

**FOR SALE**



EBERHARDT & BARRY

PROPERTY VIDEO: <https://vimeo.com/233393884/a48dc1a9f4>



**Formerly Enercon Engineering & Metals Fabrication  
Manufacturing / Blast Booth / Paint Booth / Test Facility  
100,000± Square Feet - 48.16 Acres**

**490 Industrial Road  
Barnesville, Lamar County, Georgia 30204**

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**SALES PRICE: \$2,300,000  
(INCLUDES ALL LISTED EQUIPMENT)**

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**FOR MORE DETAILS CONTACT:**

Created 9/7/17

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<b>Fax</b>	478-746-1362	<b>Cell</b>	478-731-8000

990 Riverside Drive  
Macon, GA 31201

<b>PROPERTY VIDEO:</b>	<a href="https://vimeo.com/233393884/a48dc1a9f4">https://vimeo.com/233393884/a48dc1a9f4</a>
<b>VIRTUAL TOUR:</b>	<a href="http://www.goroundmedia.com/project/enercon-warehouse-barnesville/">http://www.goroundmedia.com/project/enercon-warehouse-barnesville/</a>
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"> <li>• 100,000± SF Manufacturing / Distribution Facility               <ul style="list-style-type: none"> <li>- 15,000± SF Two Story Office</li> <li>- 85,000± SF Manufacturing Area including 30 and 35 ton crane                   <ul style="list-style-type: none"> <li>- 4,800± SF Engine Testing Facility                       <ul style="list-style-type: none"> <li>- Six test cells (three inside and three outside) with natural gas capacity.</li> </ul> </li> <li>- 36,000 Cu. Ft. Sand Blasting Booth (21'W X 72'L X 22'H (largest in Southern Georgia) installed 1996. Klemco is the manufacturer.</li> <li>- 17,000 Cu. Ft. Inside Paint Booth (14'W X 57'L X 15'H). Installed 1996.</li> <li>- Outside paint and prep area installed 2012 (slab and shell with lighting, power and air) 175'W X 80'L X 26' on the high side, 20' on the low side</li> <li>- Outside paint booth installed 2013, Barton &amp; Associate manufacturer. Down draft booth 21' W X 61' L X 16' high.</li> <li>- Powder coat booth (10'W X 23'L X 9' H) installed 2008 by Rapid Engineering.</li> <li>- Powder coat oven (9'W X 20'L X 9' H) installed 2008 by Rapid Engineering.</li> <li>- Outside loading dock (60'W X 20'L X 26' high side, 20' low side) slab and shell with lights, air and power installed 2010; three (3) docks and dock locks</li> </ul> </li> </ul> </li> </ul>
<b>ACREAGE:</b>	48.16 Total Acres <ul style="list-style-type: none"> <li>- 20 Acres primary site</li> <li>- 28.16 Acres excess land</li> </ul>
<b>TOPOGRAPHY:</b>	Level, at street grade
<b>YEAR BUILT:</b>	1995
<b>CEILING HEIGHTS:</b>	28' - 34'
<b>COLUMN SPACING:</b>	25' X 100'
<b>TRUCK LOADING:</b>	<ul style="list-style-type: none"> <li>• 16 oversized overhead doors</li> <li>• 6 dock high doors; 3 docks and dock locks</li> </ul>
<b>PARKING:</b>	188 asphalt parking spaces
<b>RAIL:</b>	Active rail (Norfolk Southern) runs along the eastern boundary of the property which could be utilized for rail service upgrades.

