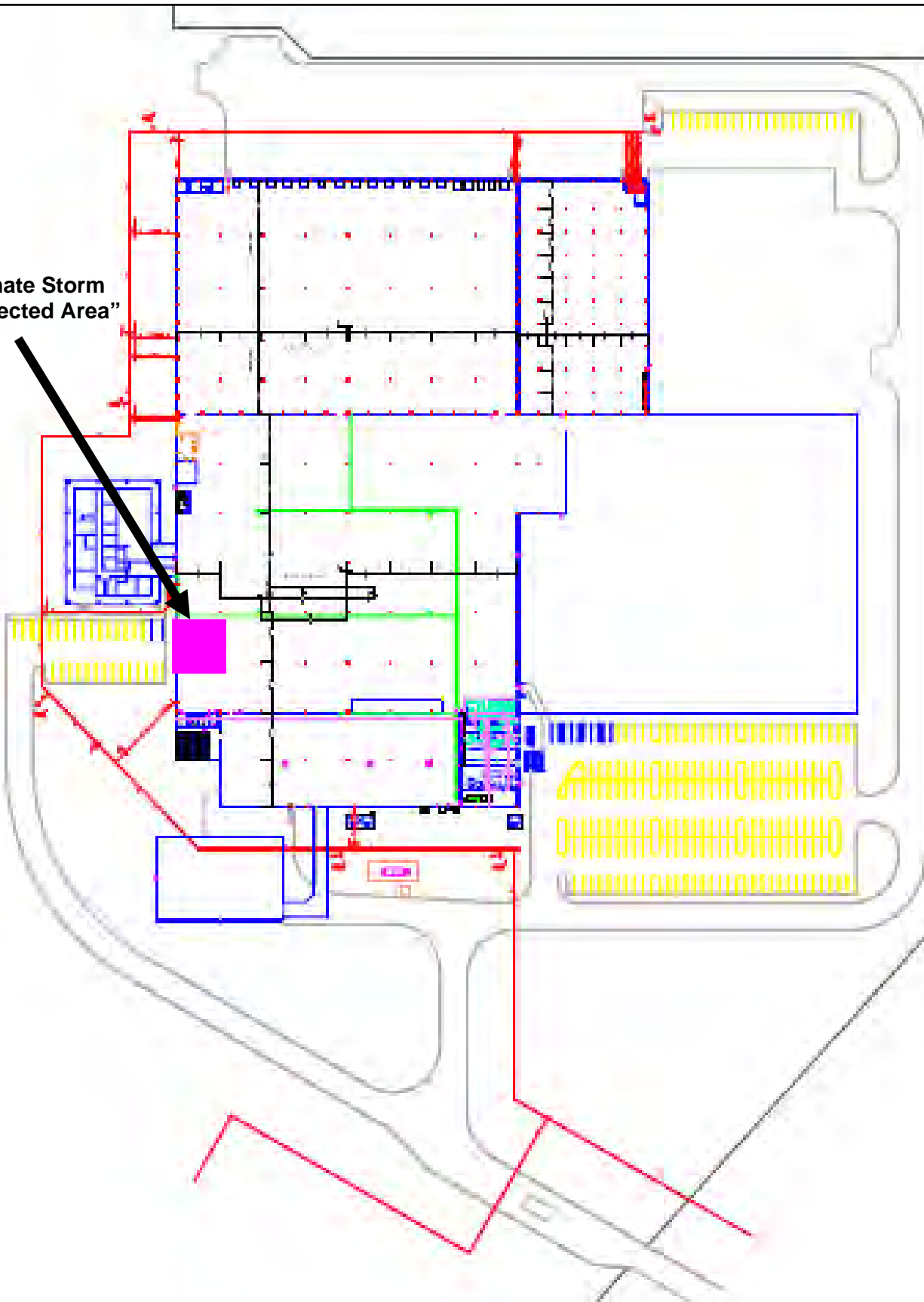
Freestanding Metal Building



## BUILDING SKETCH

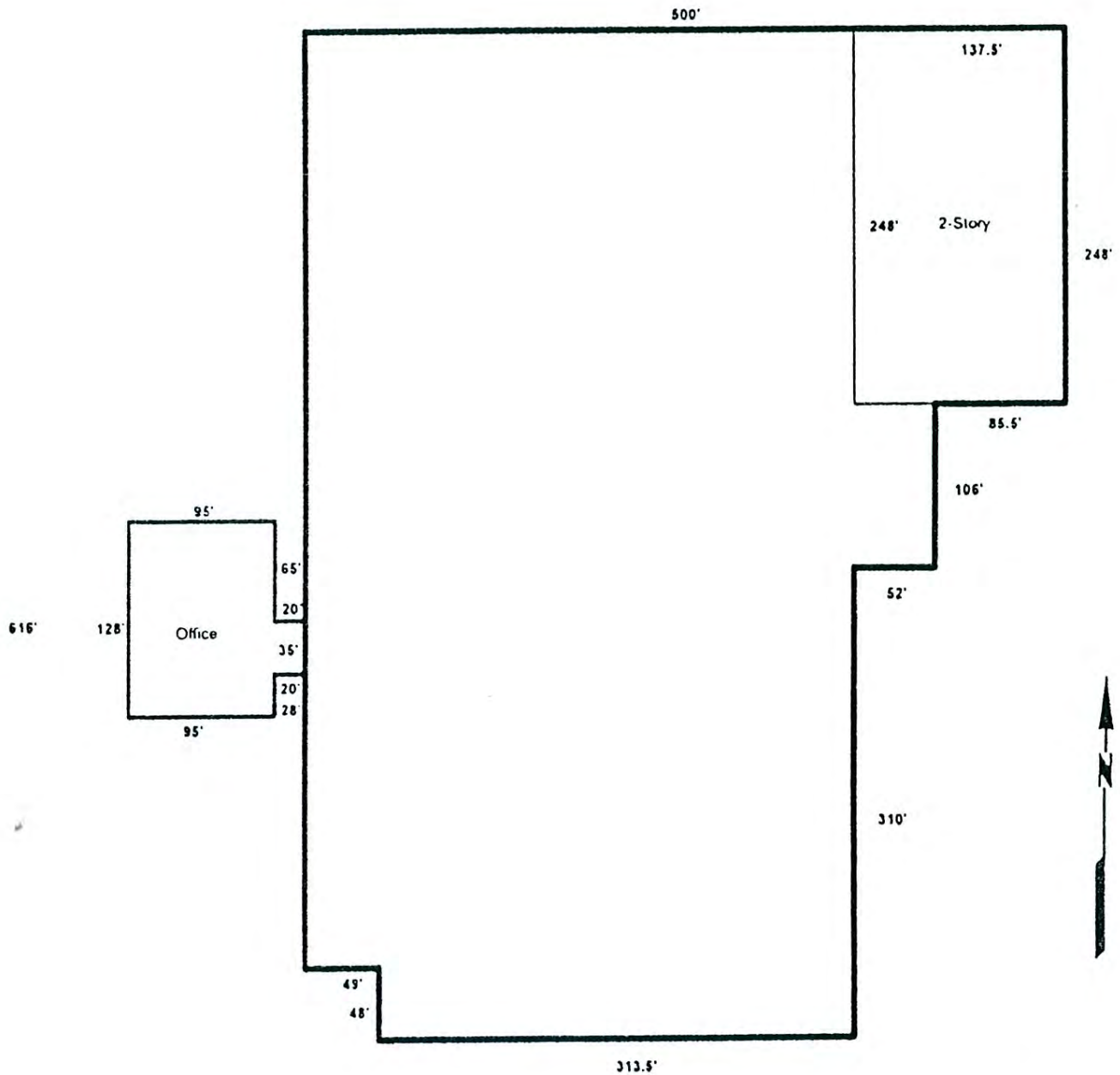
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"Approximate Storm  
Damage Affected Area"



