

**FOR SALE  
OR LEASE**



EBERHARDT & BARRY

**PROPERTY VIDEO:** <https://vimeo.com/243706034/0df27984c7>



**Manufacturing / Distribution Facility**  
**160,400± Total SF - 7.31± Acres**

**398 Fitzgerald Highway**  
**Ocilla, Irwin County, Georgia 31774**

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**SALES PRICE: \$495,000**  
**MONTHLY LEASE RATE: \$8,000**

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**FOR MORE DETAILS CONTACT:**

Created 11/6/17

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990 Riverside Drive  
Macon, GA 31201



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398 Fitzgerald Highway - Ocilla, GA 31774

PROPERTY OVERVIEW

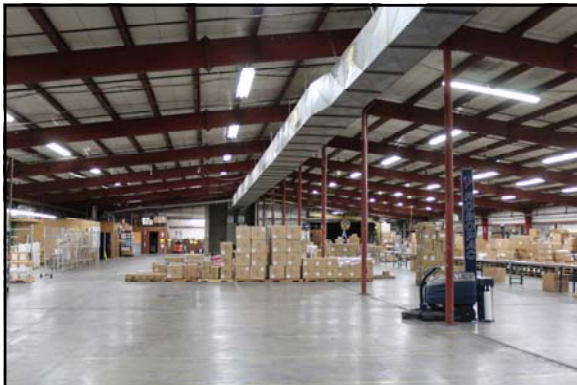
<b>PROPERTY VIDEO:</b>	<a href="https://vimeo.com/243706034/0df27984c7">https://vimeo.com/243706034/0df27984c7</a>
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"> <li>160,400± SF Two-Story Manufacturing / Distribution Facility <ul style="list-style-type: none"> <li>Main Level - 98,250± SF: <ul style="list-style-type: none"> <li>94,800± SF Warehouse</li> <li>280± SF Break room</li> <li>3,170± SF Office</li> </ul> </li> <li>Lower Level - 62,150± SF: <ul style="list-style-type: none"> <li>57,500± SF Warehouse</li> <li>2,950± SF Office</li> <li>1,700± SF Break room</li> </ul> </li> </ul> </li> </ul>
<b>ACREAGE:</b>	7.31± Acres; completely fenced
<b>TOPOGRAPHY:</b>	Street level
<b>YEAR BUILT:</b>	1966, 1978, 1990
<b>CEILING HEIGHTS:</b>	12' - 20'
<b>COLUMN SPACING:</b>	<ul style="list-style-type: none"> <li>Main Level: 25' X 17'</li> <li>Upper Level: 20' X 50'; 25' X 50', 25' X 55'</li> </ul>
<b>TRUCK LOADING:</b>	<ul style="list-style-type: none"> <li>Ten (10) dock doors</li> <li>Three (3) drive-in doors</li> </ul>
<b>PARKING:</b>	100 Asphalt parking spaces
<b>CONSTRUCTION:</b>	Steel
<b>ROOF:</b>	Metal
<b>FLOOR:</b>	Concrete
<b>PLUMBING:</b>	<ul style="list-style-type: none"> <li>Men: Seven (7) stalls, one (1) urinal, seven (7) sinks</li> <li>Ladies: Seven (7) stalls, six (6) sinks</li> </ul>
<b>LIGHTING:</b>	Fluorescent fixtures
<b>HVAC:</b>	<ul style="list-style-type: none"> <li>Three (3) 15 Ton Trane</li> <li>Seven (7) 10 Ton Trane</li> <li>One (1) 7.5 Ton Lennox</li> </ul>
<b>UTILITIES:</b>	<ul style="list-style-type: none"> <li>Electric: Irwin EMC - Nine (9) transformers - Total 1,132 KVA; 3 phase; 2,832 Amp total</li> <li>Water: 6" main</li> <li>Sewer: Septic System</li> </ul>
<b>FIRE PROTECTION:</b>	Wet sprinkled
<b>COMPRESSED AIR:</b>	<ul style="list-style-type: none"> <li>Gardner - Denver - 30 HP - Rotary Screw - 125 PSI</li> <li>Devilbiss - 5 HP - Piston - 175 PSI</li> </ul>
<b>ZONED:</b>	HI, Heavy Industrial
<b>ADVALOREM TAX:</b>	\$7,152
<b>TRANSPORTATION</b>	<ul style="list-style-type: none"> <li>GA Highway 129/319 fronts the property</li> <li>GA Highway 32 - Two (2) miles</li> <li>Interstate 75 - 20 miles</li> </ul>



