

FOR SALE

Cold Storage Facility



75,360± SF Cold Storage / Distribution Facility
6.43± Acres

1333 Cusseta Road
Columbus, Muscogee County, Georgia 31901

SALES PRICE: \$1,185,000

ART BARRY III, SIOR – EXCLUSIVE AGENT

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



Created 7/14/14

www.coldwellbankercommercialeb.com

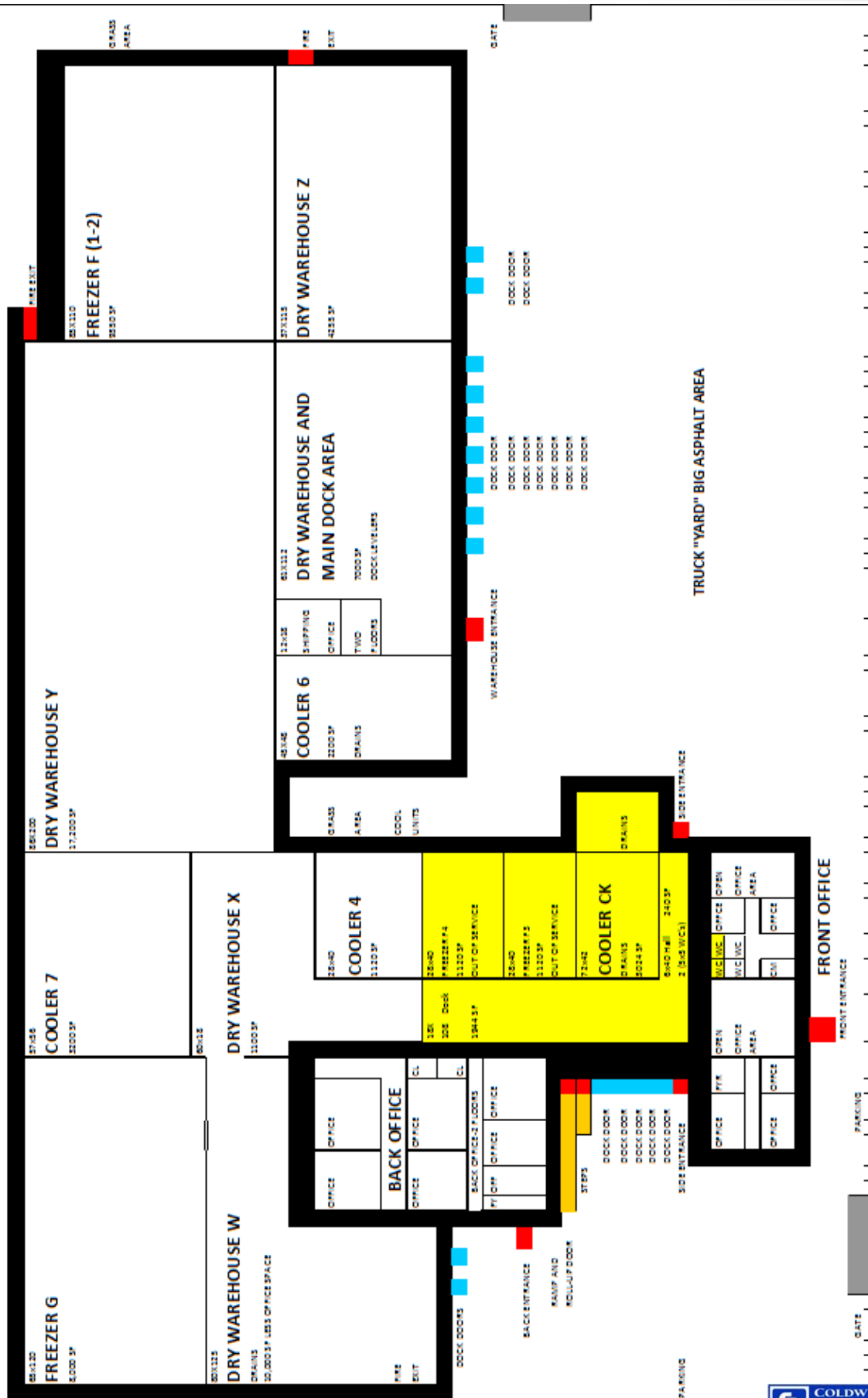
990 Riverside Drive - Macon, Georgia 31201
(800) 926-0990