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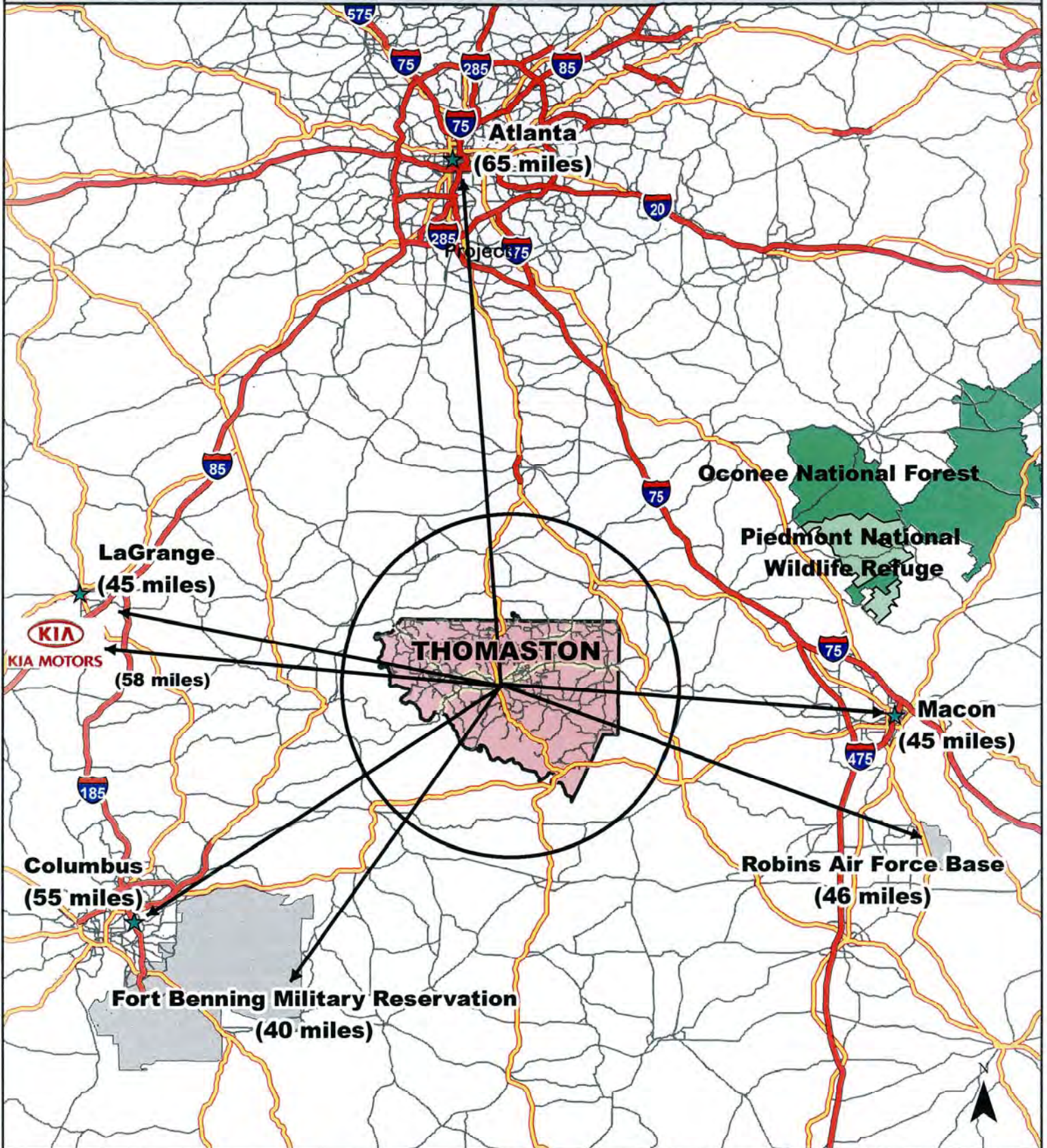








# Thomaston-Upson County Industrial Development -at the Crossroads of Progress-



Legend	
Federal Land Boundaries	Major Cities
Department Of Defense	Upson County Boundary
Forest Service	
Fish & Wildlife Service	



