

FOR SALE OR LEASE  
MANUFACTURING /  
DISTRIBUTION



EBERHARDT & BARRY

PROPERTY VIDEOS: <http://youtu.be/nXYyxLOTxPQ> & <http://youtu.be/OEMBzUIKG3o>



233,600± SF Manufacturing/Distribution  
35.8± Acres

600 Poplar Drive  
Thomaston, Upson County, Georgia 30286

**SALES PRICE: \$1,800,000**

**LEASE RATE: \$1.15/PSF, NNN**

FOR MORE DETAILS CONTACT:

Revised 1/6/17

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990 Riverside Drive  
Macon, GA 31201



<b>PROPERTY VIDEOS:</b>	<ul style="list-style-type: none"> <li>• Interior: <a href="http://youtu.be/nXYyxLOTxPQ">http://youtu.be/nXYyxLOTxPQ</a></li> <li>• Interior: <a href="http://youtu.be/OEMBzUIKG3o">http://youtu.be/OEMBzUIKG3o</a></li> </ul>
<b>BUILDING SIZE:</b>	<p>233,600± SF Brick, Steel and Masonry Building</p> <ul style="list-style-type: none"> <li>- 5,450 SF of Office</li> <li>- Break Room (seating capacity 80)</li> <li>- Locker Rooms</li> <li>- Conference Room</li> <li>- Recycle Area</li> <li>- Interior and exterior security monitors</li> </ul>
<b>ACREAGE:</b>	<ul style="list-style-type: none"> <li>• 35.797 Acres consisting of two tracts</li> <li>• 2,060' frontage along south side of Poplar Drive</li> <li>• 865' frontage along east side of Hannah Mill Road</li> <li>• 1,050' frontage along the east and west side of Crawly St</li> </ul>
<b>ZONING:</b>	M-2, Light Industrial District
<b>TOPOGRAPHY:</b>	Level, street grade
<b>DATE OF CONSTRUCTION:</b>	1972, 1978, 1984
<b>ROOF:</b>	Replaced in 2012 at a cost of \$1,000,000
<b>CEILING HEIGHTS:</b>	18' clear
<b>PLUMBING:</b>	<ul style="list-style-type: none"> <li>• Men: 20 toilets, 6 urinals, 14 sinks</li> <li>• Women: 10 stalls, 14 sinks</li> </ul>
<b>PARKING:</b>	140 asphalt paved lined parking spaces; 40 spaces along the front of building and 100 spaces along the east property line for employee parking
<b>TRUCK LOADING:</b>	<ul style="list-style-type: none"> <li>• One drive-in door along front of the building</li> <li>• 16 Total dock-high doors; 8 along the front of the building, two on the east side of the building; and six along the rear of the building of which five are out of use rail doors.</li> </ul>
<b>RAIL:</b>	No
<b>FIRE PROTECTION:</b>	Fully sprinkled
<b>COMPRESSED AIR:</b>	Throughout manufacturing building
<b>UTILITIES:</b>	<ul style="list-style-type: none"> <li>• All utilities are available including electricity, water, sewer, and telephone.</li> <li>• Electrical: 2200 Amps - 277/480 volts</li> </ul>
<b>HVAC:</b>	<ul style="list-style-type: none"> <li>• Seven units (2 - 6 Ton)</li> <li>• Central HVAC in office and break room; space heaters and electric exhaust vents in warehouse.</li> </ul>
<b>TAXES:</b>	\$20,171.75 (Est.)





600 Poplar Drive - Thomaston, GA 30286

PHOTOS





600 Poplar Drive - Thomaston, GA 30286 / PHOTOS

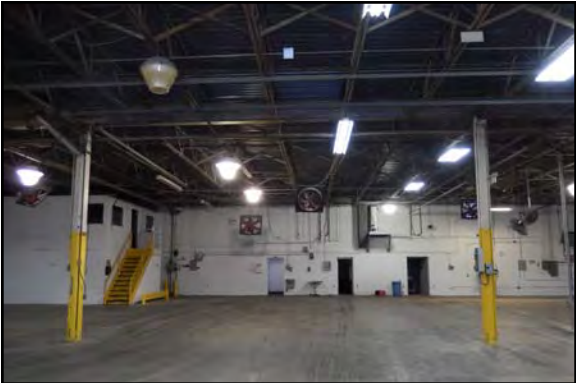
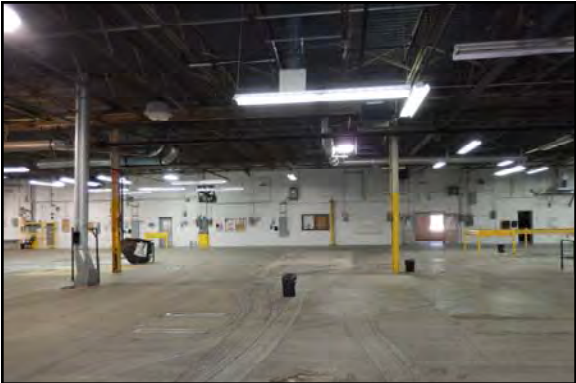






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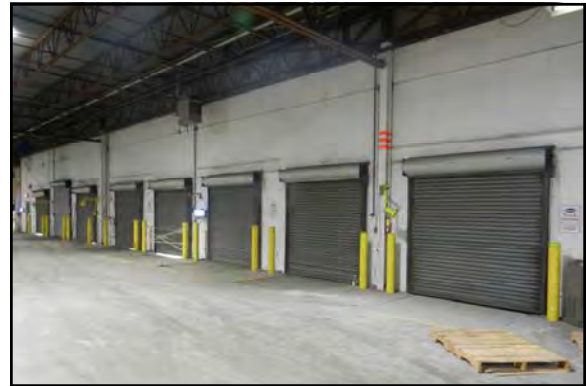
PHOTOS