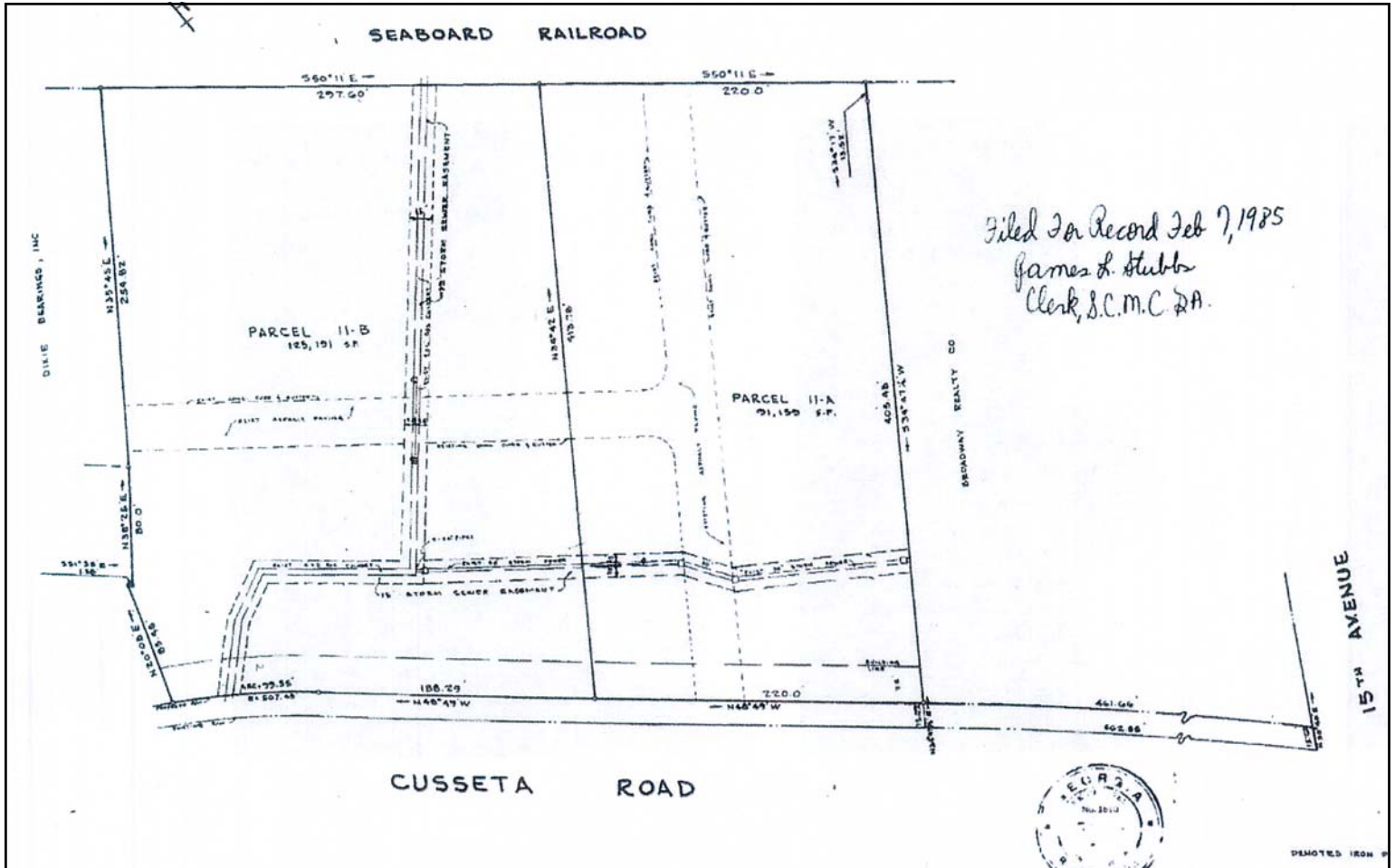
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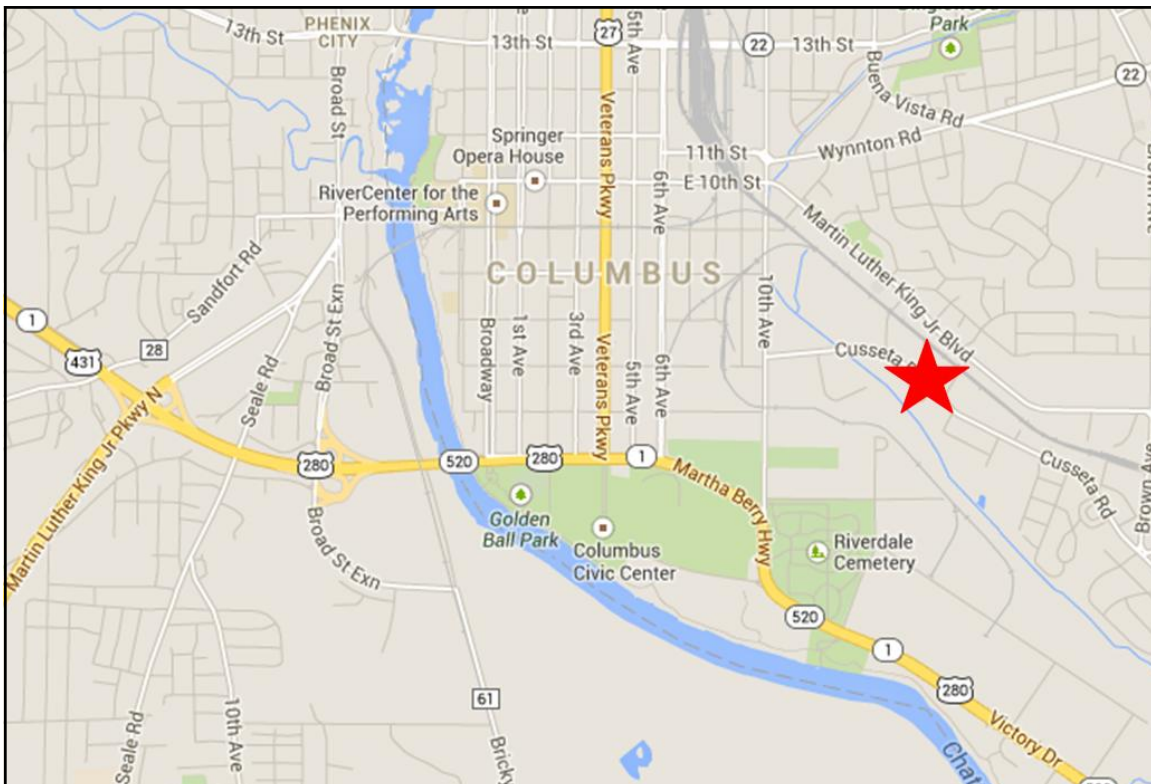
PROPERTY VIDEO:	www.youtube.com/watch?v=tced0lditlQ
BUILDING INFORMATION:	<ul style="list-style-type: none">75,360± SF Cold Storage / Distribution Building<ul style="list-style-type: none">2,000± SF Office (Front)200± SF Climate Controlled Computer Room7,400± SF (2,240 SF Freezer; 3,024 SF Cooler)5,420± SF Warehouse X (4,320 SF Cooler)18,000± SF Warehouse W (8,000 SF freezer)26,400± SF Warehouse Y (2,200 SF Cooler)2,200± SF Office (Back)13,565± SF Warehouse Z (9,350 SF Freezer)Buildings maintain GA Dept of Agriculture and USDA certifications
ACREAGE:	6.43± Acres; fully fenced/gated
YEAR BUILT:	Built in 1985; additions in 1990, 1995, 1998 and 2001
CEILING HEIGHT:	20' clear free span
TRUCK LOADING:	<ul style="list-style-type: none">Sixteen 8'X10' docks; loading docks positioned around two large shipping areasOne drive-in
FLOORING:	<ul style="list-style-type: none">Warehouse: 6" reinforced concreteOffice: Carpet/Tile
WALLS:	<ul style="list-style-type: none">Office: Brick veneer buildingDry Warehouse: Structural steel building with insulated metal walls
LIGHTING:	Flourescent strip lighting in office area and sodium halide in warehouse.
ROOF:	Metal
HVAC:	<ul style="list-style-type: none">Office: Central HVAC (5 units - approx. 18 ton total)Warehouse: Suspended heaters and wall fans.
PLUMBING:	Men & women's restrooms
ZONING:	LM-1, Light Manufacturing District
PARKING:	Asphalt paved parking lots and trucking areas
RAIL:	GSW (no active spur)
UTILITIES:	<ul style="list-style-type: none">Electric: GA Power (277/480-800 Amps - 208/230-1200 Amps)Water/Sewer: PublicGas: Municipal













