

FOR SALE
OR LEASE



EBERHARDT & BARRY

PROPERTY VIDEO: <https://vimeo.com/253834894/211c8ed6cd>



Manufacturing / Distribution Facility

43,200± SF - 6.26± Acres

302 Veterans Parkway

Barnesville, Lamar County, Georgia 30204

SALES PRICE: \$895,000

LEASE RATE: \$5,995 PER MONTH, NNN

FOR MORE DETAILS CONTACT:

Created 1/15/18

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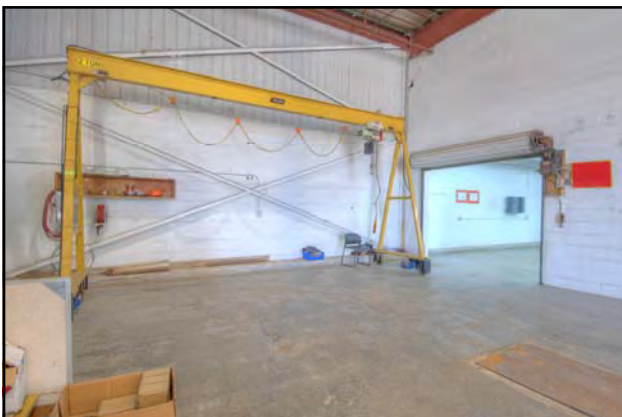
Main	478-746-8171	Toll Free	800-926-0990
Fax	478-746-1362	Cell	478-731-8000