600 Poplar Drive - Thomaston, GA 30286

PHOTOS

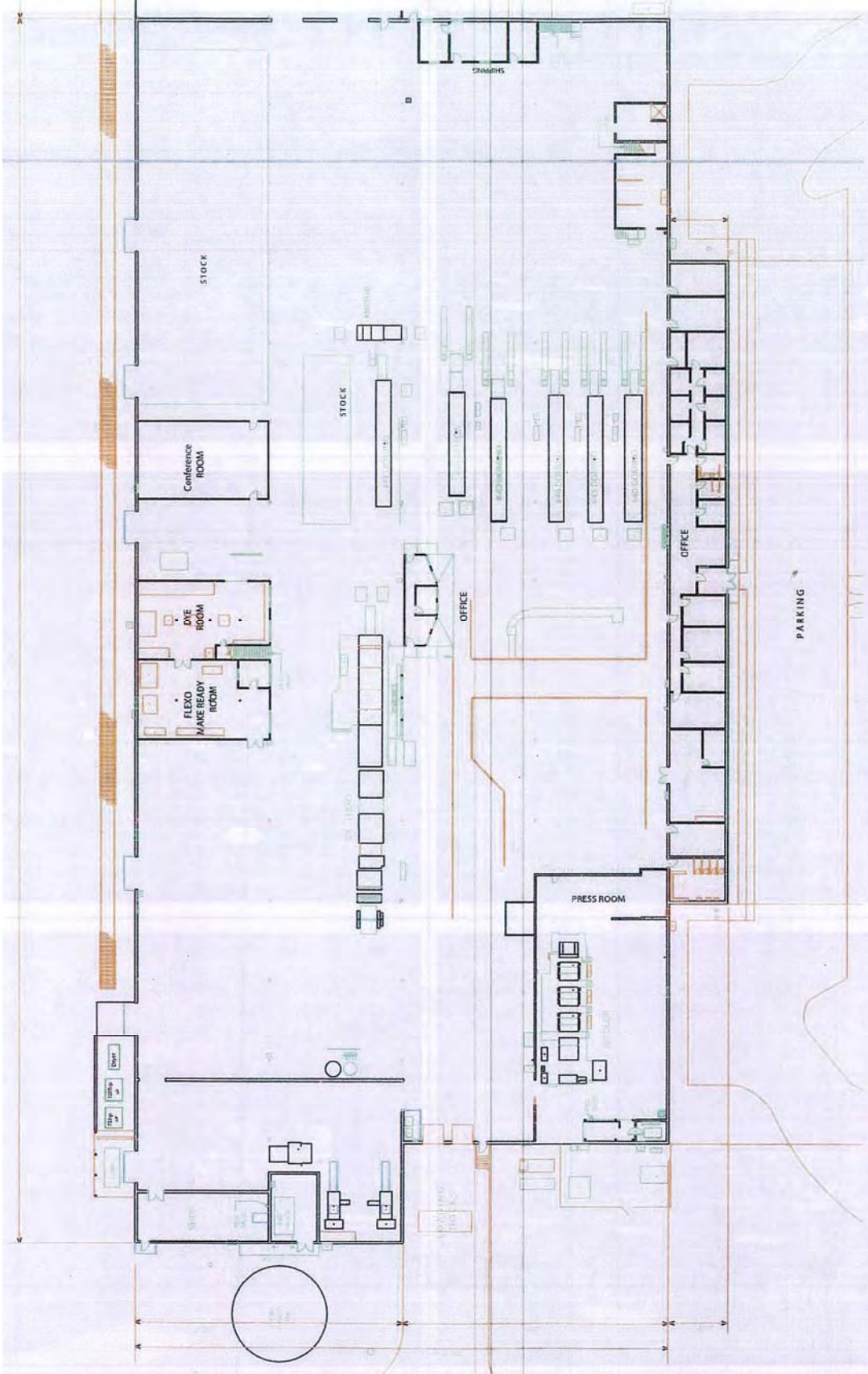


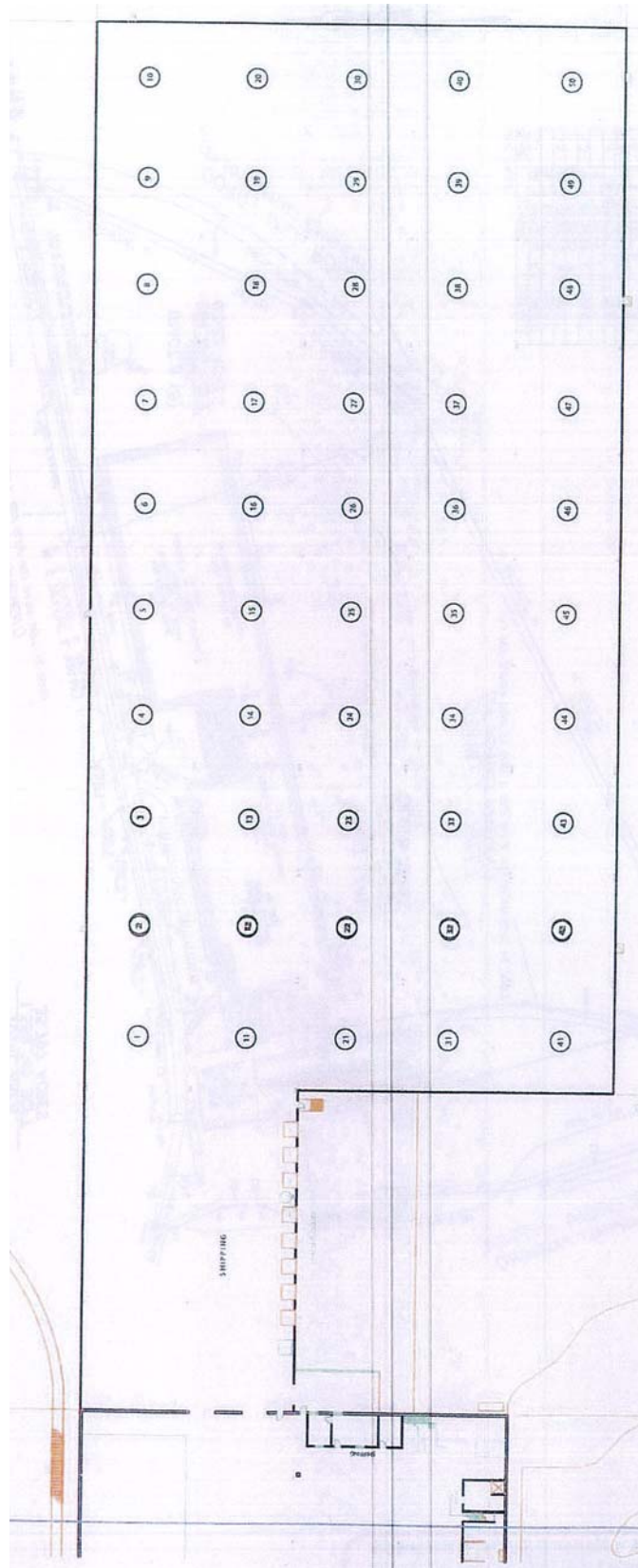




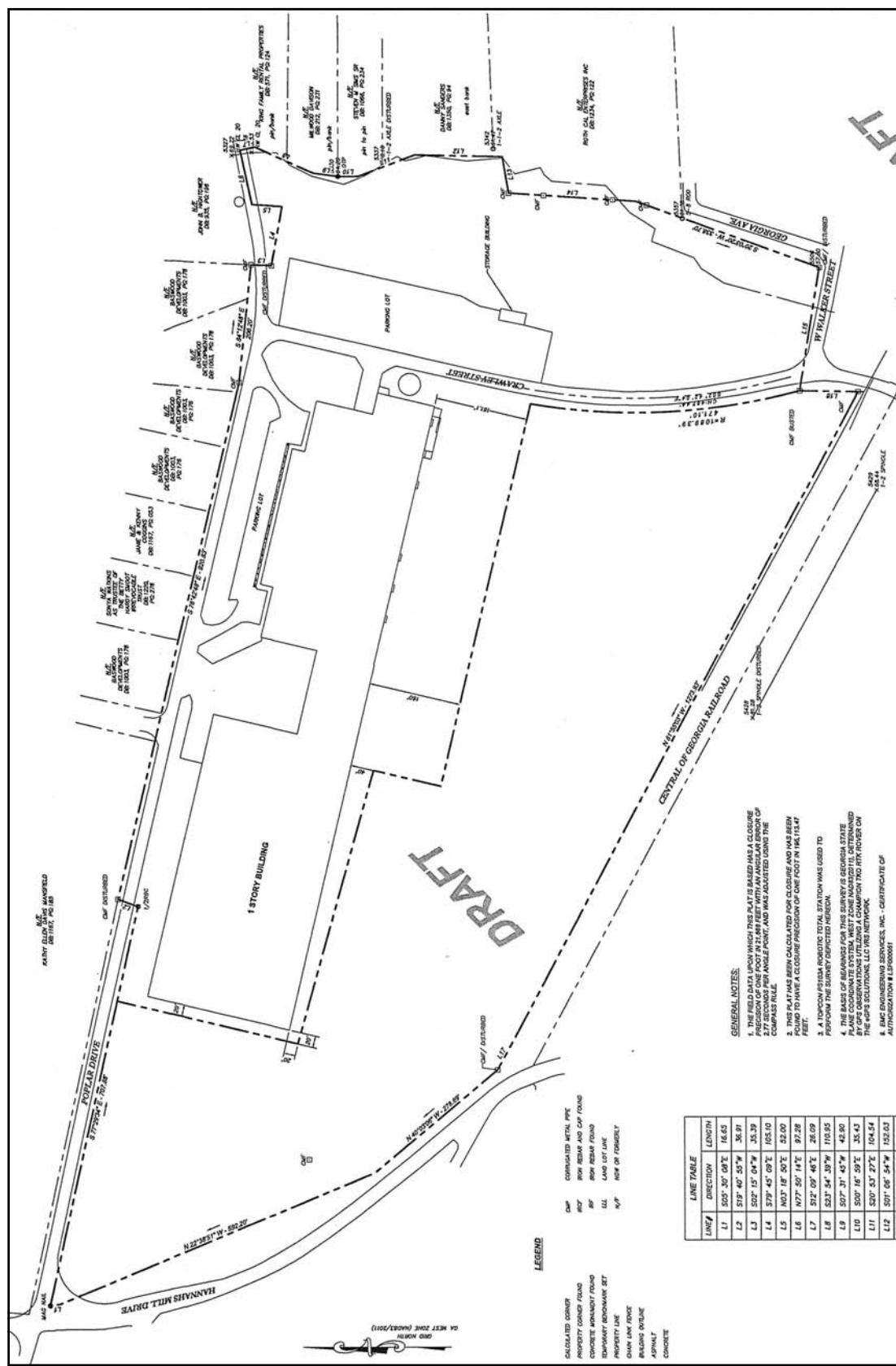
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FLOOR PLAN









**GENERAL NOTES:**

1. THE FIELD DATA FROM WHICH THIS PLOT WAS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,881 FEET WITH AN ANGULAR ERROR OF ONE SECOND PER ANGULAR POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
2. THIS PLOT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO HAVE A CLOSURE PRECISION OF ONE FOOT IN 164,114.47 FEET.
3. A TOPCON/PTSDM ROBOTIC TOTAL STATION WAS USED TO PERFORM THE SURVEY REPORTED HEREON.
4. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PLANS COORDINATE SYSTEM, WEST ZONE NAD83(11), OBTAINED BY GPS OBSERVATIONS UTILIZING A CHAMPION PRO RTK ROVER ON THE GPS OPERATIONAL, ILLINOIS HIGHWAY SURVEYING AUTHORIZATION # 12020001.