July 24, 2014

To Whom It May Concern:

On behalf of the Development Authority of Columbus, Georgia, we are excited with the opportunity to compete for this project. We believe our region offers the quality of life, technology and business environment conducive to the needs of this international manufacturing company.

Based on the information provided to us, we understand that client is interested in the **Glover Auten Foods Facility located at 1333 Cusseta Road.**

- There is excellent access to major automotive, aerospace and advanced manufacturing facilities throughout the Southeast;
- Columbus Regional Airport provides convenient executive and commercial air service to Atlanta and beyond;
- There are available taxable and tax-exempt revenue bonds for qualifying projects;
- The facility is also located in an Enterprise Zone allowing for property tax savings;
- Because of its location, the facility qualifies for state job creation tax credits of up to \$4,000 per job;
- "Freeport" exemption provides for 100% ad valorem tax exemptions on certain inventories;
- The Authority also maintains a Deal Closing Fund to assist those projects meeting certain job creation and investment thresholds;
- The State of Georgia QuickStart program provides customized workforce training for new and expanding industries in Georgia.

We certainly appreciate this opportunity to present information about the potential incentives associated with the reuse of this facility. If you have additional questions, please call me at (706) 257-1190 or email me at bmurphy@columbusgachamber.com.

Best regards,

William P. Murphy, *EDFP*
Executive Vice President of Economic Development
Greater Columbus Georgia Chamber of Commerce

Demographic and Income Profile

Muscogee County
Muscogee County, GA (13215)
Geography: County

Summary	Census 2010		2013		2018	
Population	189,885		195,108		208,130	
Households	74,081		76,329		81,986	
Families	47,742		48,747		51,925	
Average Household Size	2.47		2.46		2.45	
Owner Occupied Housing Units	38,584		37,601		40,826	
Renter Occupied Housing Units	35,497		38,728		41,160	
Median Age	33.6		34.0		34.8	
Trends: 2013 - 2018 Annual Rate	Area		State		National	
Population	1.30%		0.94%		0.71%	
Households	1.44%		0.99%		0.74%	
Families	1.27%		0.84%		0.63%	
Owner HHs	1.66%		1.17%		0.94%	
Median Household Income	2.38%		3.32%		3.03%	
Households by Income	2013		2018			
	Number	Percent	Number	Percent		
<\$15,000	14,642	19.2%	15,217	18.6%		
\$15,000 - \$24,999	10,032	13.1%	8,397	10.2%		
\$25,000 - \$34,999	9,138	12.0%	9,648	11.8%		
\$35,000 - \$49,999	11,440	15.0%	11,022	13.4%		
\$50,000 - \$74,999	14,843	19.4%	12,571	15.3%		
\$75,000 - \$99,999	6,740	8.8%	11,083	13.5%		
\$100,000 - \$149,999	6,281	8.2%	9,889	12.1%		
\$150,000 - \$199,999	1,901	2.5%	2,612	3.2%		
\$200,000+	1,312	1.7%	1,547	1.9%		
Median Household Income	\$39,577		\$44,506			
Average Household Income	\$53,809		\$61,664			
Per Capita Income	\$21,443		\$24,658			
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,135	7.4%	14,196	7.3%	15,276	7.3%
5 - 9	13,226	7.0%	13,681	7.0%	14,228	6.8%
10 - 14	12,980	6.8%	13,078	6.7%	13,909	6.7%
15 - 19	14,486	7.6%	13,604	7.0%	13,826	6.6%
20 - 24	15,433	8.1%	15,942	8.2%	15,206	7.3%
25 - 34	28,231	14.9%	29,932	15.3%	32,285	15.5%
35 - 44	23,433	12.3%	23,719	12.2%	25,538	12.3%
45 - 54	25,679	13.5%	24,647	12.6%	24,146	11.6%
55 - 64	20,200	10.6%	22,378	11.5%	24,615	11.8%
65 - 74	11,465	6.0%	12,999	6.7%	16,743	8.0%
75 - 84	7,807	4.1%	7,807	4.0%	8,797	4.2%
85+	2,810	1.5%	3,125	1.6%	3,561	1.7%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	87,870	46.3%	90,041	46.1%	94,809	45.6%
Black Alone	86,403	45.5%	88,386	45.3%	93,985	45.2%
American Indian Alone	731	0.4%	789	0.4%	912	0.4%
Asian Alone	4,128	2.2%	4,355	2.2%	4,961	2.4%
Pacific Islander Alone	431	0.2%	381	0.2%	360	0.2%
Some Other Race Alone	4,554	2.4%	4,966	2.5%	5,816	2.8%
Two or More Races	5,768	3.0%	6,190	3.2%	7,287	3.5%
Hispanic Origin (Any Race)	12,110	6.4%	13,530	6.9%	16,582	8.0%