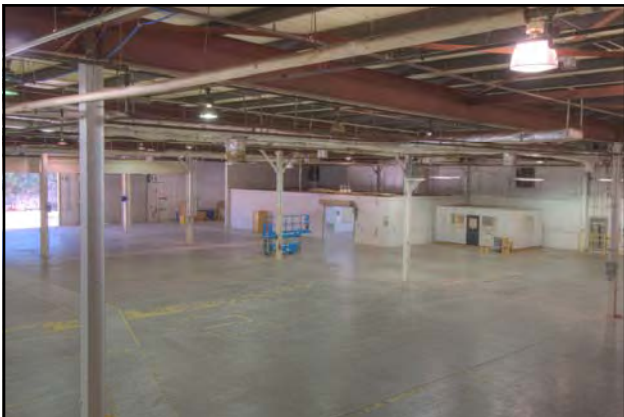
990 Riverside Drive
Macon, GA 31201

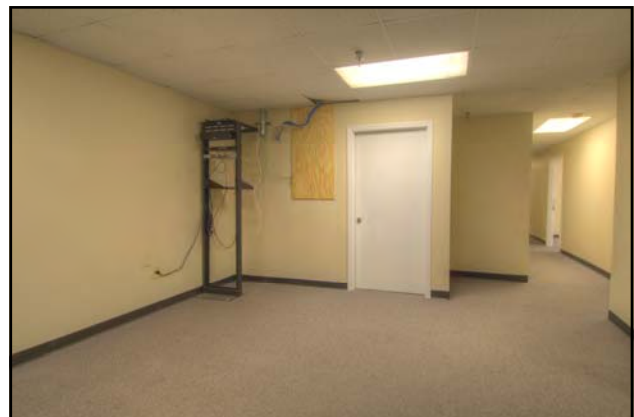
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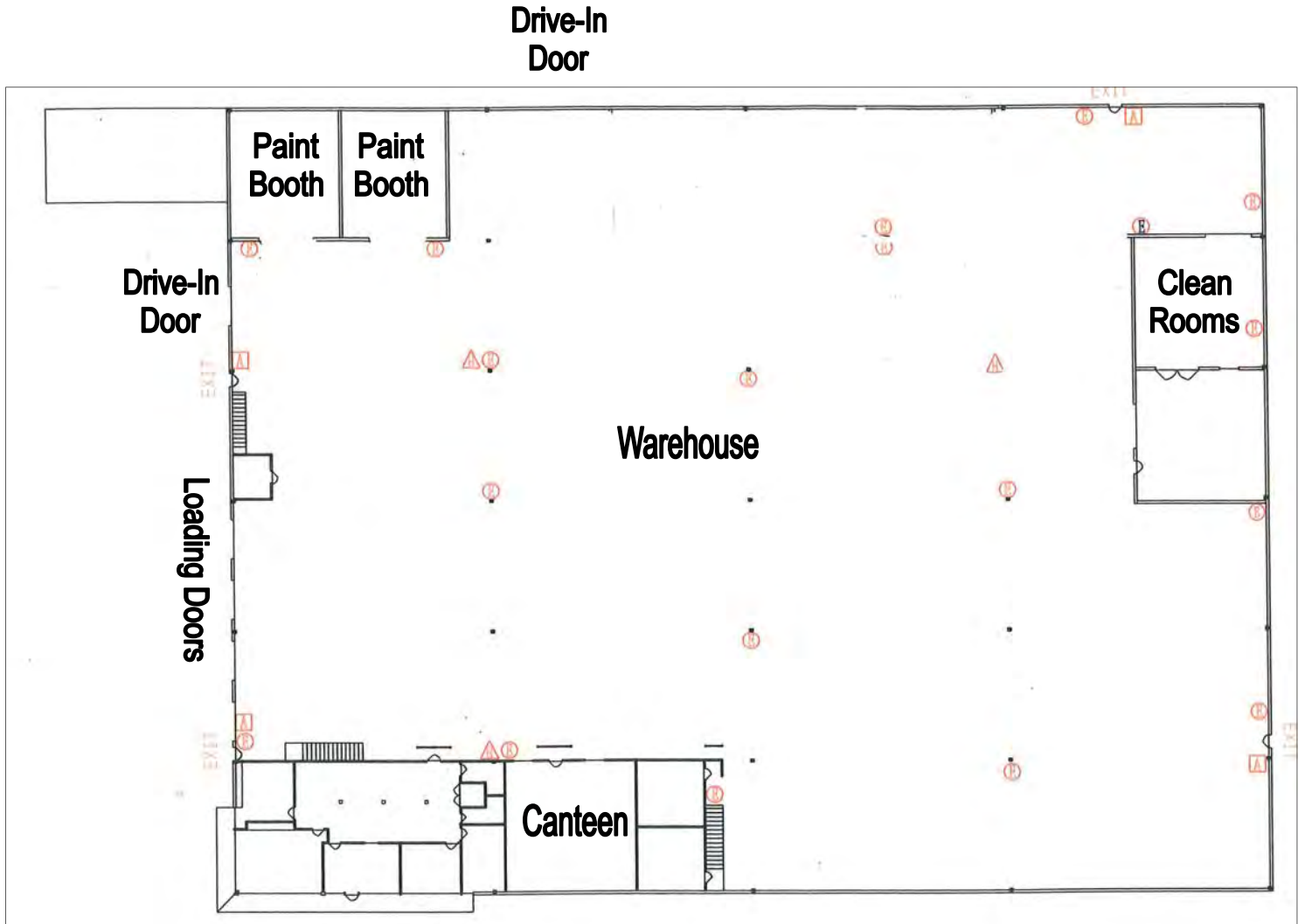
BUILDING INFORMATION:	43,200± SF Manufacturing/Distribution <ul style="list-style-type: none"> - Front office consists of two private offices, lobby, bullpen and two single fixture restrooms - Warehouse consists of one (30' x 30') canteen - Mezzanine consists of six (12' x 12') private offices, conference room, large unfinished storage area - 2 (30' x 30') paint booths - 1 (30' x 60') clean room on south wall - 20 fiberglass skylights in warehouse - 3 overhead warehouse exhaust fans
ACREAGE:	6.26 Acres
YEAR BUILT:	Built in 1988
EXTERIOR:	<ul style="list-style-type: none"> • Glass, aluminum, cut face block exterior • Metal on rear wall
ROOF:	Pitched roof
PLUMBING:	<ul style="list-style-type: none"> • Ladies - 5 stalls, 2 sinks • Men - 3 stalls, 3 sinks, 2 urinals
CRANES:	22 1/2 ton and 25 ton overhead bridge crane
CEILING HEIGHTS:	22' center, 20' side eave
COLUMN SPACING:	30' X 60' bay spaces
TRUCK LOADING:	<ul style="list-style-type: none"> • 14' X 12' on-grade drive-in door • 4 dock high doors on north wall covered • 12' X 14' drive-in on north wall • Auto-leveler with dock bumpers • All concrete truck pads • Truck area is fenced/gated
HVAC:	A/C and gas heat throughout
FIRE PROTECTION:	Totally sprinkled; fire hoses throughout the building
AIR COMPRESSOR:	Lines throughout building
PARKING:	80 asphalt paved spaces; 2 handicap
UTILITIES:	<ul style="list-style-type: none"> • Electricity - 3 phase, 480 volt • Public Water • Natural Gas • Cat. 5 Cable throughout offices
ZONING:	I1 - Industrial
MISCELLANEOUS:	<ul style="list-style-type: none"> • Lockable gates for personnel and logistics • Lighted employee entrance • Alarm system with motion sensors • Nicely landscaped
ACCESS:	<ul style="list-style-type: none"> • One curb cut off Highway 341, shared with others. • 12 miles from Interstate 75 • 49 miles S of Atlanta • 33 miles NW of Macon