<b>CONSTRUCTION:</b>	Insulated steel frame building with metal panels and stucco over steel frame.
<b>ROOF:</b>	Metal over steel truss system
<b>FLOOR:</b>	Hardwood and tile in offices; sealed concrete in warehouse
<b>CEILING:</b>	Accoustical tile in office; exposed steel beams in warehouse
<b>LIGHTING:</b>	Flush mount fluorescents in office; suspended fluorescents and sky-lights in warehouse.
<b>HVAC:</b>	Central heating and air conditioning in the office; gas heat and exhaust fans in warehouse
<b>ELECTRICAL</b>	Two 1500 KVA Transformers - 1,800 amps each - 480 volts
<b>UTILITIES:</b>	<ul style="list-style-type: none"> <li>• Electric: City of Barnesville</li> <li>• Water: City of Barnesville - 4" line</li> <li>• Sewer: Septic System</li> <li>• Gas: Atlanta Gas Light - 6" line</li> </ul>
<b>ZONED:</b>	M2, Heavy Industrial
<b>ASSESSED VALUE:</b>	\$3,500,000
<b>TRANSPORTATION:</b>	<ul style="list-style-type: none"> <li>• US Highway 41: 2 miles</li> <li>• Interstate 75: 8 miles</li> <li>• Port of Savannah: 185 miles</li> <li>• Hartsfield-Jackson Atlanta International Airport: 44 miles</li> </ul>
<b>NEIGHBORS:</b>	Jordan Forest Products, RPS Scrap Metal, Rivera Parts Supplier, Milner Milling
<b>FORMER USE:</b>	Custom fabrication, assembly, painting, test facility, sand blasting, staging, storing and distribution of engine generator controls, switch-gear, packages & enclosures and co-generation units.
<b>SALES PRICE:</b>	<b>\$2,300,000</b>

- 30 and 35 ton crane
- Six test cells (three inside and three outside) with natural gas capacity.
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PHOTOS



