

FOR SALE
**Multi-Tenant Warehouse/
Distribution Facility**



INCOME PRODUCING

230,200± SF Multi-Tenant Warehouse/Distribution
18.54± Acres

100 McIntosh Parkway
Thomaston, Upson County, Georgia 30286

SALES PRICE: \$2,800,000

FOR MORE DETAILS CONTACT:

Revised 1/6/17

ARTHUR P BARRY III - EXCLUSIVE AGENT
abarry@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.
www.coldwellbankercommercialeb.com

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

990 Riverside Drive
Macon, GA 31201

100 McIntosh Parkway - Thomaston, GA 30286

PROPERTY OVERVIEW

Square Footage:	230,200 Square Feet Total - 14,500 square foot, 2 story office - 215,700 square foot warehouse
Lease Information:	<ul style="list-style-type: none"> Leased for a five (5) year term to Quadgraphics who occupies all of the building except 80,000 SF. (See Page 11) Operating Statements for the facility on Page 6 & 7. Contact Broker for specifics regarding the Tenant and terms of the Lease Agreement.
Acreage:	18.54 Acres
Date of Construction:	<ul style="list-style-type: none"> Built in 1983; renovated in 1993 Converted to multi-tenant warehouse/distribution facility in 2005
Zoning District:	M-1
Condition of Property:	Good
Ceiling Heights:	18' clear - 34' clear
Parking:	267 asphalt paved spaces
Truck Loading:	<ul style="list-style-type: none"> 21 dock-high doors (8' X 10') 2 drive-in doors (14' X 17.1') All auto leveler / auto sealer with lights
Rail:	8 rail doors (13.11' X 10'); served by Norfolk Southern
Water/Sanitary Sewer:	Water and sewer is served by the City of Thomaston
GAS:	<ul style="list-style-type: none"> 4" steel gas main 60 lbs normal operating pressure 1 ¼" line to the building
Electricity:	6,250 KVA, 10,000 amps, 480 volts, 3 phase electrical service
Sprinklers:	100% wet sprinkler system
Compressed Air:	Throughout warehouse areas
Miscellaneous:	<ul style="list-style-type: none"> Property is handsomely landscaped. Various freestanding offices located throughout warehouse area.
Access:	Primary access provided by US Hwy. 19, which runs in a north-south direction. The road provides access to Griffin and Atlanta to the north and State Route 96 to the south. State Route 74 provides east-west access to that area. Also, State Route 36 runs in a southwesterly-northeasterly direction and provides access to Barnesville to the northeast. Interstate 75, located approximately 13 miles east of Barnesville, can be accessed via state roads. Secondary roads provide additional access to the immediate area.



The construction components and interior finish of the office space is summarized as follows:

Foundation:	The foundation consists of a continuous 6" slab reinforced with a grid of steel rebar.
Exterior Walls:	The exterior wall structures are a combination of masonry and insulated metal panels. Office entrances and windows are plate glass set in anodized aluminum frames.
Roof Cover:	All new TPM roof installed in October 2016 except for high-bay 80,000 sq ft section.
Floor Coverings:	Office and common area floor coverings consist of commercial grade short loop carpeting and vinyl tile over concrete.
Interior Walls:	The interior walls consist of a metal framework with textured and painted sheetrock wall coverings.
Ceilings:	The ceiling is comprised of a suspended grid of 2' x 4' acoustical tile.
Lighting:	Office area lighting is provided by suspended fluorescent 2' x 4' four-tube fixtures.
Mezzanine Space:	The office area is two stories.
HVAC:	The HVAC system is assumed to be in good working order and adequate for the building.
Electrical:	The electrical system is assumed to be in good working order and adequate for the building.
Plumbing:	The plumbing system is assumed to be in good working order and adequate for the building.
Restrooms:	The restrooms are adequate and are assumed built to local code.
Fire Protection:	The improvements are fire sprinklered and all tenant areas are equipped with smoke detectors. It is assumed the improvements have adequate fire alarm systems, fire exits, fire extinguishers, fire escapes and/or other fire protection measures to meet local fire marshal requirements.
Condition Summary:	The interior areas are typical building standard office finish, and are commensurate with competitors in the area. The office space is currently vacant and will likely require some tenant retrofit prior to occupancy.