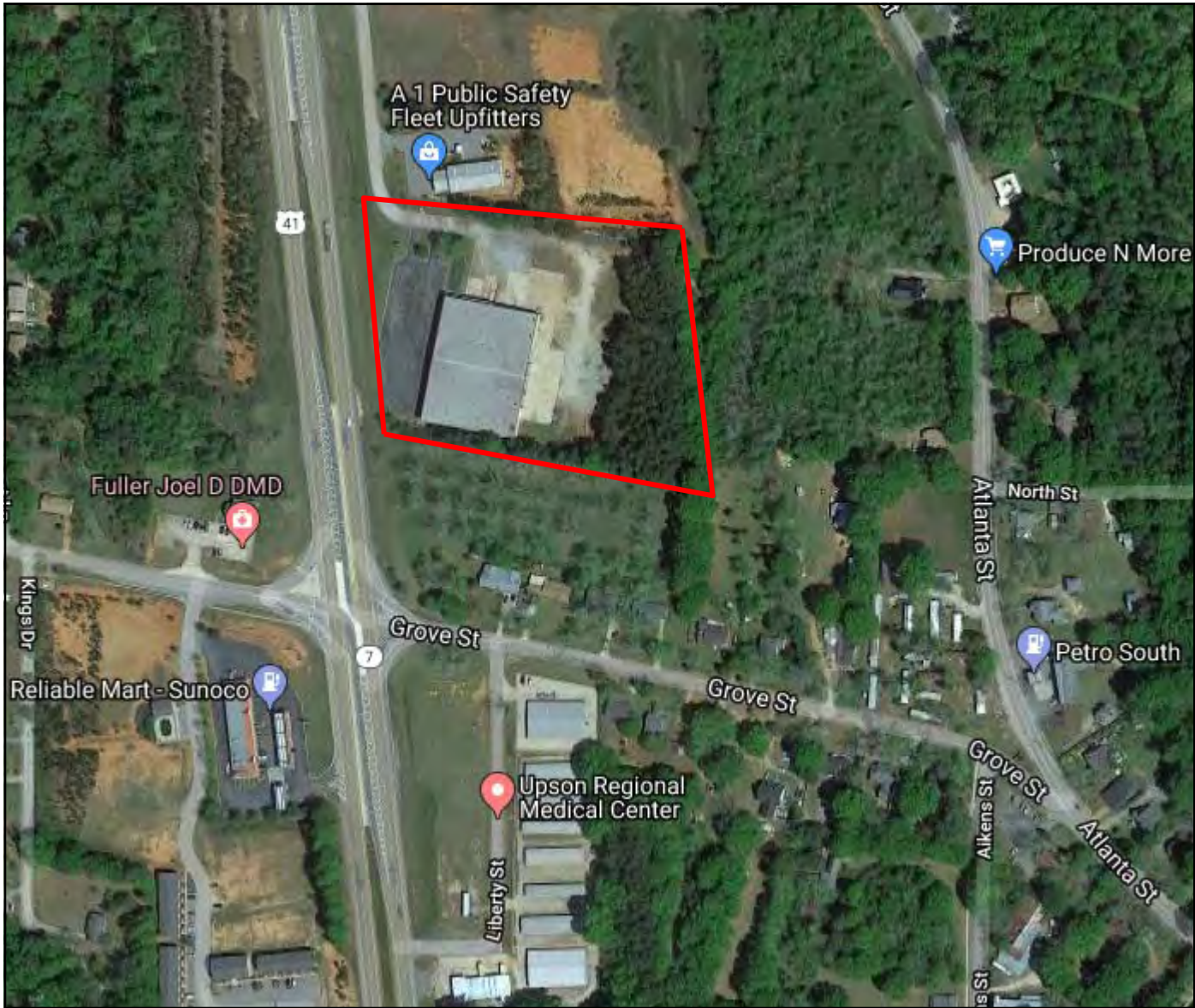


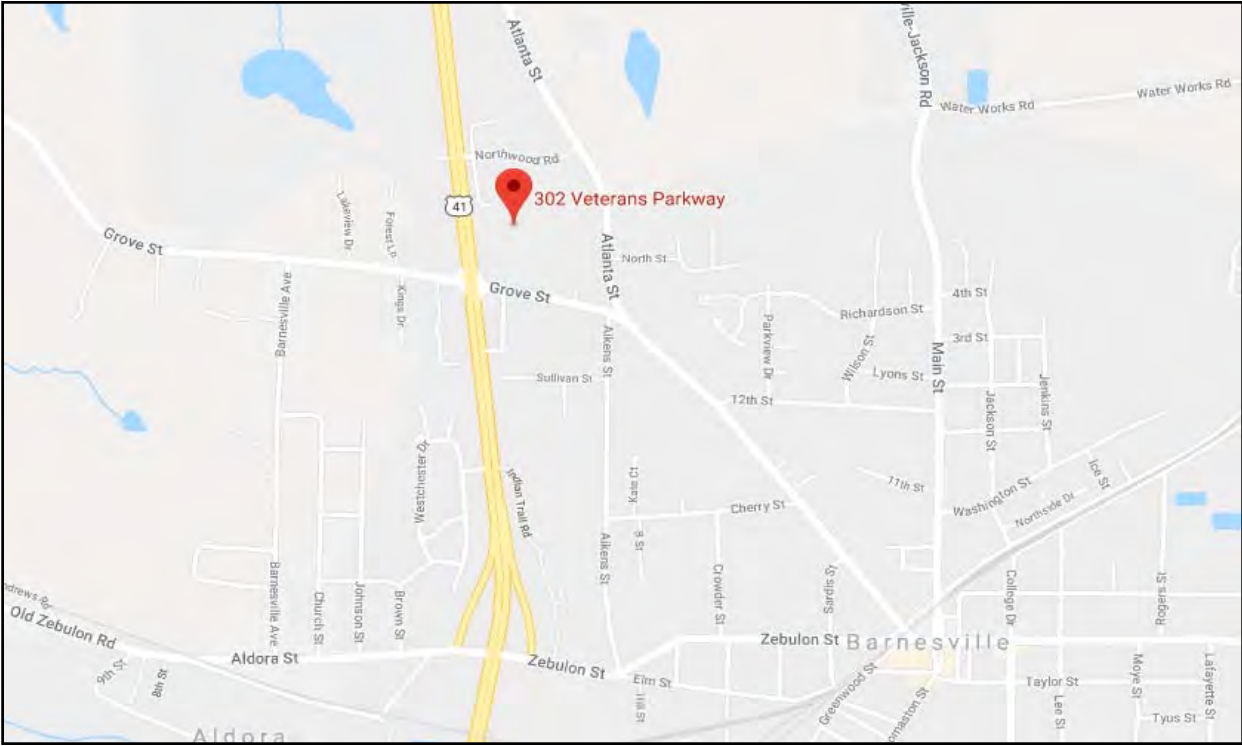