398 Fitzgerald Highway - Ocilla, GA 31774

PHOTOS





Lower Level

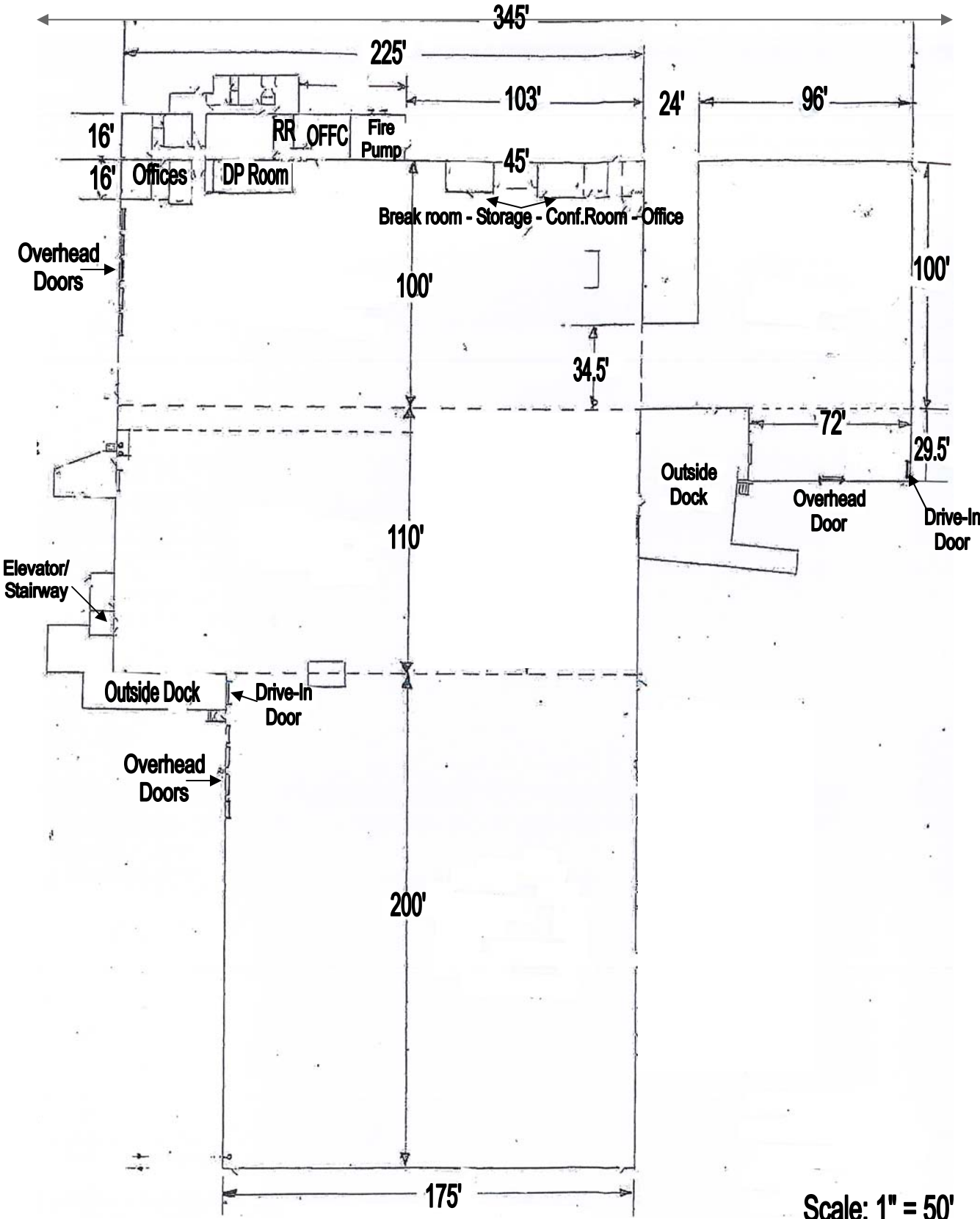
Canteen



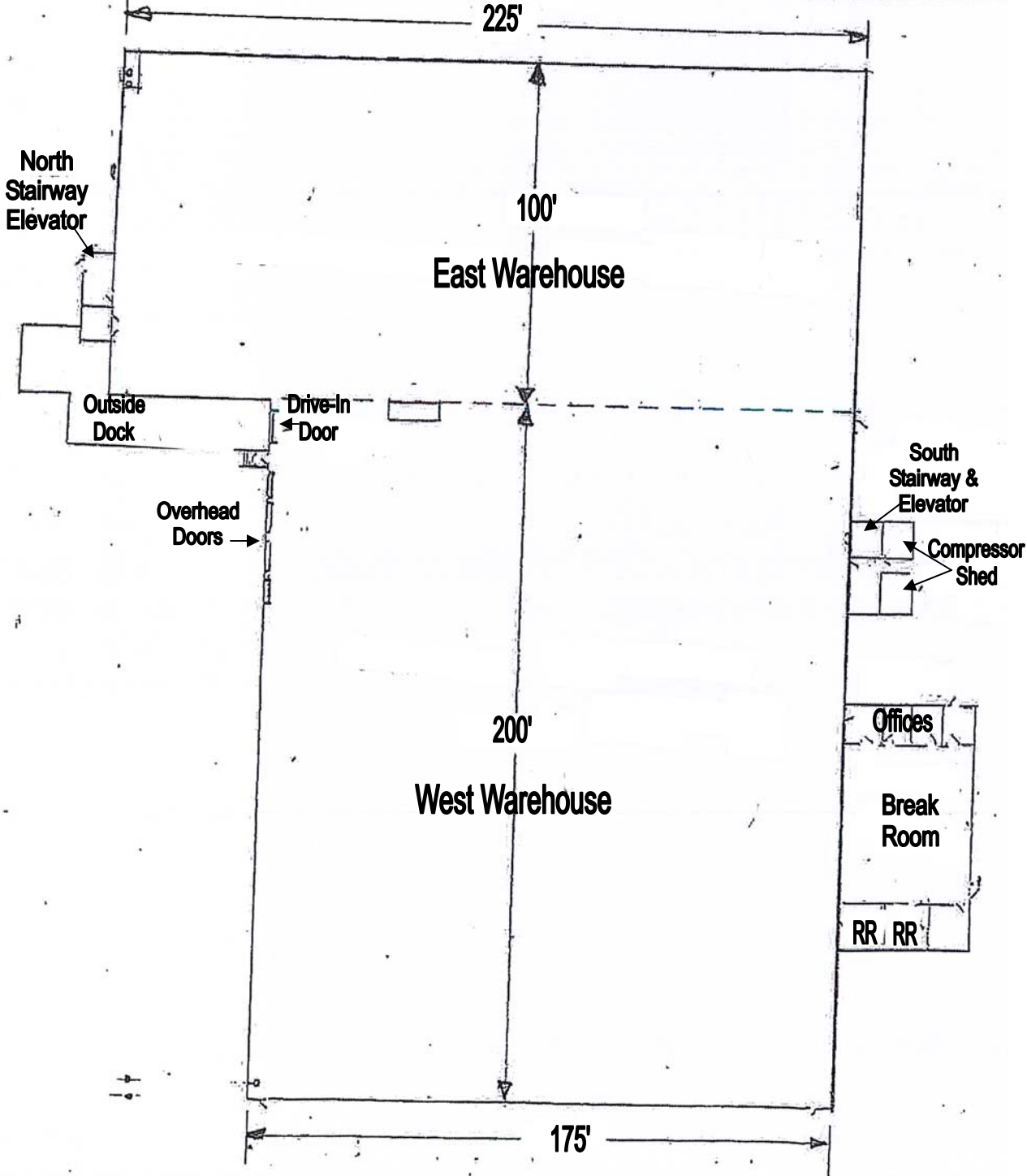