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/ PHOTOS

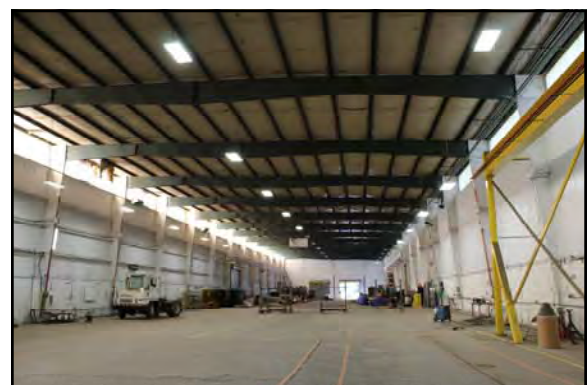






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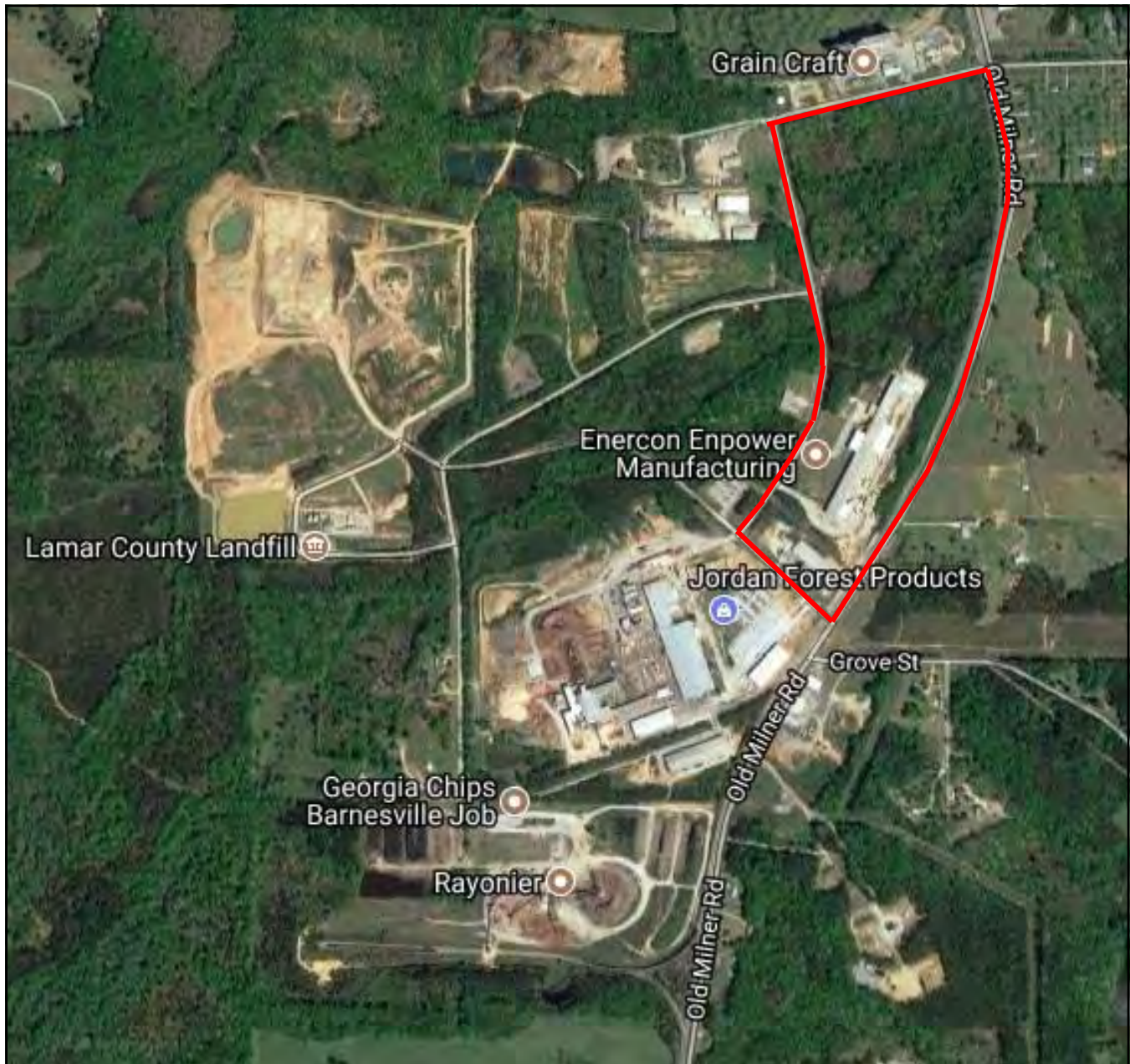
PHOTOS