**LEGEND**

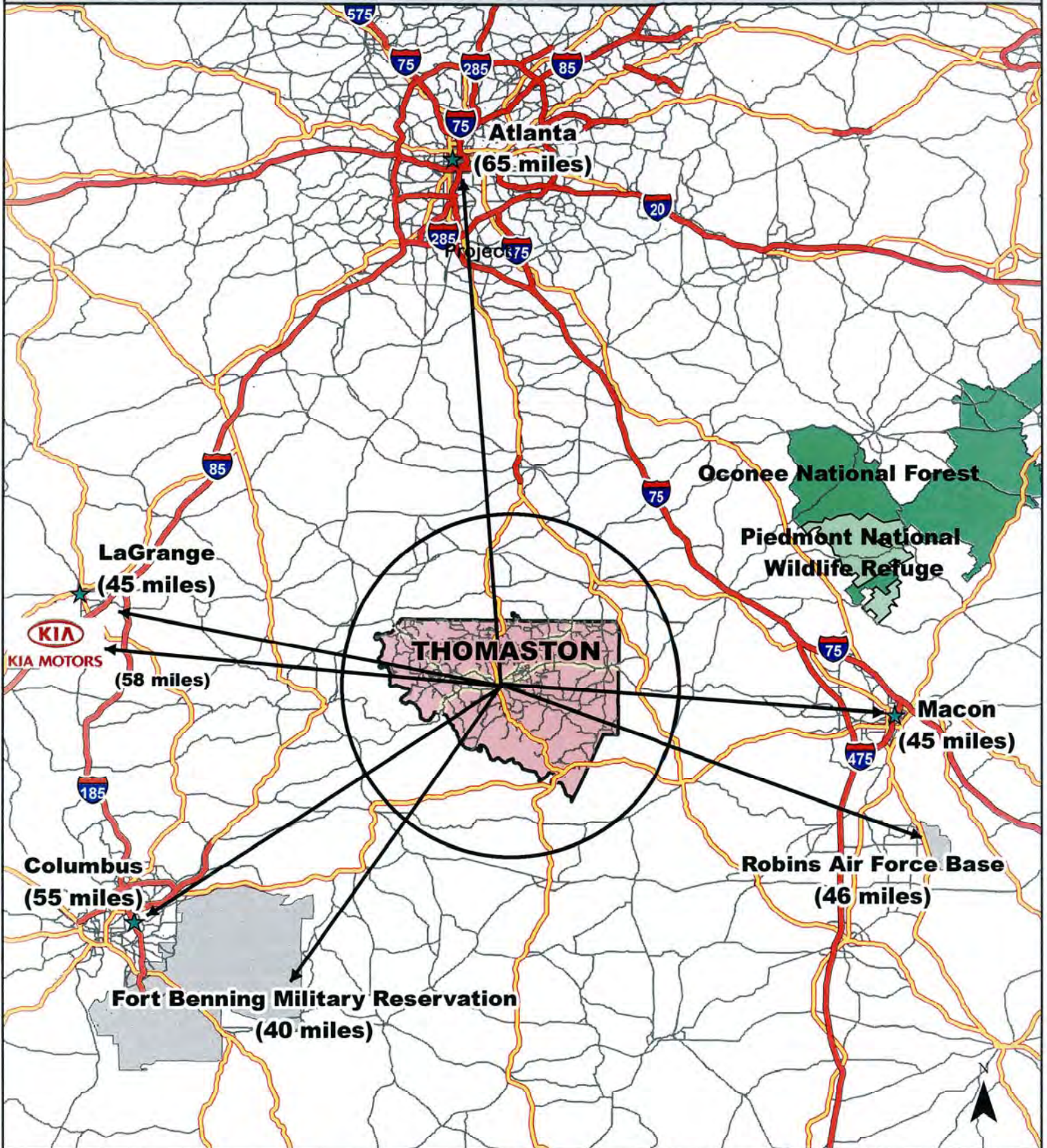
- CALCULATED CURVE
- PROPERTY CORNER FOUND
- CONCRETE PERMANENT FOUND
- TEMPERARY BENCHMARK SET
- PROPERTY LINE
- CHAIN LAY POINCE
- BEARING OVERLINE
- ASPHALT
- CONCRETE
- COMPUTED METAL PILE
- ROW BEMAP AND CAP FOUND
- ROW BEMAP FOUND
- LAND LOT LINE
- ULL
- ROW OF FOREBAY

LINE#	DIRECTION	LENGTH
L1	S09°30'00"E	16.63
L2	S79°40'55"W	36.97
L3	S02°15'04"W	35.39
L4	S79°45'09"E	105.10
L5	N07°18'50"E	52.00
L6	N77°50'14"E	92.28
L7	S12°09'46"E	26.09
L8	S37°54'30"W	119.85
L9	S07°31'45"W	42.80
L10	S00°18'59"E	35.43
L11	S07°53'27"E	104.54
L12	S01°06'54"W	112.03