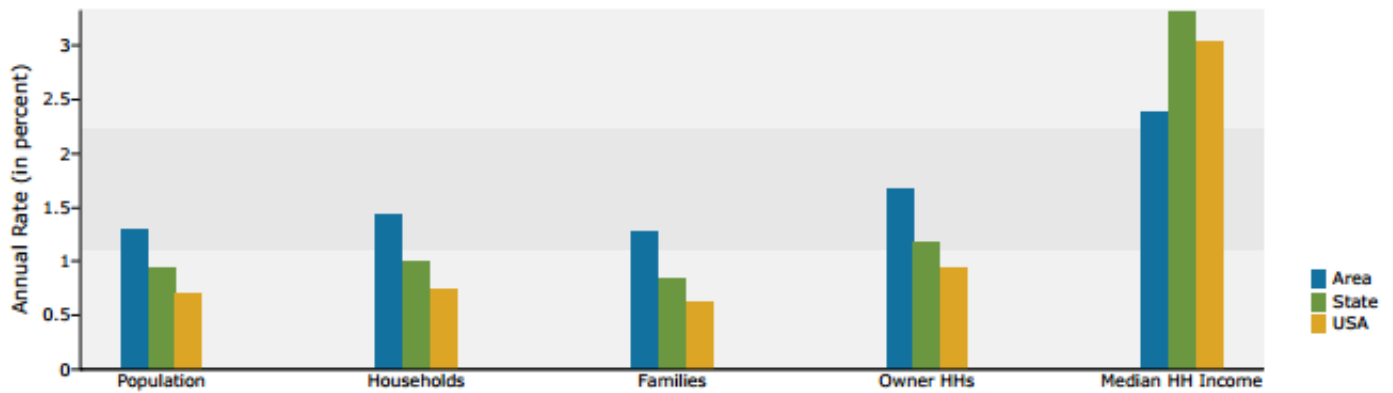
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