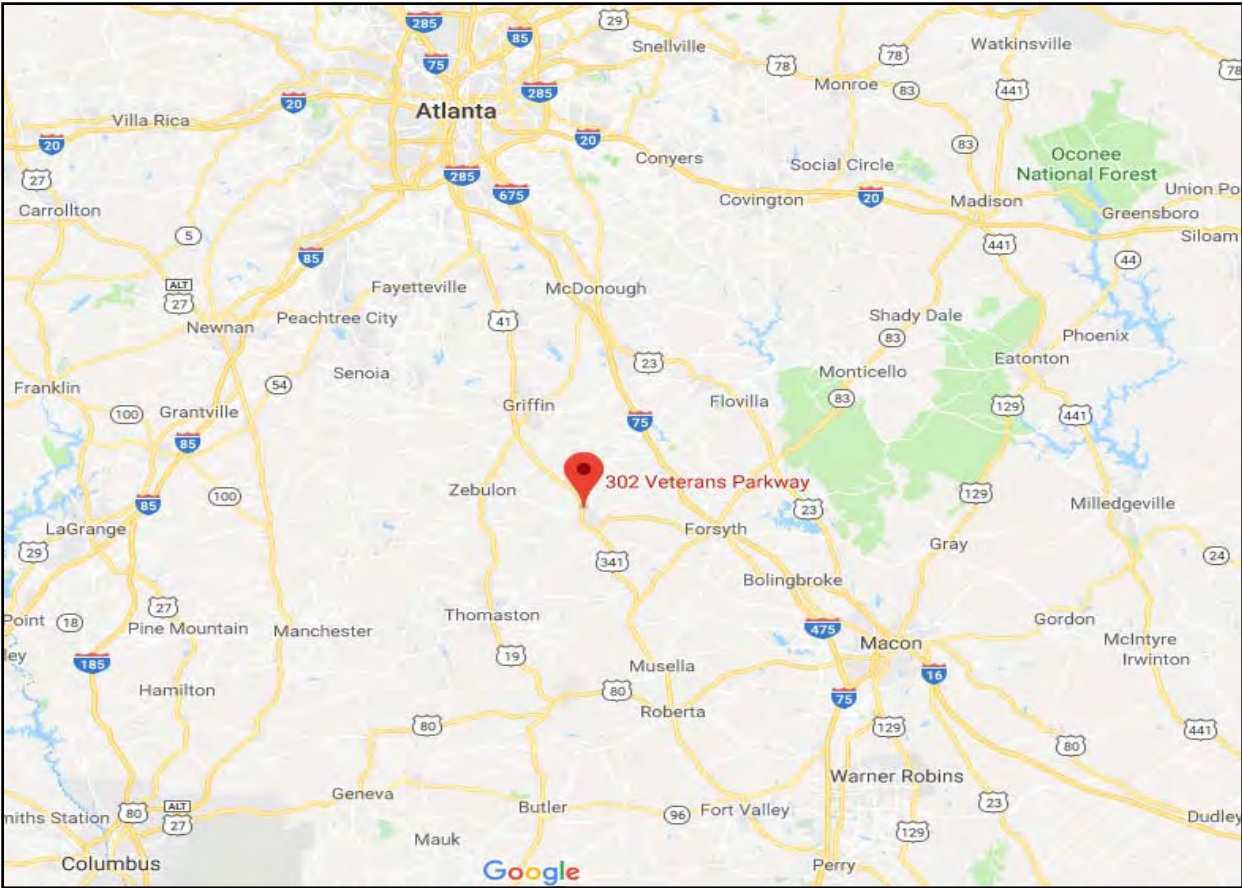