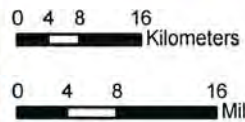


# Thomaston-Upson County Industrial Development -at the Crossroads of Progress-



**Legend**

- Major Cities
- Upson County Boundary
- Department Of Defense
- Forest Service
- Fish & Wildlife Service



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

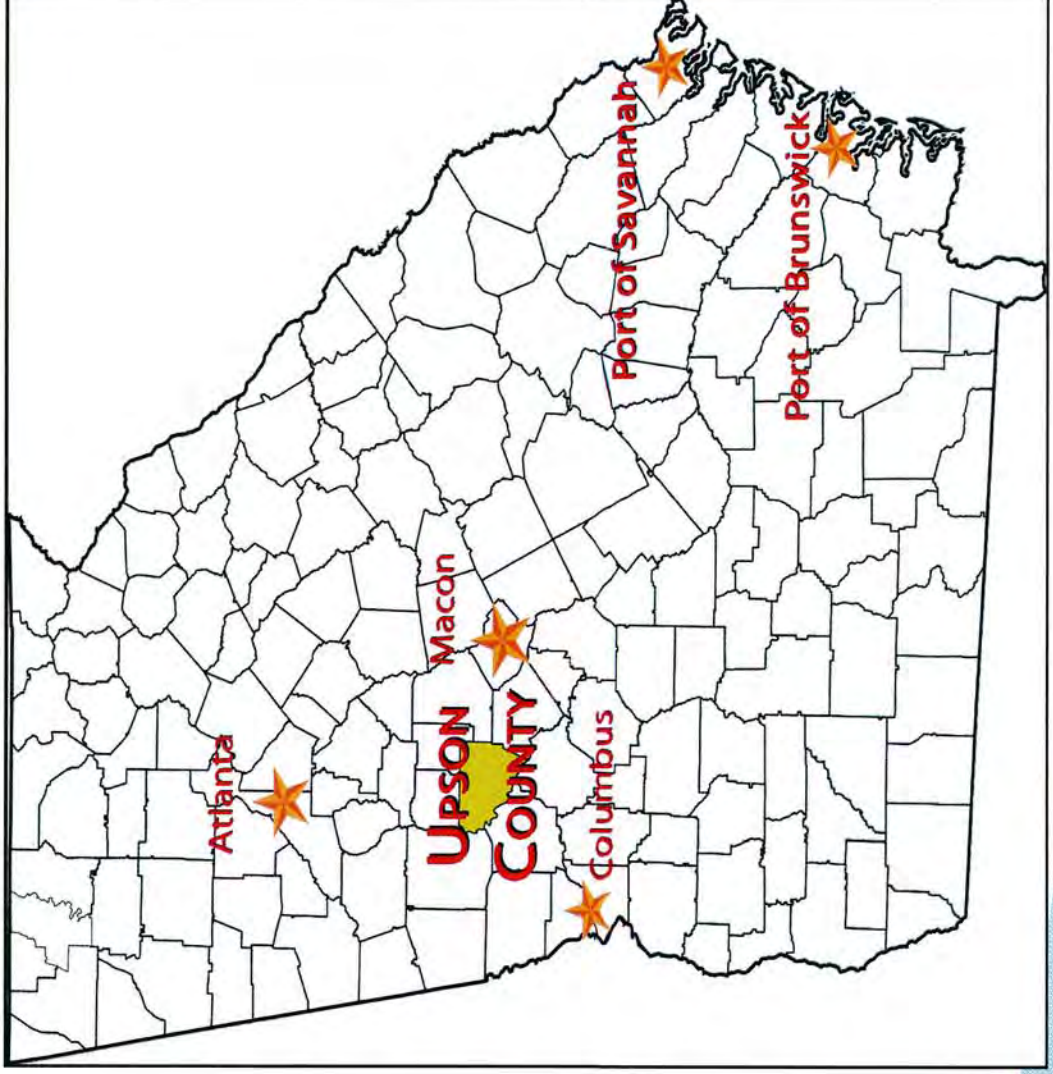
Created by  
**Location GEORGIA**  
 A Service of MEAG Power