Lower Level



Lower Level

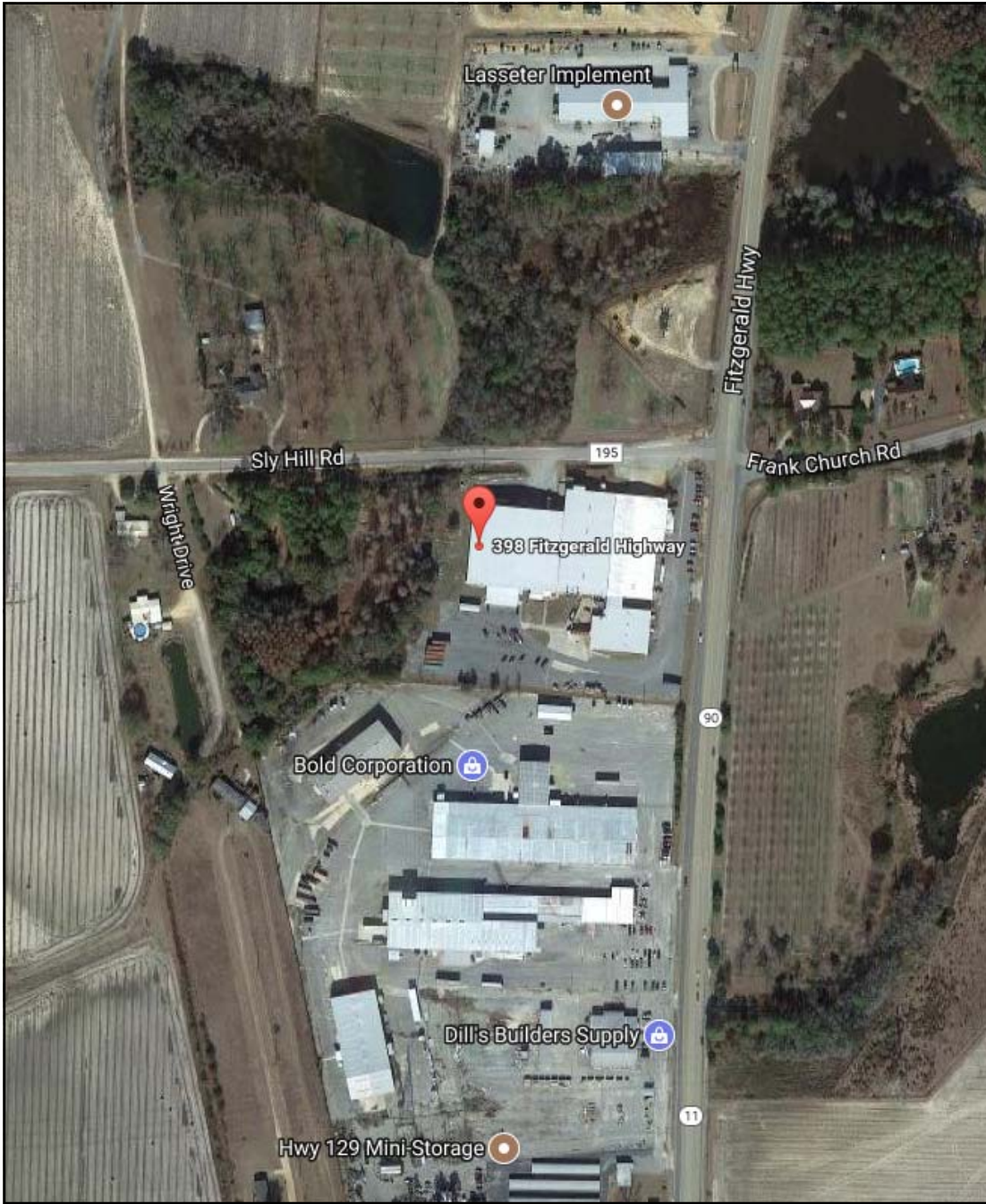


Scale: 1" = 50'