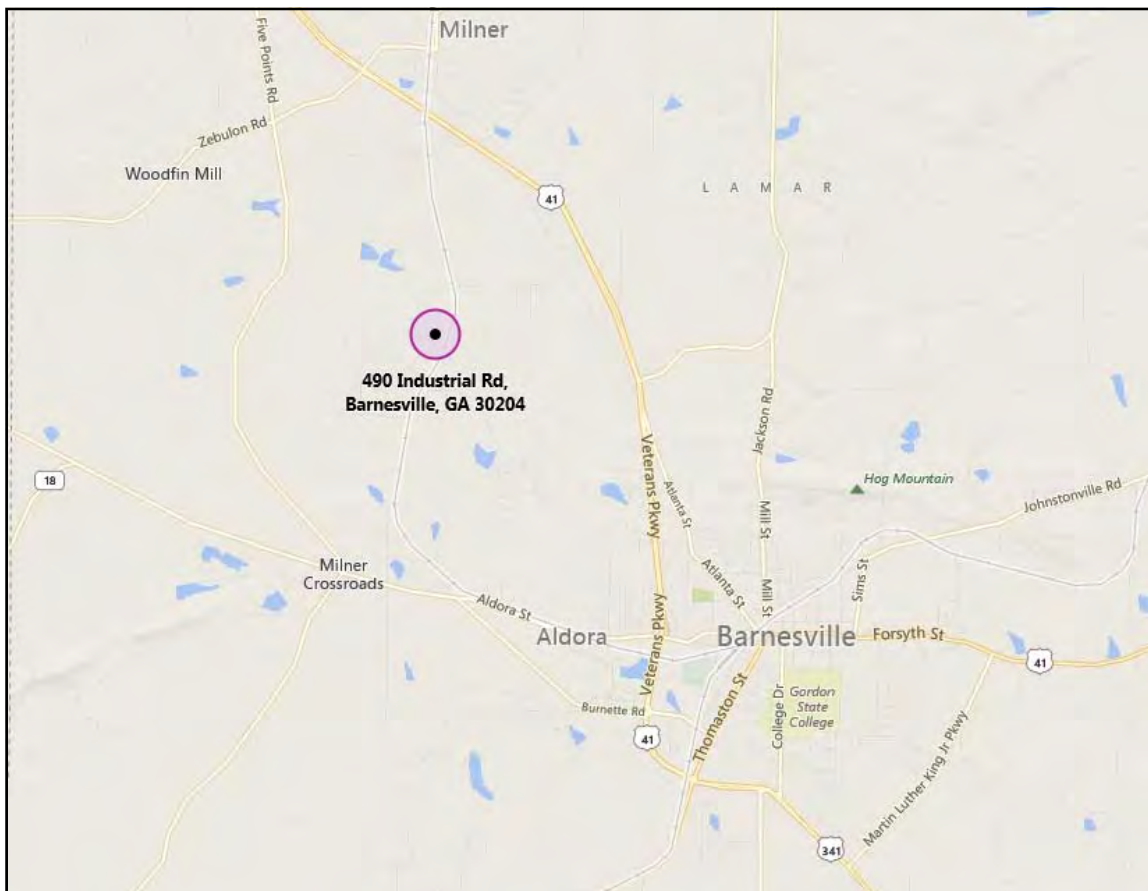
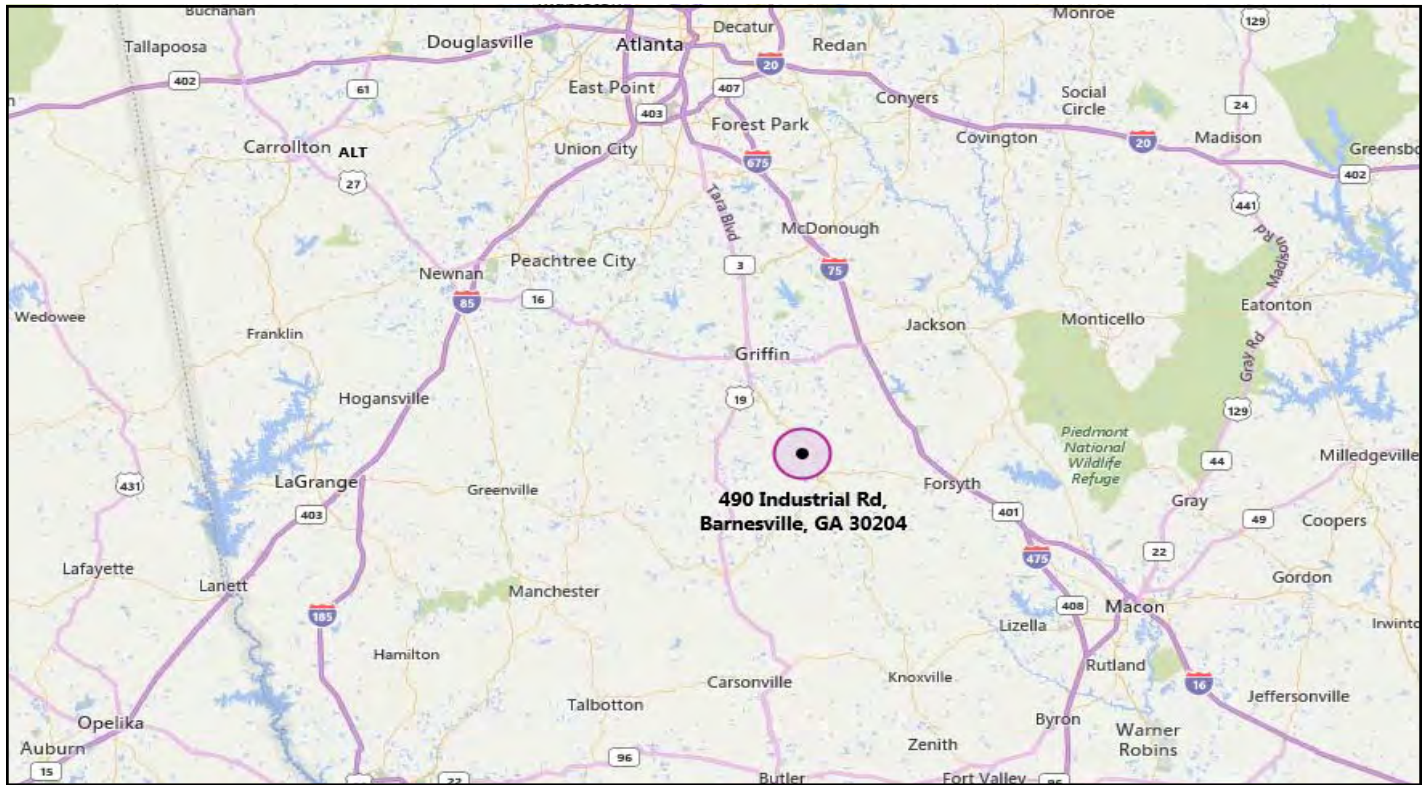