# Georgia on my mind!

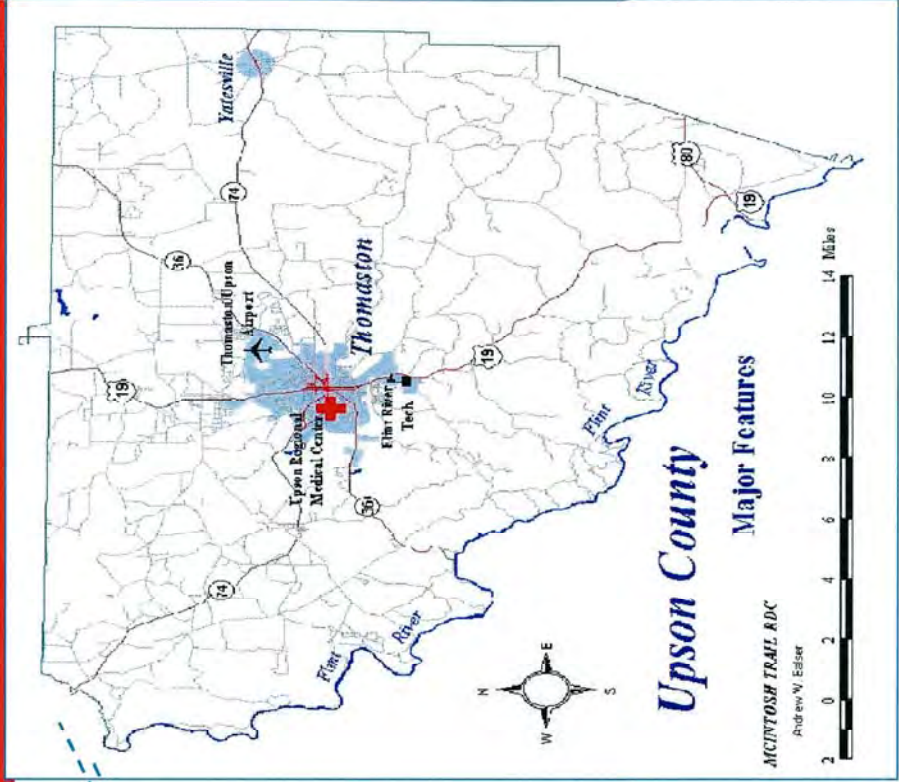
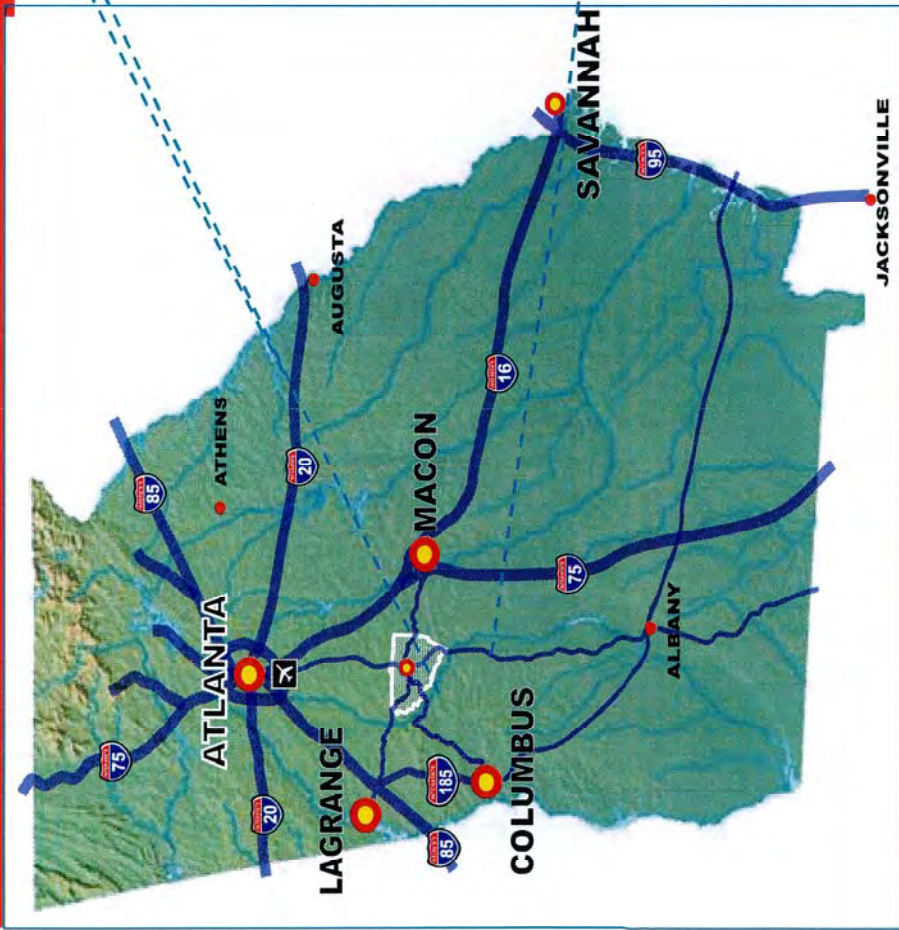
*• You're in the middle  
of  
Georgia's economy!*

- Two interstates
- Three metro markets
- Two military bases
- 4 hours from two ports
- One hour from Hartsfield-Jackson International Airport