The construction components and interior finish of the warehouse space is summarized as follows:

Foundation:	The foundation consists of a continuous 6" slab reinforced with a grid of steel rebar. The foundation structure and condition does not appear to be a limiting factor with regard to potential industrial uses.
Exterior Walls:	The exterior wall structure is a combination of masonry and insulated metal panels.
Roof Cover:	All new TPM roof installed in October 2016 except for high-bay 80,000 sq ft section.
Floor Coverings:	Warehouse floor areas exhibit an unpainted concrete finish.
Insulation:	Exterior walls are not insulated.
Lighting:	Lighting within the warehouse area is supplied by ceiling mounted metal halide fixtures.
Mezzanine Space:	None.
HVAC:	The HVAC system is assumed to be in good working order and adequate for the building.
Electrical:	The electrical system is assumed to be in good working order and adequate for the building.
Plumbing:	The plumbing system is assumed to be in good working order and adequate for the building.
Restrooms:	The restrooms are adequate and are assumed built to local code.
Wall Height:	Exterior walls are 20 to 36 feet high in the warehouse area.
Clear Height:	The clear height in the warehouse facility ranges from 18' to 20' on the east side and 32' to 34' on the west side.
Column Spacing:	Column spacing for the warehouse is staggered at 40' x 30', 45' x 30', 45' x 45' and 40' x 20' intervals.
Loading:	The warehouse has 21 dock-high loading entrances located along the front and rear of the facility. Each is served by its own overhead door. There are also 2 drive-in doors.



EBERHARDT & BARRY

100 McIntosh Parkway - Thomaston, GA 30286

PROPERTY OVERVIEW - WAREHOUSE

Rail Service:	The warehouse is located on a rail spur and has 8 rail doors.
Crane-ways:	The warehouse does not include crane-ways.
Fire Protection:	The improvements are fire sprinklered and all tenant areas are equipped with smoke detectors. It is assumed the improvements have adequate fire alarm systems, fire exits, fire extinguishers, fire escapes and/or other fire protection measures to meet local fire marshal requirements.

Ordinary Income/Expense**Income**

Rental Income	<u>\$220,705</u>
TOTAL INCOME	\$220,705

Expense

Insurance Expense	\$11,746
Ad Valorem Tax	21,638
Maintenancde	1,250
Repairs and Maintenance	6,300
Security	720
Telephone Expense	<u>895</u>
TOTAL EXPENSE	<u>\$42,549</u>
NET INCOME	\$178,156

Ordinary Income/Expense**Income**

Rental Income	<u>\$217,945.68</u>
TOTAL INCOME	\$217,945.68

Expense

Insurance Expense	\$3121.32
Maintenance	160.50
Rent Expense	(14,563.41)
Repairs and Maintenance	49,734.83
Security	785.03
Real Estate Taxes	21,835.94
Telephone Expense	390.60
Water & Sewer	<u>107.08</u>
TOTAL EXPENSE	<u>\$61,571.89</u>
NET INCOME	\$156,373.79