0 4 8 16  
Kilometers

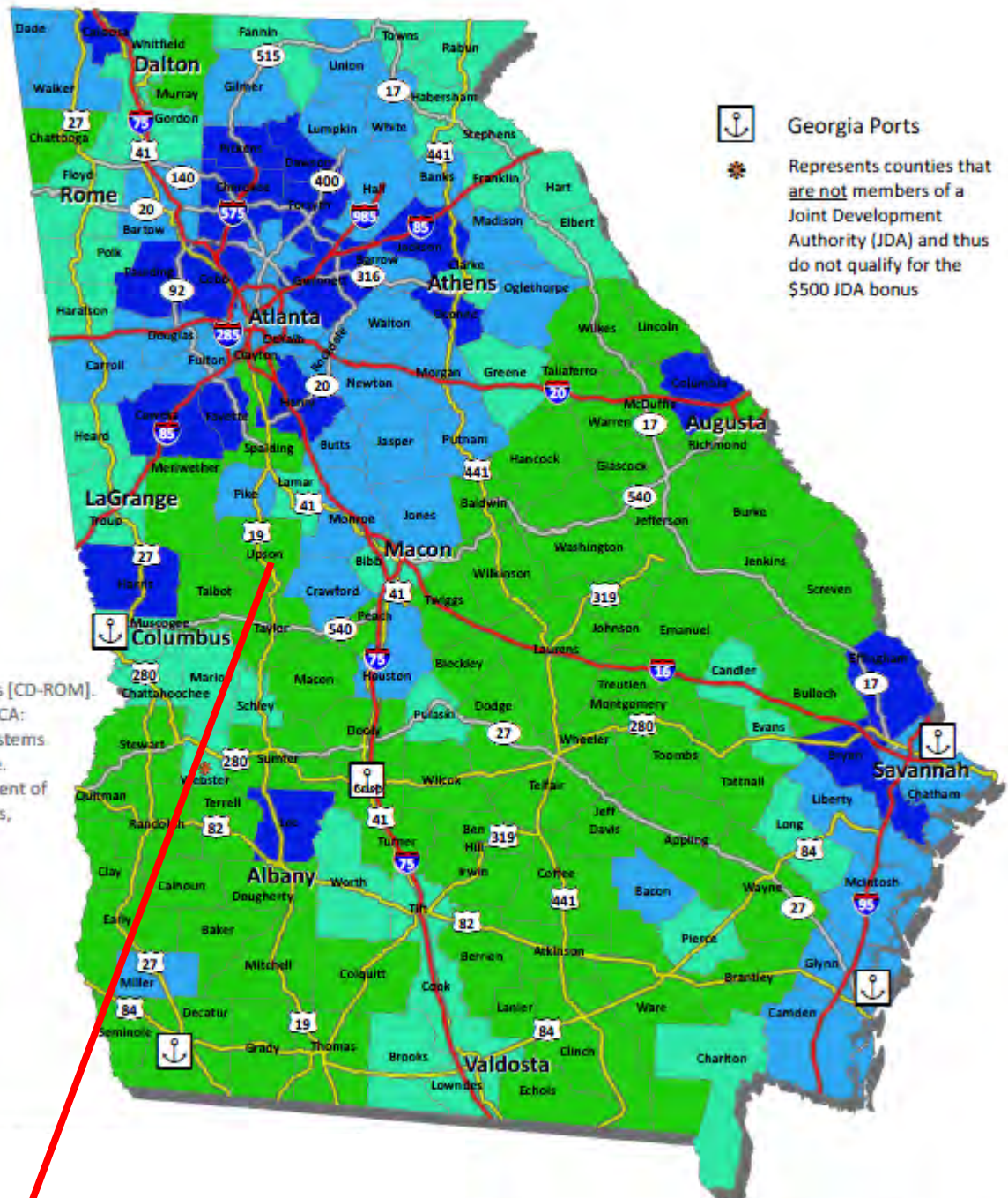
0 4 8 16  
Miles

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*



# 2016 Job Tax Credit Tier Map



## Sources:

- 1) ESRI Data & Maps [CD-ROM]. (2010). Redlands, CA: Environmental Systems Research Institute.
- 2) Georgia Department of Community Affairs, [dca.ga.gov](http://dca.ga.gov), 2016

Tier	Job Tax Credit \$	Jobs	Use of Credits	Carry Forward
1	\$3,500 - \$4,000*	2	100% of Tax Liability Excess to Withholding Tax up to \$3,500	10 Years
2	\$2,500 - \$3,000*	10	100% of Tax Liability	10 Years
3	\$1,250 - \$1,750*	15	50% of Tax Liability	10 Years
4	\$750 - \$1,250*	25	50% of Tax Liability	10 Years

*In the table immediately above, the (\*) denotes the inclusion of the \$500 bonus for counties that are members of a Joint Development Authority (JDA). This addition of the \$500 bonus creates the maximum Job Tax Credit amount which can be awarded to a business.*