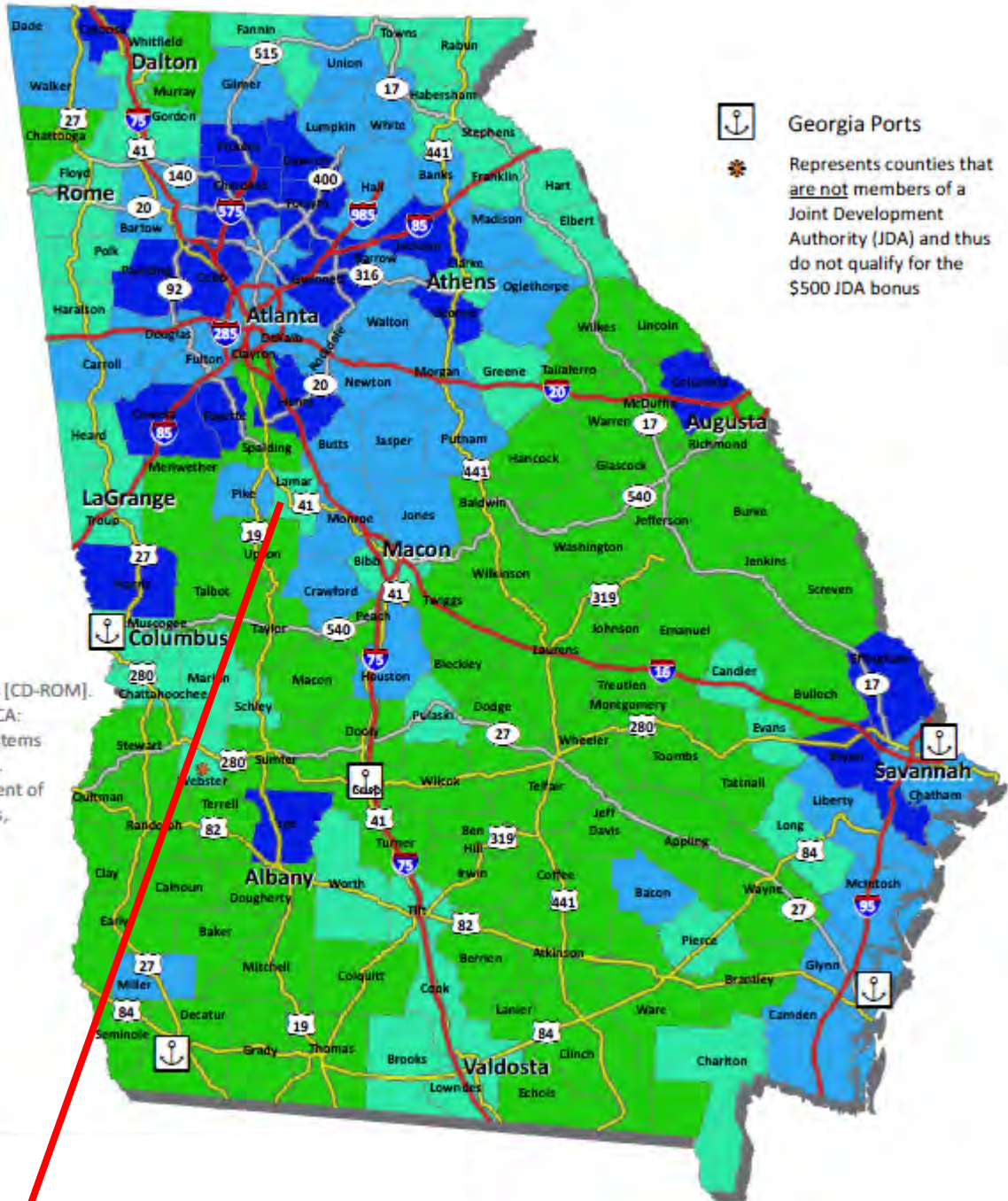








Georgia Business Incentives



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

Lamar County, GA
 Lamar County, GA (13171)
 Geography: County

Prepared by Esri

Summary	Census 2010	2017	2022
Population	18,317	18,260	18,503
Households	6,618	6,721	6,833
Families	4,617	4,640	4,692
Average Household Size	2.55	2.53	2.53
Owner Occupied Housing Units	4,515	4,339	4,403
Renter Occupied Housing Units	2,103	2,382	2,430
Median Age	37.6	39.4	41.2
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.26%	1.03%	0.83%
Households	0.33%	1.01%	0.79%
Families	0.22%	0.92%	0.71%
Owner HHs	0.29%	0.99%	0.72%
Median Household Income	2.76%	2.05%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	1,066	15.9%	1,031	15.1%
\$15,000 - \$24,999	760	11.3%	696	10.2%
\$25,000 - \$34,999	748	11.1%	664	9.7%
\$35,000 - \$49,999	1,165	17.3%	1,002	14.7%
\$50,000 - \$74,999	1,206	17.9%	1,130	16.5%
\$75,000 - \$99,999	759	11.3%	947	13.9%
\$100,000 - \$149,999	767	11.4%	1,055	15.4%
\$150,000 - \$199,999	148	2.2%	193	2.8%
\$200,000+	102	1.5%	115	1.7%
Median Household Income	\$43,938		\$50,350	
Average Household Income	\$57,607		\$66,607	
Per Capita Income	\$23,645		\$27,006	