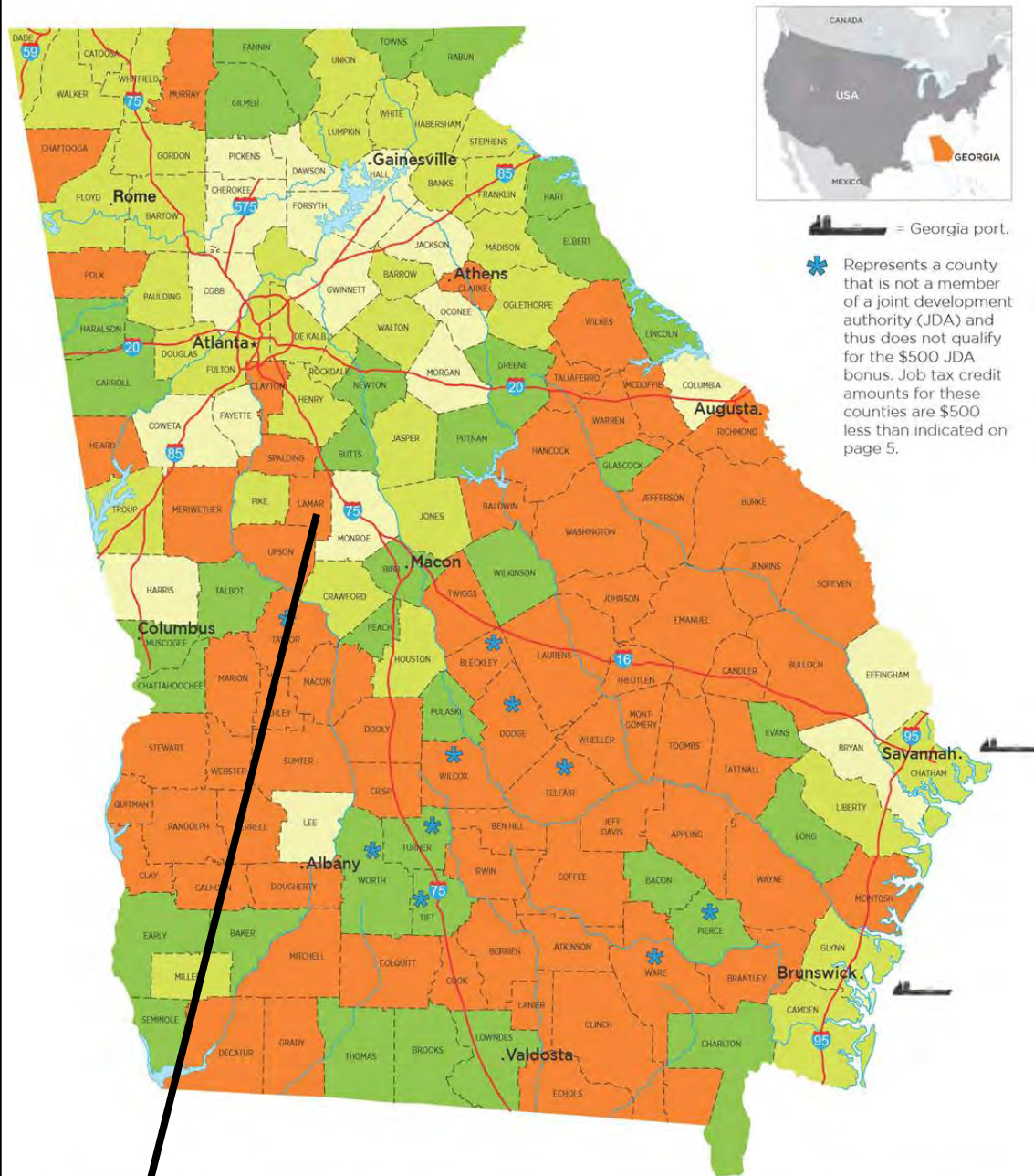
**490 Industrial Road - Barnesville, GA 30204**