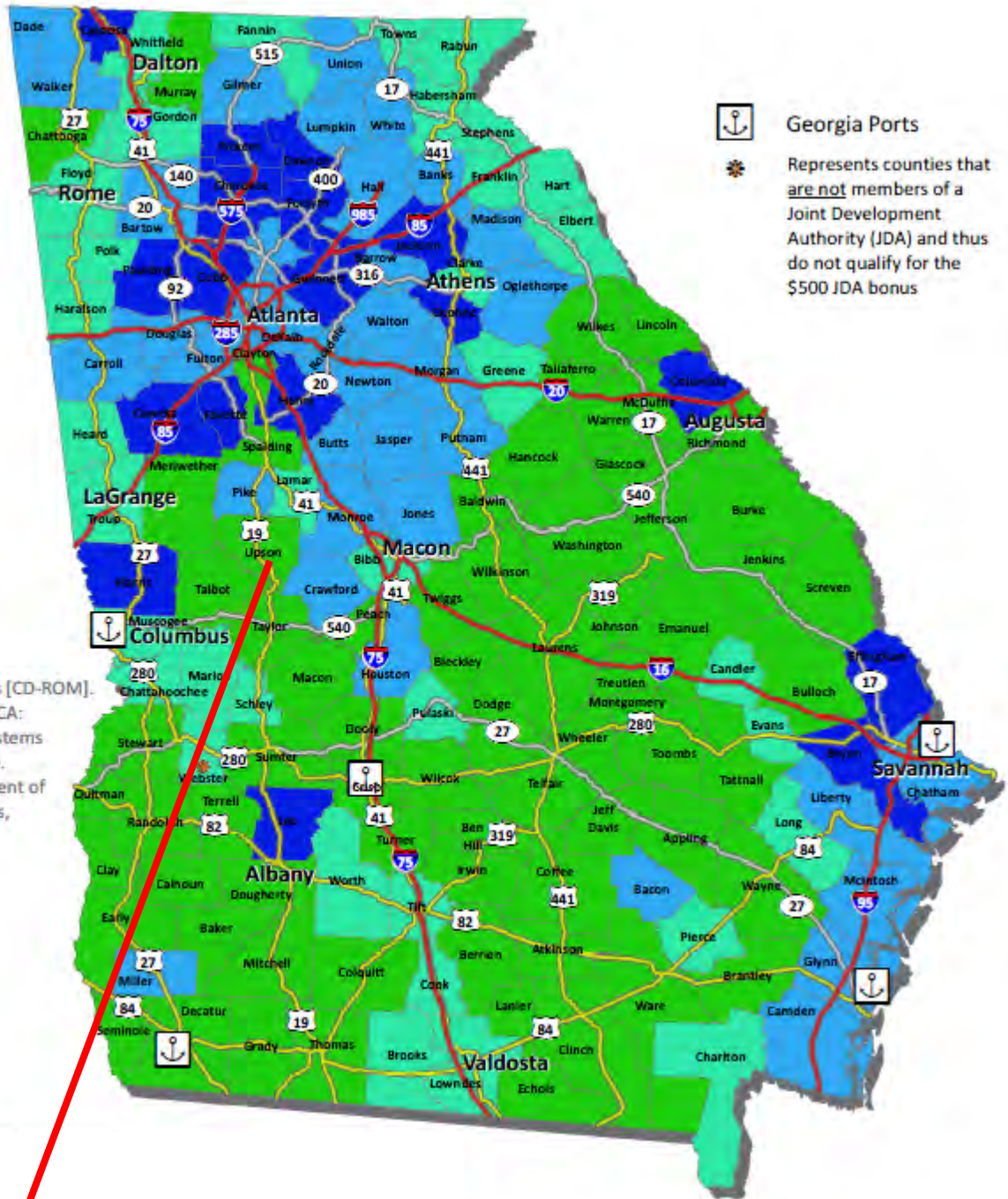
# Upson County's Strategic Location



<http://www.thomastongachamber.com/>



# Georgia Job Tax Credit Website



Sources:  
 1) ESRI Data & Maps [CD-ROM]. (2010). Redlands, CA: Environmental Systems Research Institute.  
 2) Georgia Department of Community Affairs, 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  
Geography: County