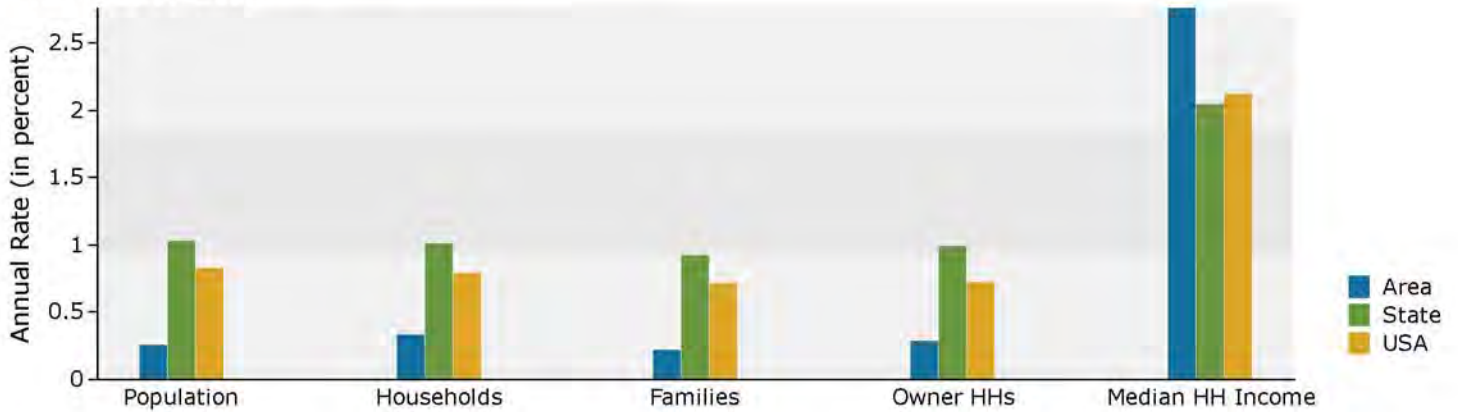
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,087	5.9%	1,012	5.5%	969	5.2%
5 - 9	1,056	5.8%	1,074	5.9%	1,031	5.6%
10 - 14	1,063	5.8%	1,029	5.6%	1,124	6.1%
15 - 19	1,897	10.4%	1,510	8.3%	1,610	8.7%
20 - 24	1,443	7.9%	1,196	6.5%	1,050	5.7%
25 - 34	2,044	11.2%	2,388	13.1%	2,060	11.1%
35 - 44	2,268	12.4%	2,080	11.4%	2,218	12.0%
45 - 54	2,586	14.1%	2,364	12.9%	2,229	12.0%
55 - 64	2,386	13.0%	2,516	13.8%	2,558	13.8%
65 - 74	1,482	8.1%	1,963	10.8%	2,224	12.0%
75 - 84	748	4.1%	851	4.7%	1,120	6.1%
85+	257	1.4%	277	1.5%	310	1.7%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,098	66.0%	11,860	65.0%	11,860	64.1%
Black Alone	5,650	30.8%	5,695	31.2%	5,800	31.3%
American Indian Alone	47	0.3%	48	0.3%	48	0.3%
Asian Alone	72	0.4%	83	0.5%	91	0.5%
Pacific Islander Alone	2	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	142	0.8%	212	1.2%	280	1.5%
Two or More Races	306	1.7%	360	2.0%	422	2.3%
Hispanic Origin (Any Race)	341	1.9%	532	2.9%	700	3.8%