## Demographic and Income Profile

Upson County, GA 2  
Upson County, GA (13293)  
Geography: County

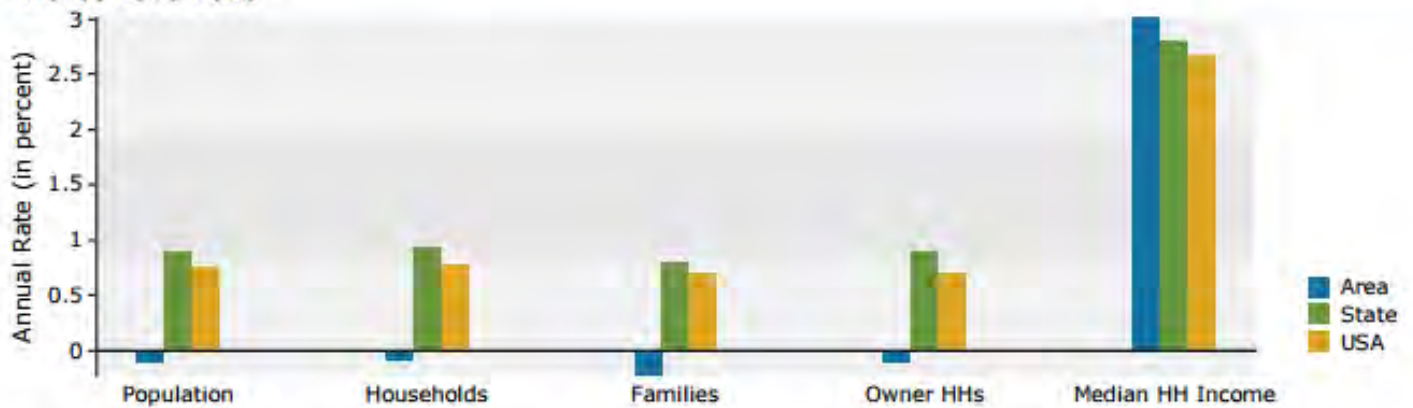
Prepared by Esri

Summary	Census 2010		2015		2020	
Population	27,153		27,025		26,846	
Households	10,716		10,750		10,698	
Families	7,382		7,322		7,235	
Average Household Size	2.49		2.48		2.47	
Owner Occupied Housing Units	7,156		6,798		6,754	
Renter Occupied Housing Units	3,560		3,952		3,944	
Median Age	40.3		41.4		42.8	
Trends: 2015 - 2020 Annual Rate	Area		State		National	
Population	-0.13%		0.90%		0.75%	
Households	-0.10%		0.93%		0.77%	
Families	-0.24%		0.80%		0.69%	
Owner HHs	-0.13%		0.90%		0.70%	
Median Household Income	3.02%		2.80%		2.66%	
			2015		2020	
Households by Income			Number	Percent	Number	Percent
<\$15,000			2,265	21.1%	2,142	20.0%
\$15,000 - \$24,999			1,676	15.6%	1,347	12.6%
\$25,000 - \$34,999			1,726	16.1%	1,463	13.7%
\$35,000 - \$49,999			1,502	14.0%	1,500	14.0%
\$50,000 - \$74,999			1,640	15.3%	1,864	17.4%
\$75,000 - \$99,999			1,118	10.4%	1,389	13.0%
\$100,000 - \$149,999			618	5.7%	756	7.1%
\$150,000 - \$199,999			132	1.2%	154	1.4%
\$200,000+			73	0.7%	83	0.8%
Median Household Income			\$32,821		\$38,083	
Average Household Income			\$45,104		\$51,177	
Per Capita Income			\$17,995		\$20,449	
			2015		2020	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,691	6.2%	1,627	6.0%	1,547	5.8%
5 - 9	1,685	6.2%	1,671	6.2%	1,601	6.0%
10 - 14	1,812	6.7%	1,642	6.1%	1,700	6.3%
15 - 19	2,001	7.4%	1,614	6.0%	1,585	5.9%
20 - 24	1,579	5.8%	1,795	6.6%	1,414	5.3%
25 - 34	3,017	11.1%	3,138	11.6%	3,263	12.2%
35 - 44	3,489	12.8%	3,265	12.1%	3,006	11.2%
45 - 54	4,057	14.9%	3,833	14.2%	3,521	13.1%
55 - 64	3,570	13.1%	3,688	13.6%	3,931	14.6%
65 - 74	2,434	9.0%	2,846	10.5%	3,123	11.6%
75 - 84	1,304	4.8%	1,391	5.1%	1,609	6.0%
85+	514	1.9%	515	1.9%	546	2.0%
			2015		2020	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	18,693	68.8%	18,441	68.2%	18,101	67.4%
Black Alone	7,590	28.0%	7,462	27.6%	7,324	27.3%
American Indian Alone	76	0.3%	96	0.4%	116	0.4%
Asian Alone	127	0.5%	211	0.8%	311	1.2%
Pacific Islander Alone	9	0.0%	9	0.0%	9	0.0%
Some Other Race Alone	323	1.2%	394	1.5%	472	1.8%
Two or More Races	335	1.2%	412	1.5%	513	1.9%
Hispanic Origin (Any Race)	588	2.2%	719	2.7%	852	3.2%