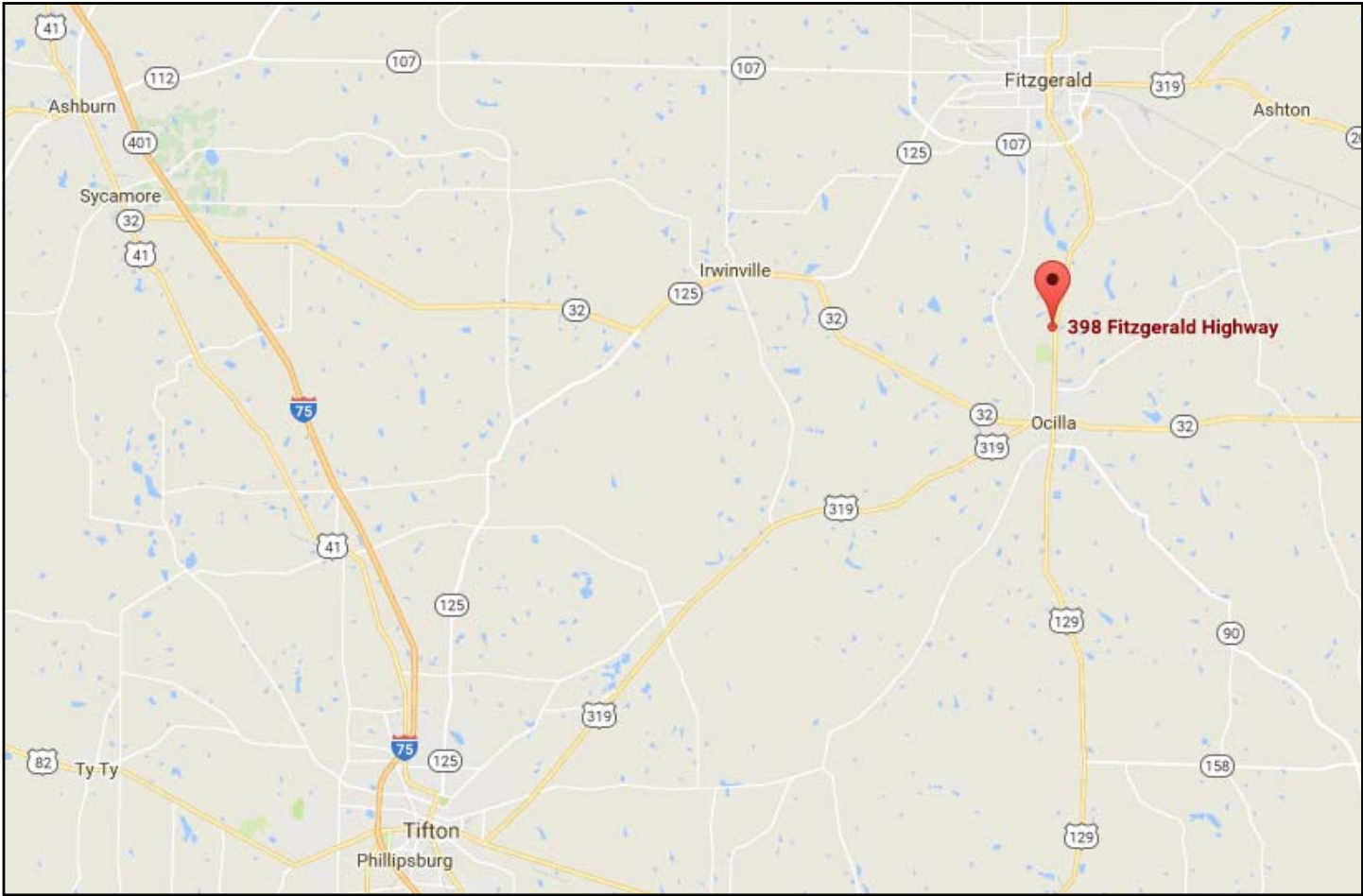


Scale: 1" = 50'