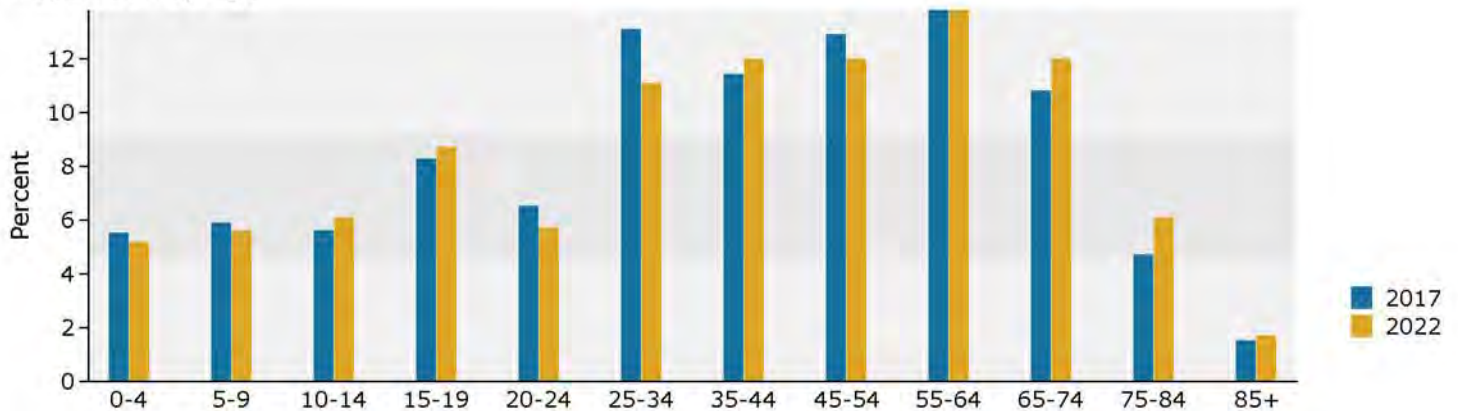
Data Note: Income is expressed in current dollars.

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

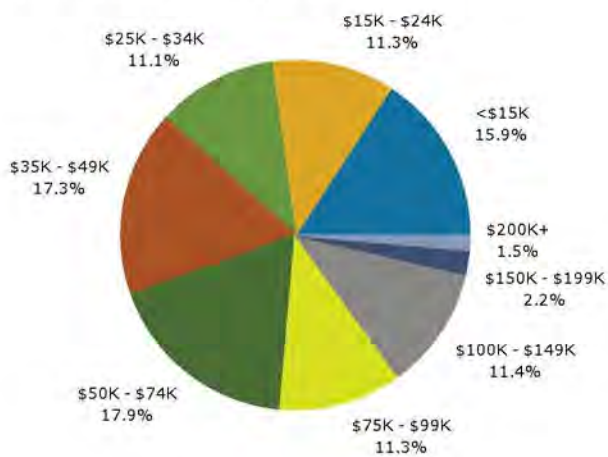
Trends 2017-2022



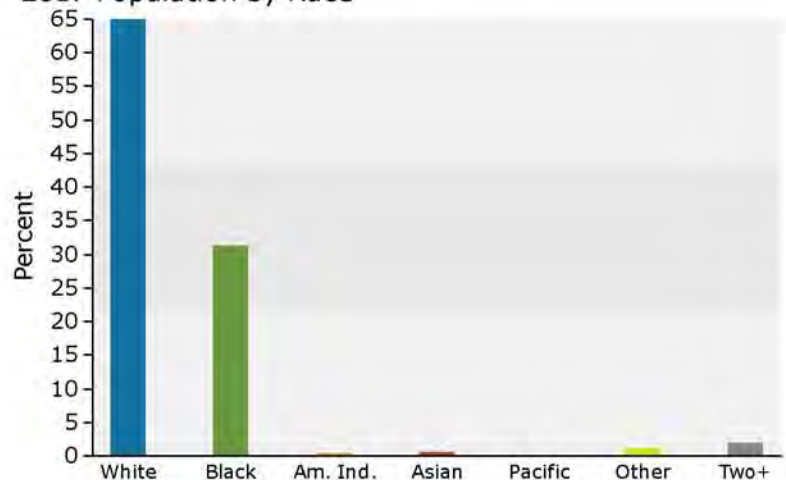
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 2.9%

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