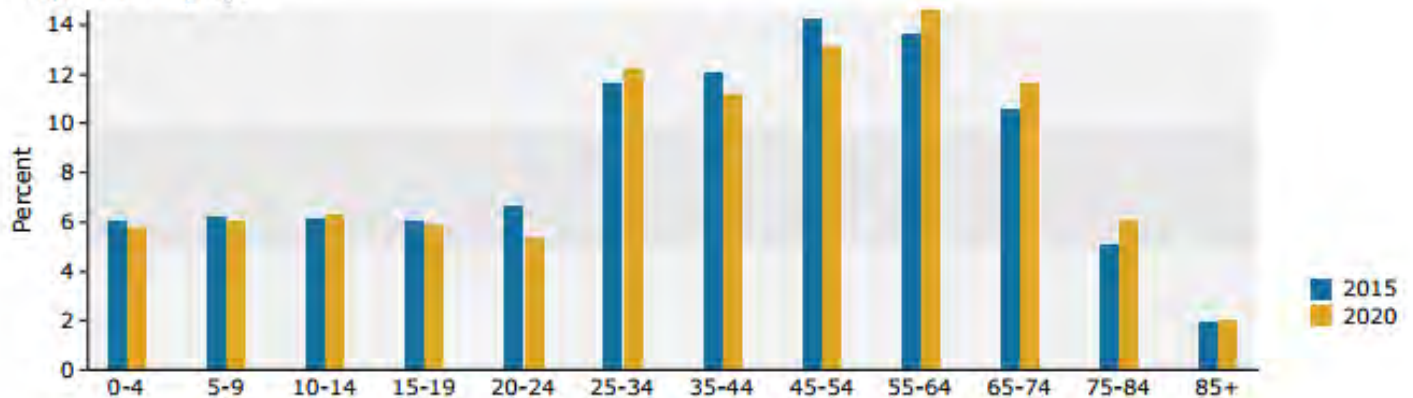
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

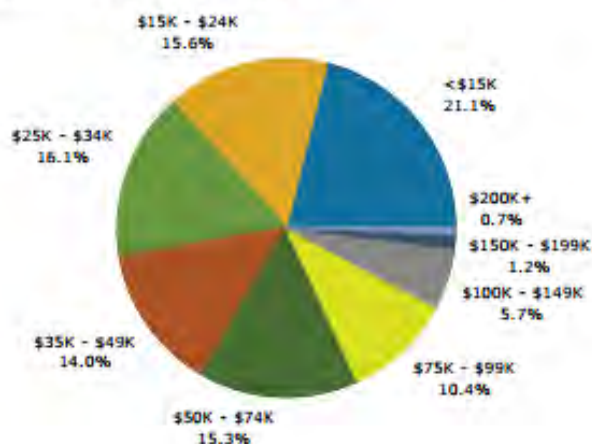
## Trends 2015-2020



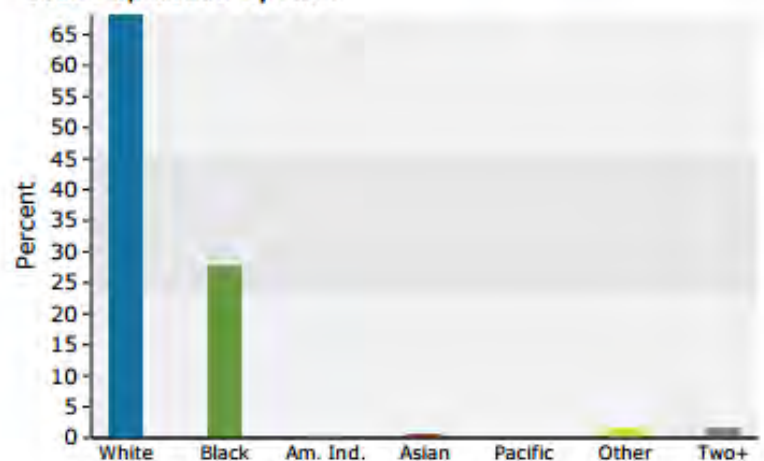
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 2.7%