**LOCATION MAPS**





# GEORGIA 2017 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. There are currently ten counties that are not a member of a JDA and thus do not qualify for the \$500 JDA bonus. See map on page 4.

\*\* Tax credits are applied to Georgia corporate income taxes

MZ= Military Zone

OZ= Opportunity Zone

LDCT= Less Developed Census Tract



# 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%			
			2017		2022			
Households by Income			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			
			Census 2010		2017		2022	
Population by Age	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%		
			Census 2010		2017		2022	
Race and Ethnicity	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%

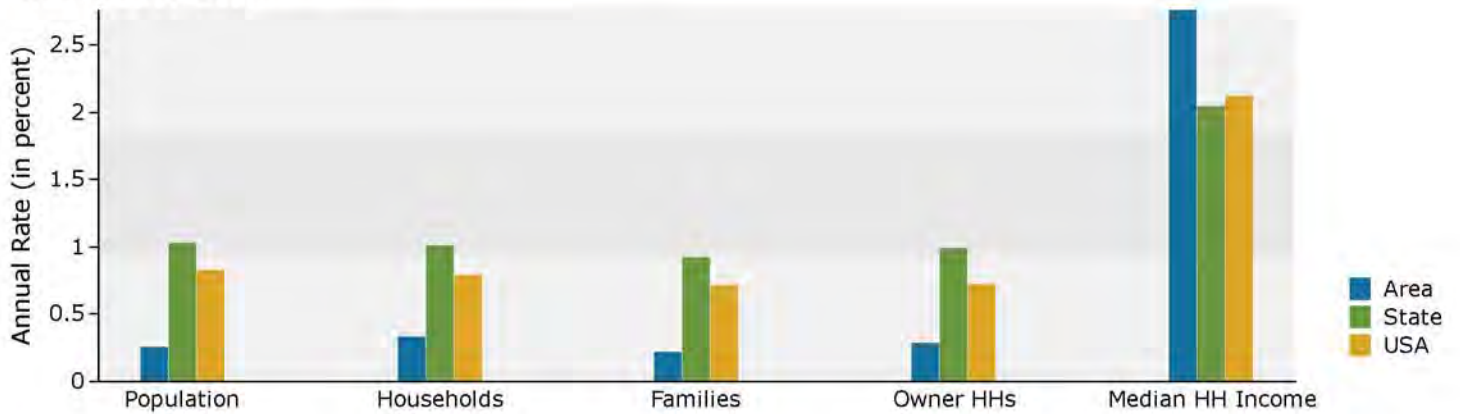
**Data Note:** Income is expressed in current dollars.