100 McIntosh Parkway - Thomaston, GA 30286

PROPERTY PHOTOS





100 McIntosh Parkway - Thomaston, GA 30286

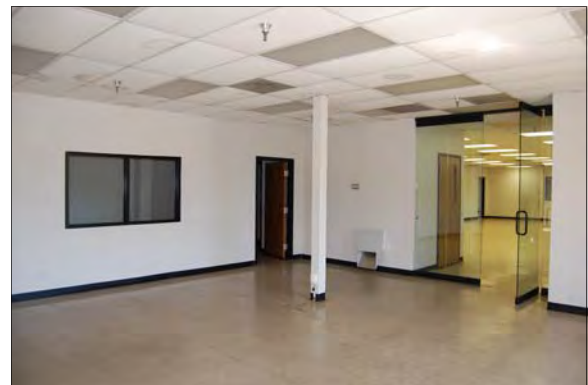
PROPERTY PHOTOS





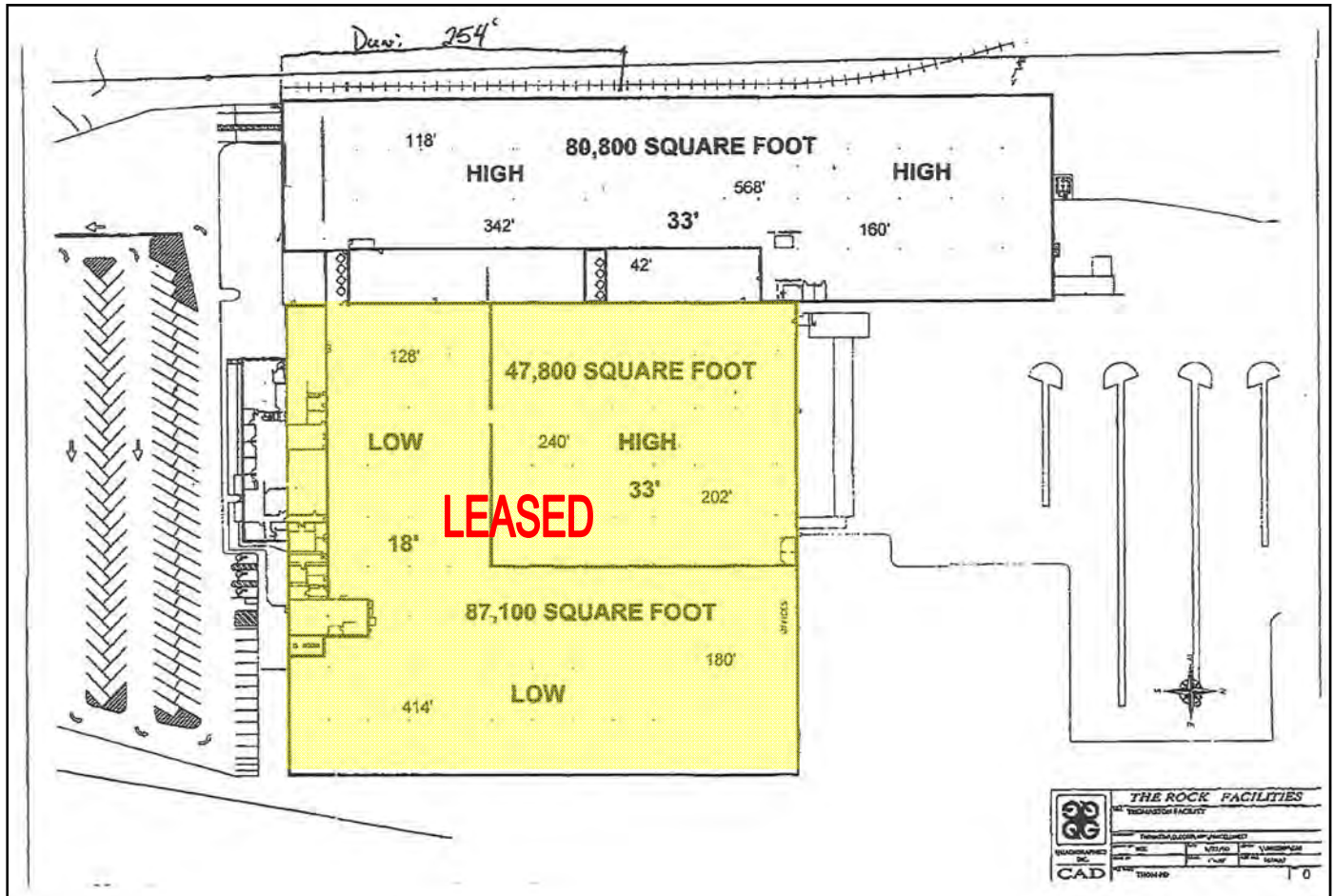
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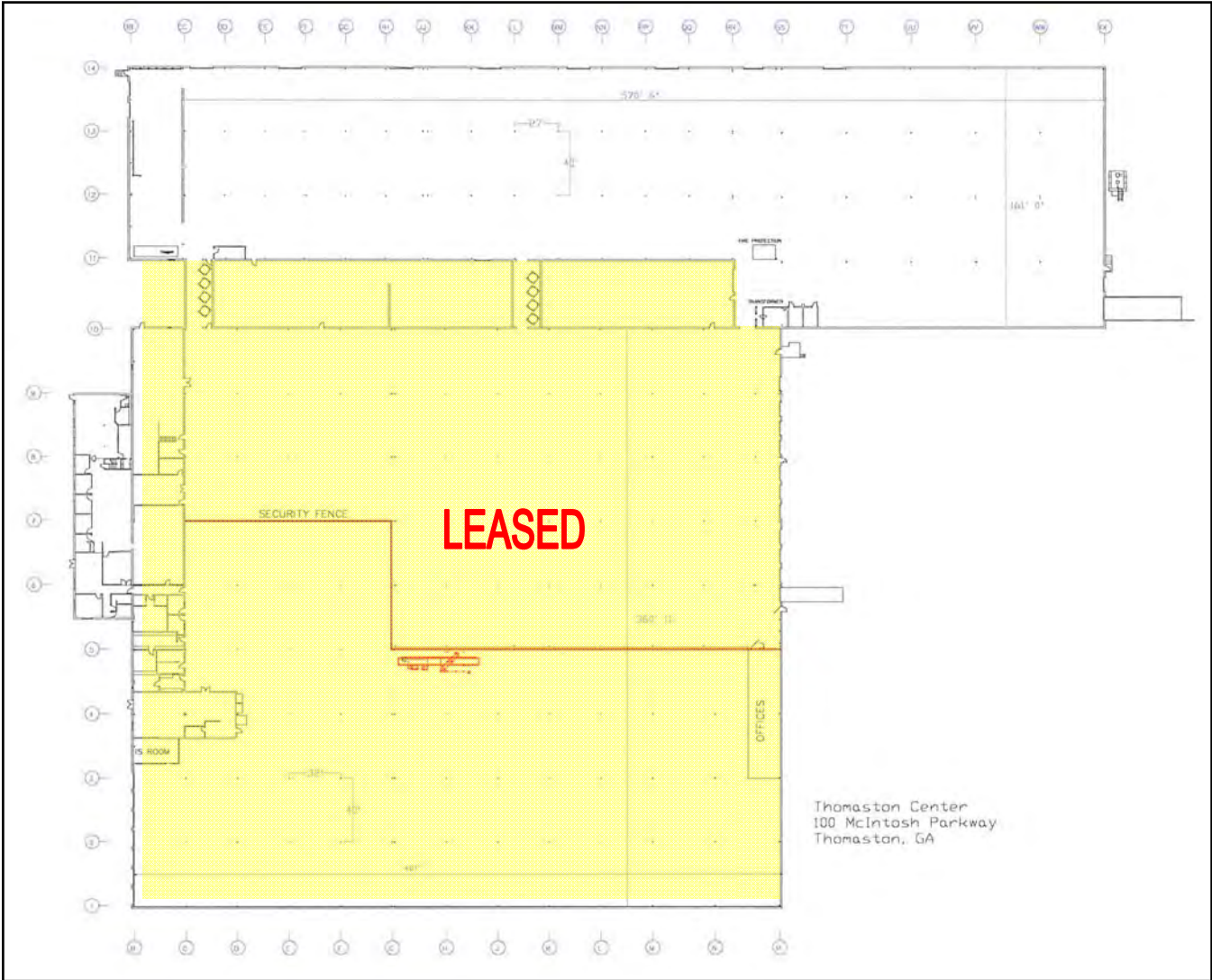
PROPERTY PHOTOS