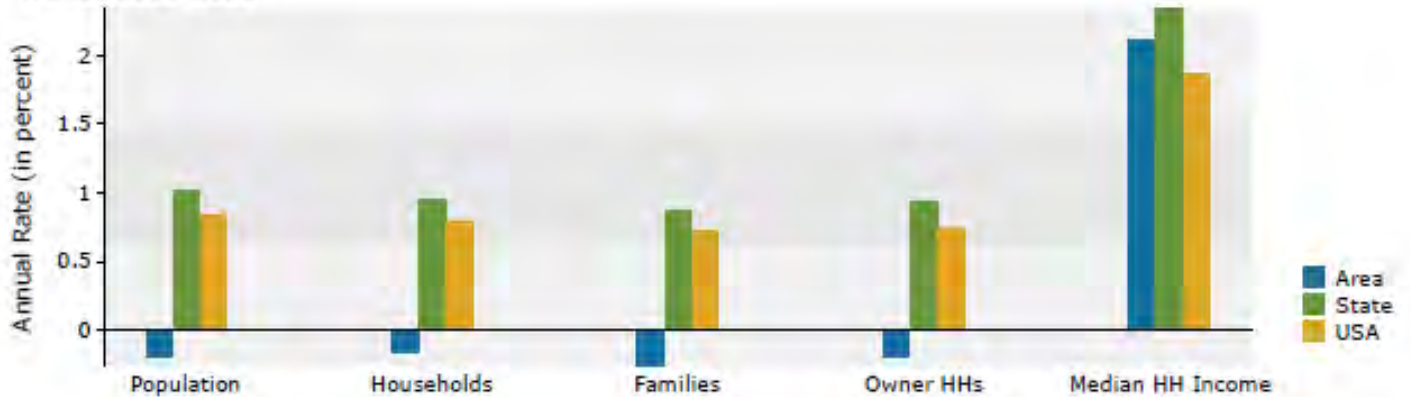
Prepared by Esri

Summary	Census 2010	2016	2021			
Population	27,153	27,034	26,758			
Households	10,716	10,742	10,653			
Families	7,382	7,329	7,232			
Average Household Size	2.49	2.48	2.47			
Owner Occupied Housing Units	7,156	6,727	6,658			
Renter Occupied Housing Units	3,560	4,015	3,995			
Median Age	40.3	41.6	43.2			
Trends: 2016 - 2021 Annual Rate	Area	State	National			
Population	-0.21%	1.02%	0.84%			
Households	-0.17%	0.96%	0.79%			
Families	-0.27%	0.87%	0.72%			
Owner HHs	-0.21%	0.93%	0.73%			
Median Household Income	2.11%	2.34%	1.86%			
Households by Income	2016		2021			
	Number	Percent	Number	Percent		
<\$15,000	2,216	20.6%	2,386	22.4%		
\$15,000 - \$24,999	1,821	17.0%	1,506	14.1%		
\$25,000 - \$34,999	1,419	13.2%	936	8.8%		
\$35,000 - \$49,999	1,735	16.2%	1,881	17.7%		
\$50,000 - \$74,999	1,643	15.3%	1,743	16.4%		
\$75,000 - \$99,999	1,091	10.2%	1,210	11.4%		
\$100,000 - \$149,999	562	5.2%	687	6.4%		
\$150,000 - \$199,999	173	1.6%	216	2.0%		
\$200,000+	82	0.8%	88	0.8%		
Median Household Income	\$34,219		\$37,984			
Average Household Income	\$45,911		\$50,130			
Per Capita Income	\$18,457		\$20,174			
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,691	6.2%	1,613	6.0%	1,525	5.7%
5 - 9	1,685	6.2%	1,642	6.1%	1,552	5.8%
10 - 14	1,812	6.7%	1,640	6.1%	1,641	6.1%
15 - 19	2,001	7.4%	1,639	6.1%	1,610	6.0%
20 - 24	1,579	5.8%	1,670	6.2%	1,380	5.2%
25 - 34	3,017	11.1%	3,235	12.0%	3,166	11.8%
35 - 44	3,489	12.8%	3,226	11.9%	3,054	11.4%
45 - 54	4,057	14.9%	3,790	14.0%	3,454	12.9%
55 - 64	3,570	13.1%	3,758	13.9%	3,932	14.7%
65 - 74	2,434	9.0%	2,867	10.6%	3,194	11.9%
75 - 84	1,304	4.8%	1,424	5.3%	1,672	6.2%
85+	514	1.9%	530	2.0%	578	2.2%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	18,693	68.8%	18,371	68.0%	17,943	67.1%
Black Alone	7,590	28.0%	7,518	27.8%	7,399	27.7%
American Indian Alone	76	0.3%	101	0.4%	120	0.4%
Asian Alone	127	0.5%	225	0.8%	324	1.2%
Pacific Islander Alone	9	0.0%	9	0.0%	9	0.0%
Some Other Race Alone	323	1.2%	385	1.4%	440	1.6%
Two or More Races	335	1.2%	425	1.6%	523	2.0%
Hispanic Origin (Any Race)	588	2.2%	705	2.6%	795	3.0%

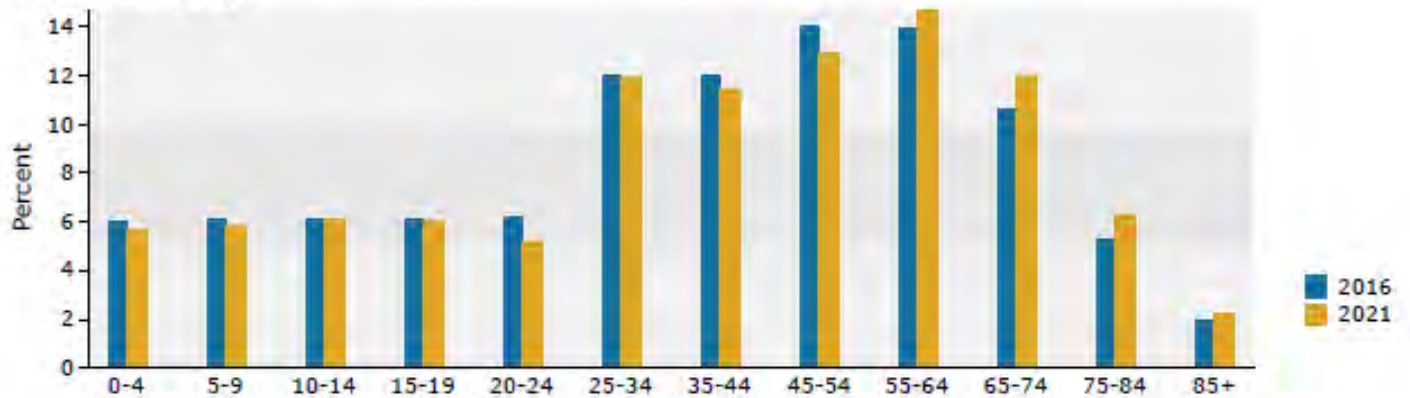
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

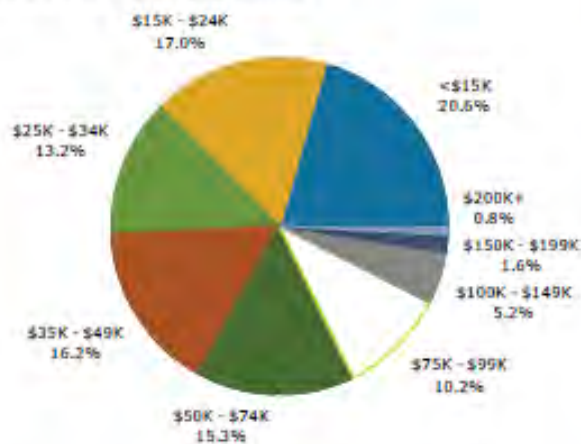
## Trends 2016-2021



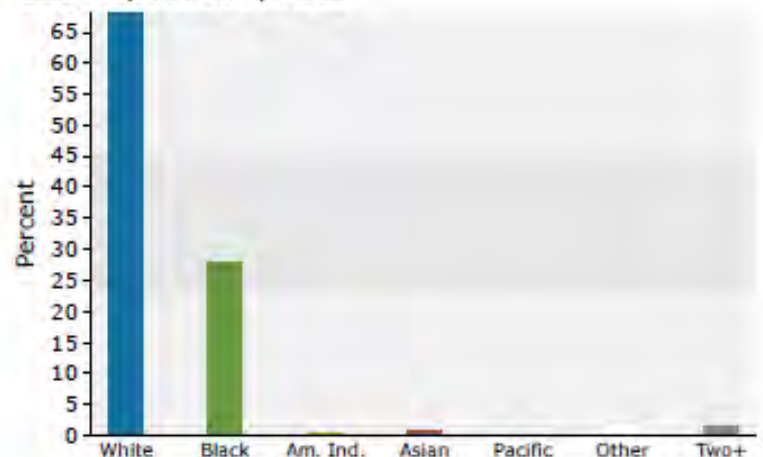
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 2.6%