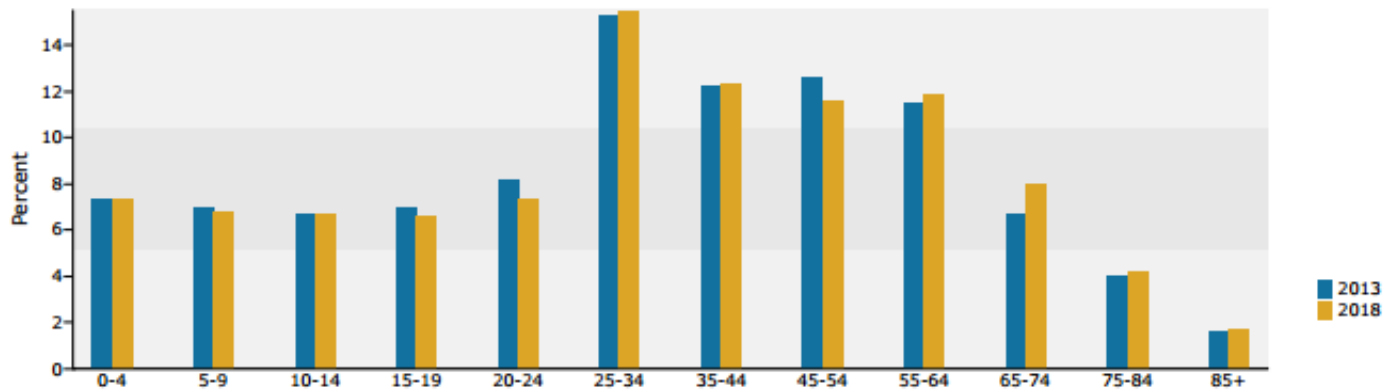
Demographic and Income Profile

Muscogee County
Muscooee County, GA (13215)
Geography: County

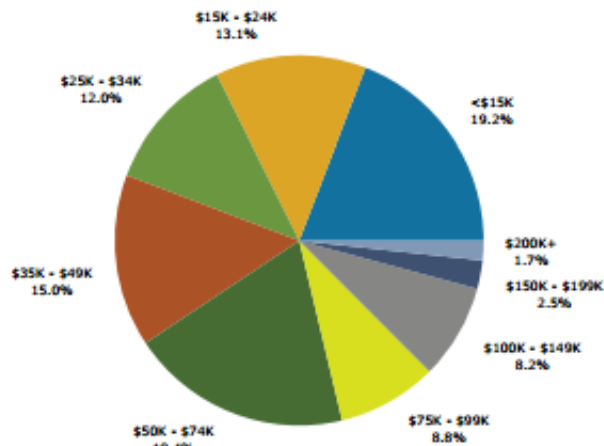
Trends 2013-2018



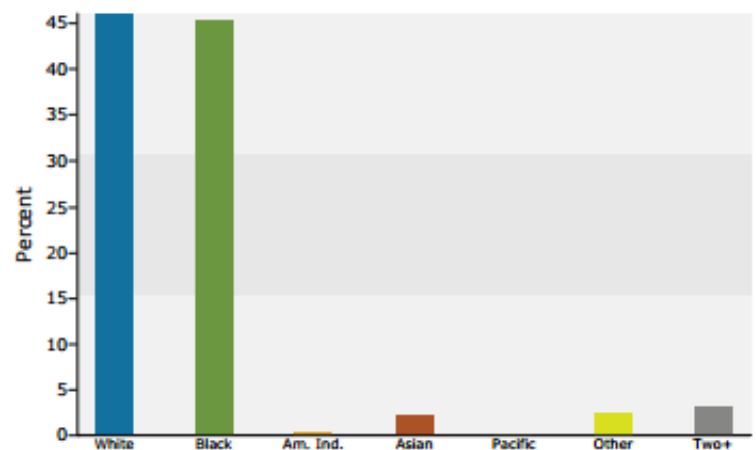
Population by Age



2013 Household Income



2013 Population by Race

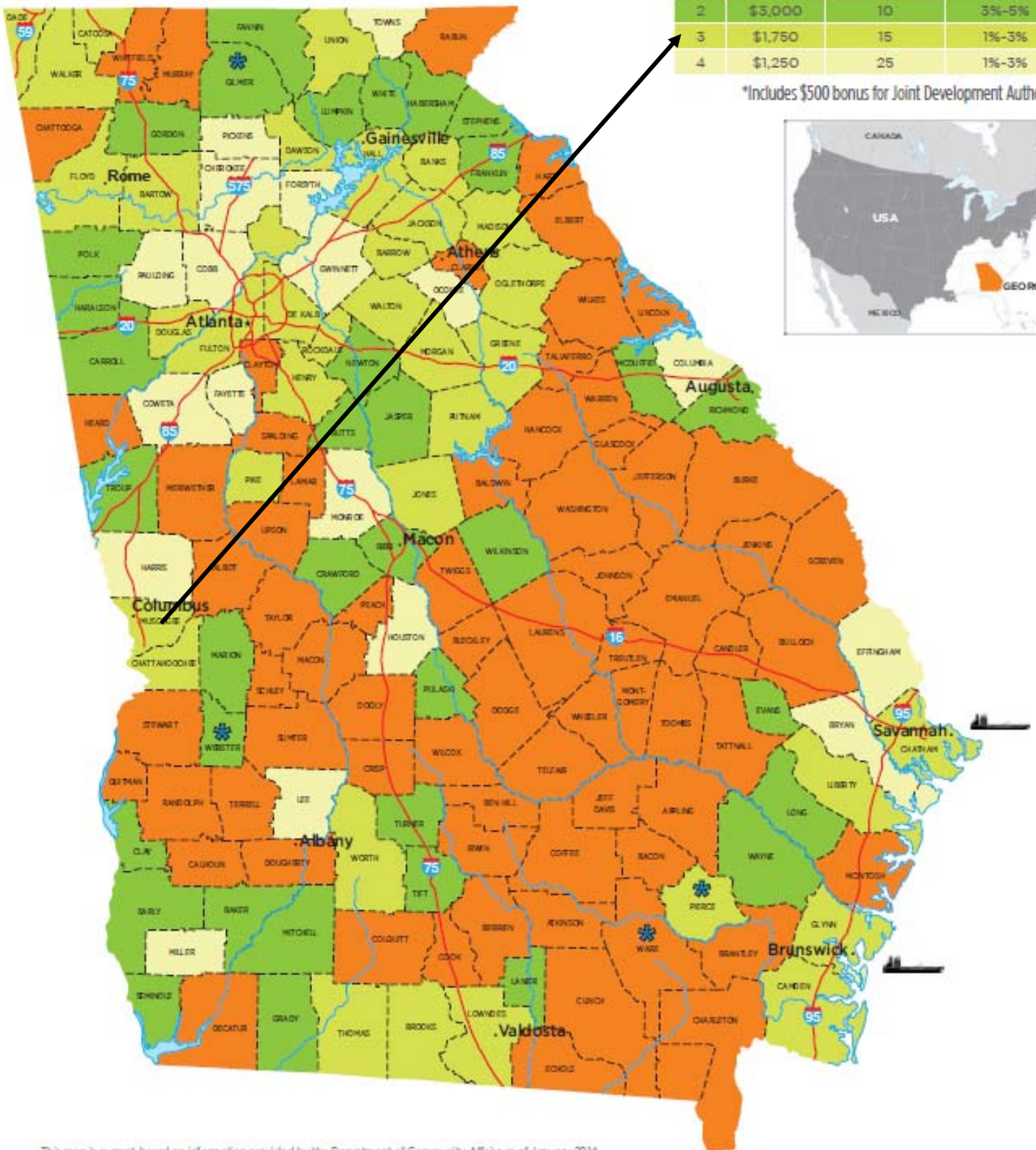


2013 Percent Hispanic Origin: 6.9%

Georgia 2014 Job Tax Credit Tiers

TIER	JOB TAX CREDITS*	MINIMUM # OF NEW JOBS	INVESTMENT CREDITS
1	\$4,000	2	5%-6%
2	\$3,000	10	3%-5%
3	\$1,750	15	1%-3%
4	\$1,250	25	1%-3%

*Includes \$500 bonus for Joint Development Authority.



This map is current-based on information provided by the Department of Community Affairs as of January 2014.

100 miles = Georgia port

* Represents a county that is not a member of a joint development authority (JDA) and thus does not qualify for the \$500 JDA bonus. Job tax credit amounts for these counties are \$500 less than indicated on the chart above.

GEORGIA DEPARTMENT OF ECONOMIC DEVELOPMENT

OVERVIEW

The Georgia Department of Economic Development is the state's lead agency for attracting new business investment, assisting with the expansion of existing industry and small businesses, developing new domestic and international markets, attracting tourists, and promoting the state as a location for film, video, music, digital entertainment, and the arts.

The Global Commerce division specifically assists businesses with an interest in growing or locating in the state by coordinating a variety of services that include site location, employee training, market research and export assistance and consultation.

Statewide Project Management and Existing Industry and Regional Recruitment teams are available to assist companies seeking to locate in Georgia with the items mentioned above, along with tax incentives and credits suitable for their industry or business. The Statewide

Project Managers are divided by industry specialty and offer knowledge within their sectors.

The Existing Industry and Regional Recruitment team works with Georgia's existing companies to identify expansion opportunities and new investment projects specifically targeted for their region. Regional Project Managers are located in each of the 12 regions of the state. The team's regional knowledge comes from living and working in these communities and provides a unique business advantage to clients.

Georgia continues to attract successful companies due to a pro-business environment, a talented workforce, world-class infrastructure and unparalleled access to the world market. State-level, performance-based assistance packages, along with incentives offered by local municipalities and counties, help new and expanding ventures get the good start needed for their future success.



For further information about any of these programs and others that may assist companies with new or expanded investments in Georgia, please contact:

Georgia Department of Economic Development

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