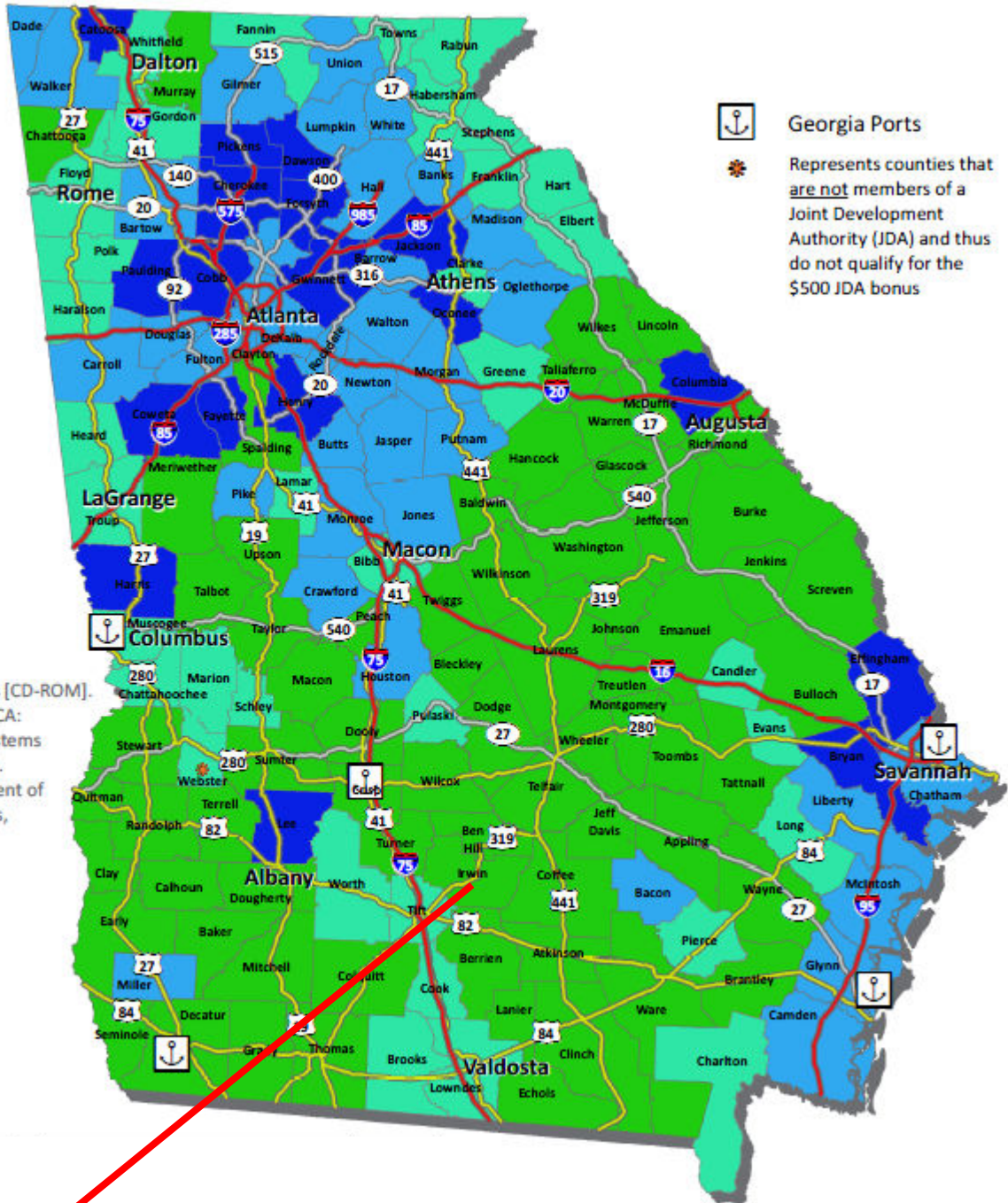








## Georgia Business Incentives



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

Irwin County, GA  
 Irwin County, GA (13155)  
 Geography: County

Prepared by Esri

Summary	Census 2010	2017	2022
Population	9,538	9,302	9,090
Households	3,495	3,389	3,313
Families	2,475	2,375	2,310
Average Household Size	2.54	2.53	2.52
Owner Occupied Housing Units	2,565	2,380	2,323
Renter Occupied Housing Units	930	1,009	990
Median Age	38.7	39.7	41.3
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	-0.46%	1.03%	0.83%
Households	-0.45%	1.01%	0.79%
Families	-0.55%	0.92%	0.71%
Owner HHs	-0.48%	0.99%	0.72%
Median Household Income	2.55%	2.05%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	587	17.3%	495	14.9%
\$15,000 - \$24,999	440	13.0%	369	11.1%
\$25,000 - \$34,999	444	13.1%	360	10.9%
\$35,000 - \$49,999	525	15.5%	562	17.0%
\$50,000 - \$74,999	713	21.0%	769	23.2%
\$75,000 - \$99,999	283	8.4%	309	9.3%
\$100,000 - \$149,999	307	9.1%	348	10.5%
\$150,000 - \$199,999	56	1.7%	63	1.9%
\$200,000+	34	1.0%	38	1.1%