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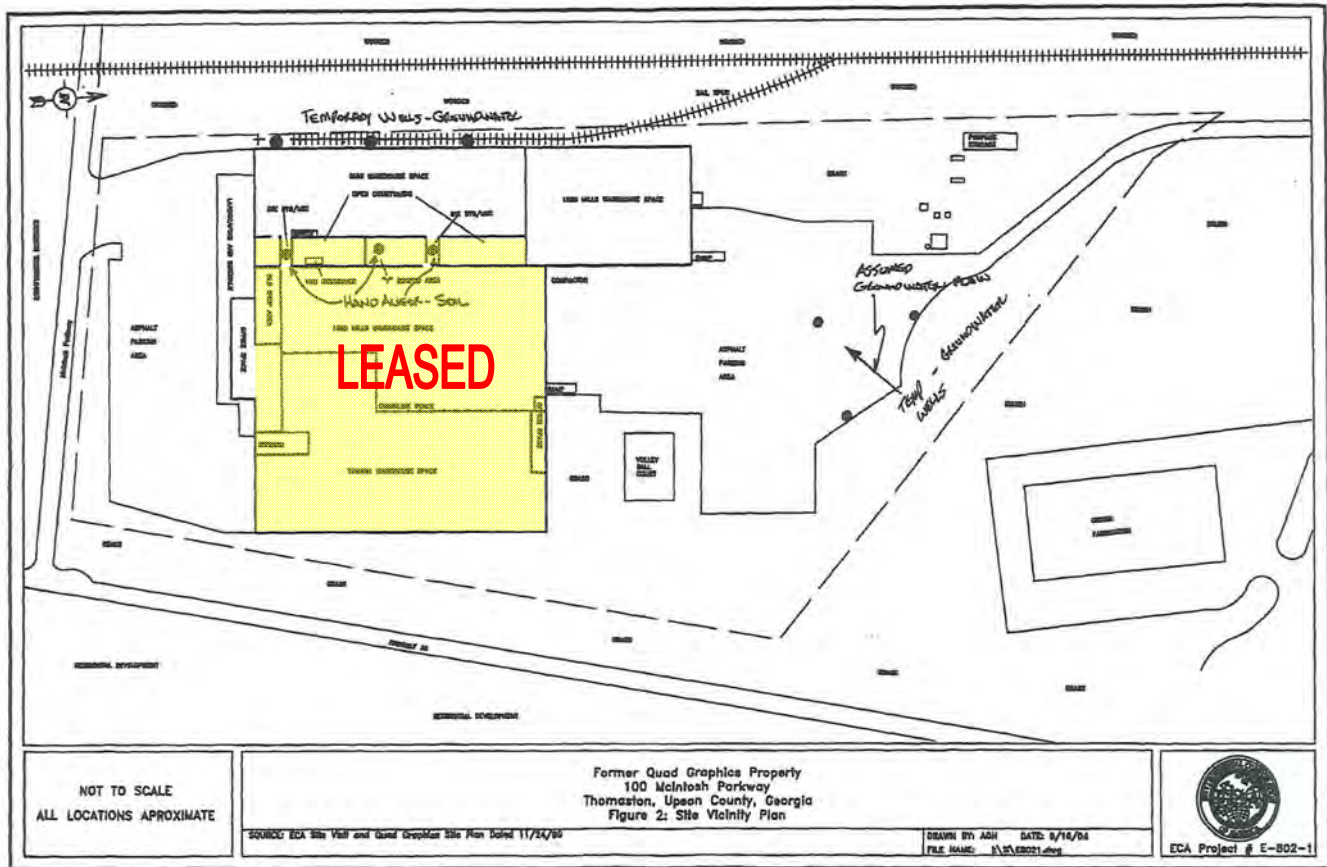
FACILITY LAYOUT