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

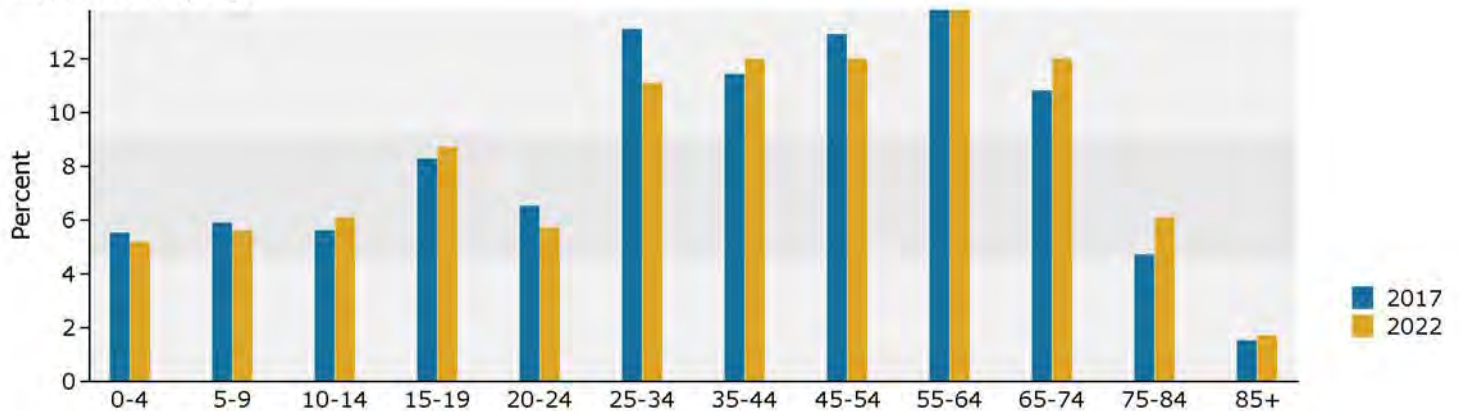
September 07, 2017



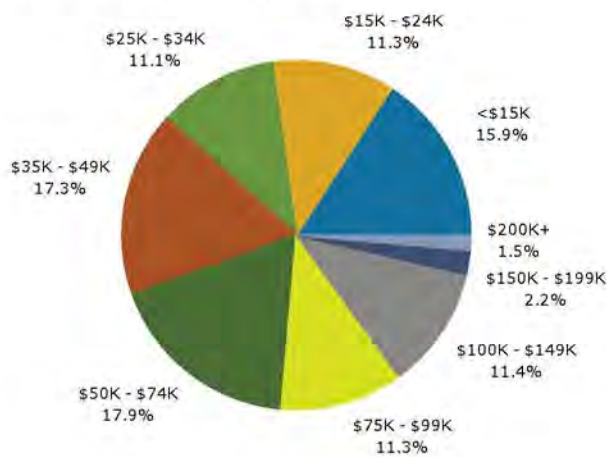
## Trends 2017-2022



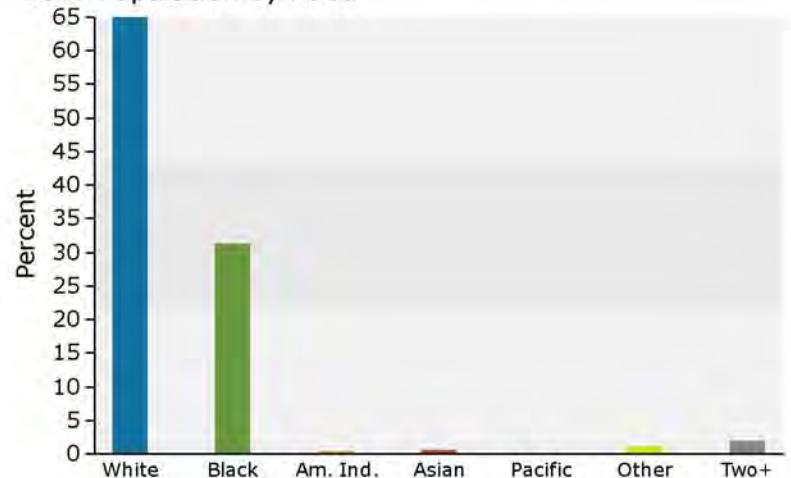
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 2.9%