Median Household Income	\$40,186		\$45,576	
Average Household Income	\$52,007		\$59,033	
Per Capita Income	\$19,661		\$22,246	

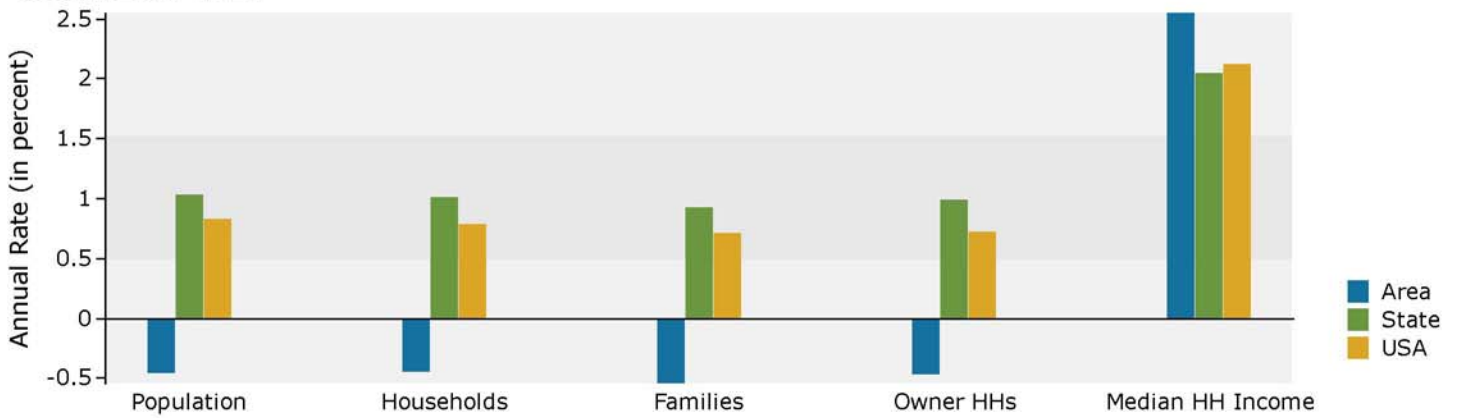
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	602	6.3%	539	5.8%	495	5.4%
5 - 9	658	6.9%	579	6.2%	529	5.8%
10 - 14	668	7.0%	591	6.4%	592	6.5%
15 - 19	639	6.7%	542	5.8%	576	6.3%
20 - 24	567	5.9%	587	6.3%	517	5.7%
25 - 34	1,181	12.4%	1,270	13.7%	1,125	12.4%
35 - 44	1,289	13.5%	1,174	12.6%	1,144	12.6%
45 - 54	1,308	13.7%	1,244	13.4%	1,158	12.7%
55 - 64	1,141	12.0%	1,165	12.5%	1,186	13.0%
65 - 74	853	8.9%	942	10.1%	1,002	11.0%
75 - 84	447	4.7%	470	5.1%	563	6.2%
85+	185	1.9%	199	2.1%	203	2.2%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,811	71.4%	6,425	69.1%	6,149	67.6%
Black Alone	2,472	25.9%	2,510	27.0%	2,498	27.5%
American Indian Alone	2	0.0%	2	0.0%	2	0.0%
Asian Alone	61	0.6%	76	0.8%	90	1.0%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	107	1.1%	150	1.6%	175	1.9%
Two or More Races	85	0.9%	139	1.5%	176	1.9%
Hispanic Origin (Any Race)	228	2.4%	322	3.5%	393	4.3%

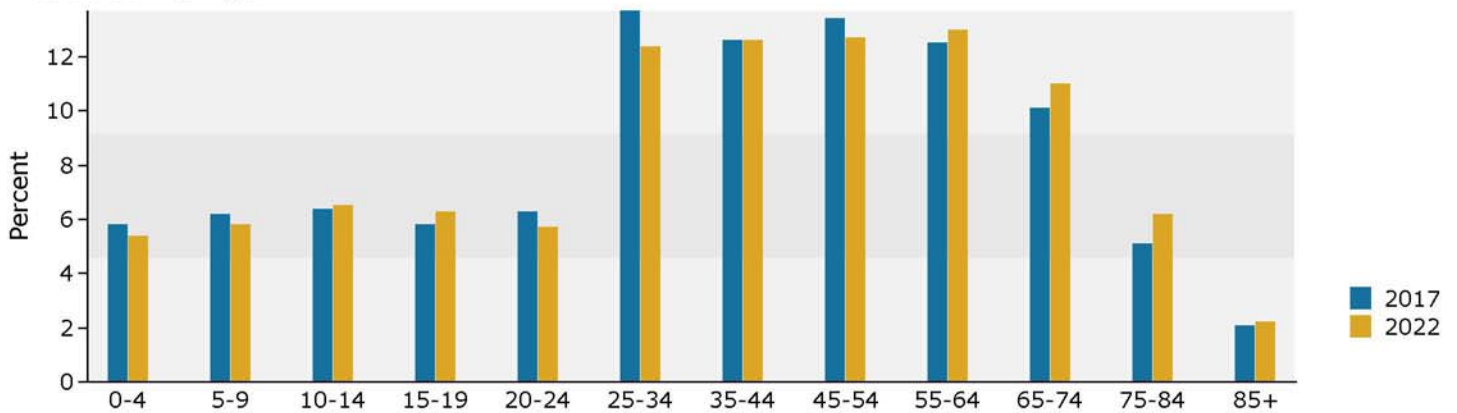
**Data Note:** Income is expressed in current dollars.

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

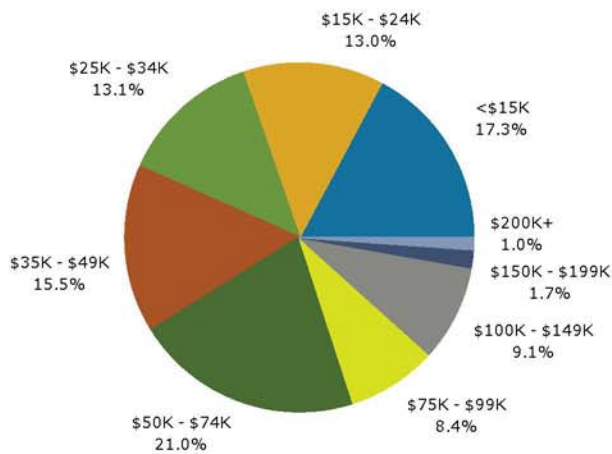
## Trends 2017-2022



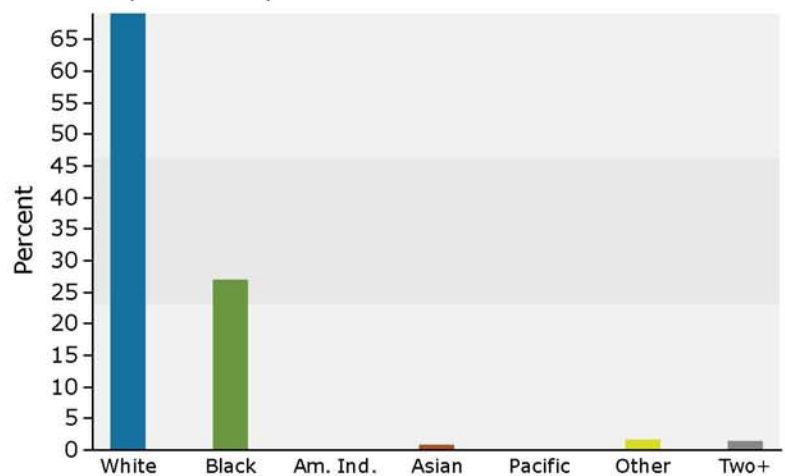
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 3.5%