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FACILITY LAYOUT





PROPERTY SURVEY



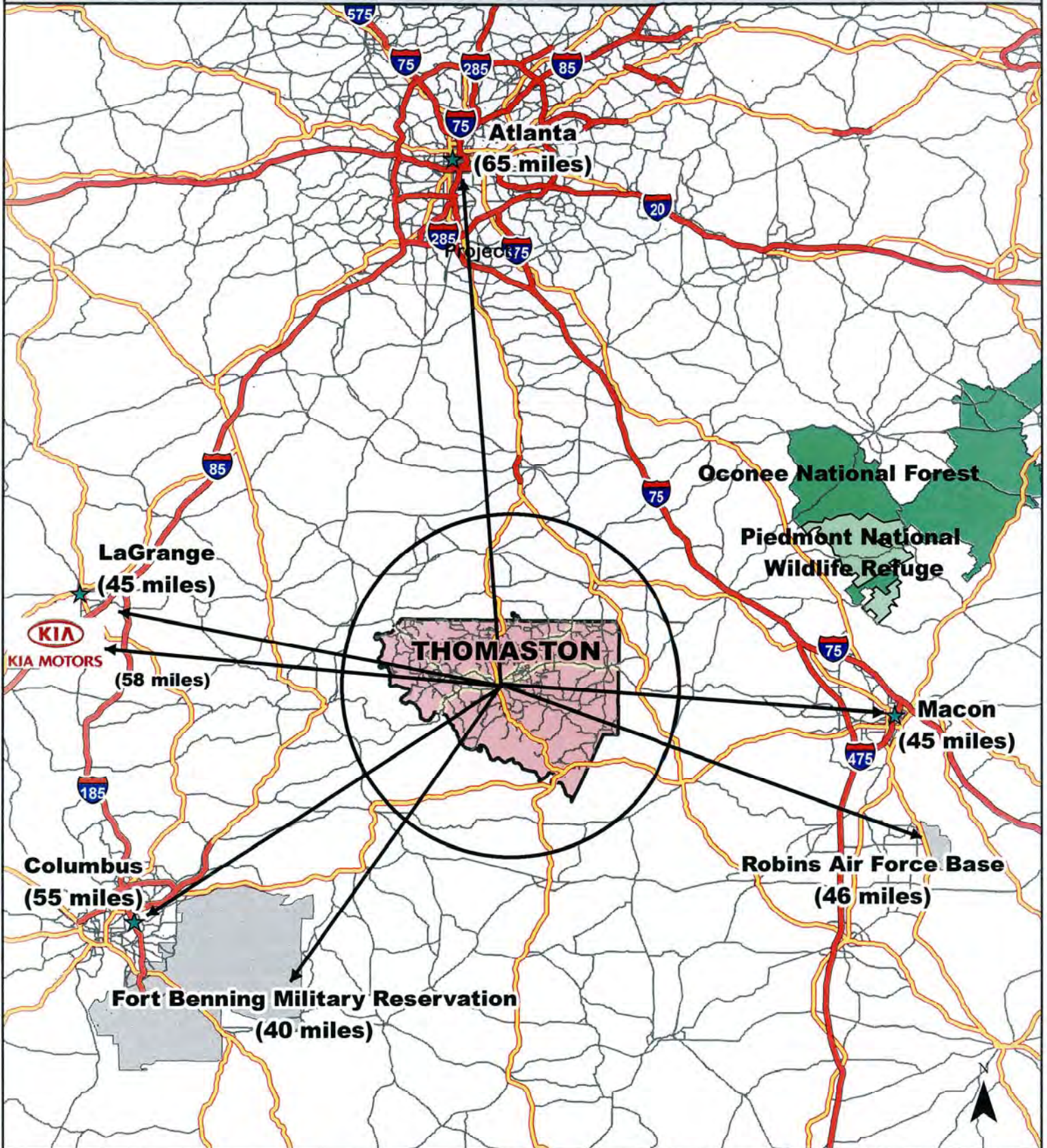


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AERIAL MAP



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



Legend	
Federal Land Boundaries	Major Cities
Department Of Defense	Upson County Boundary
Forest Service	
Fish & Wildlife Service	



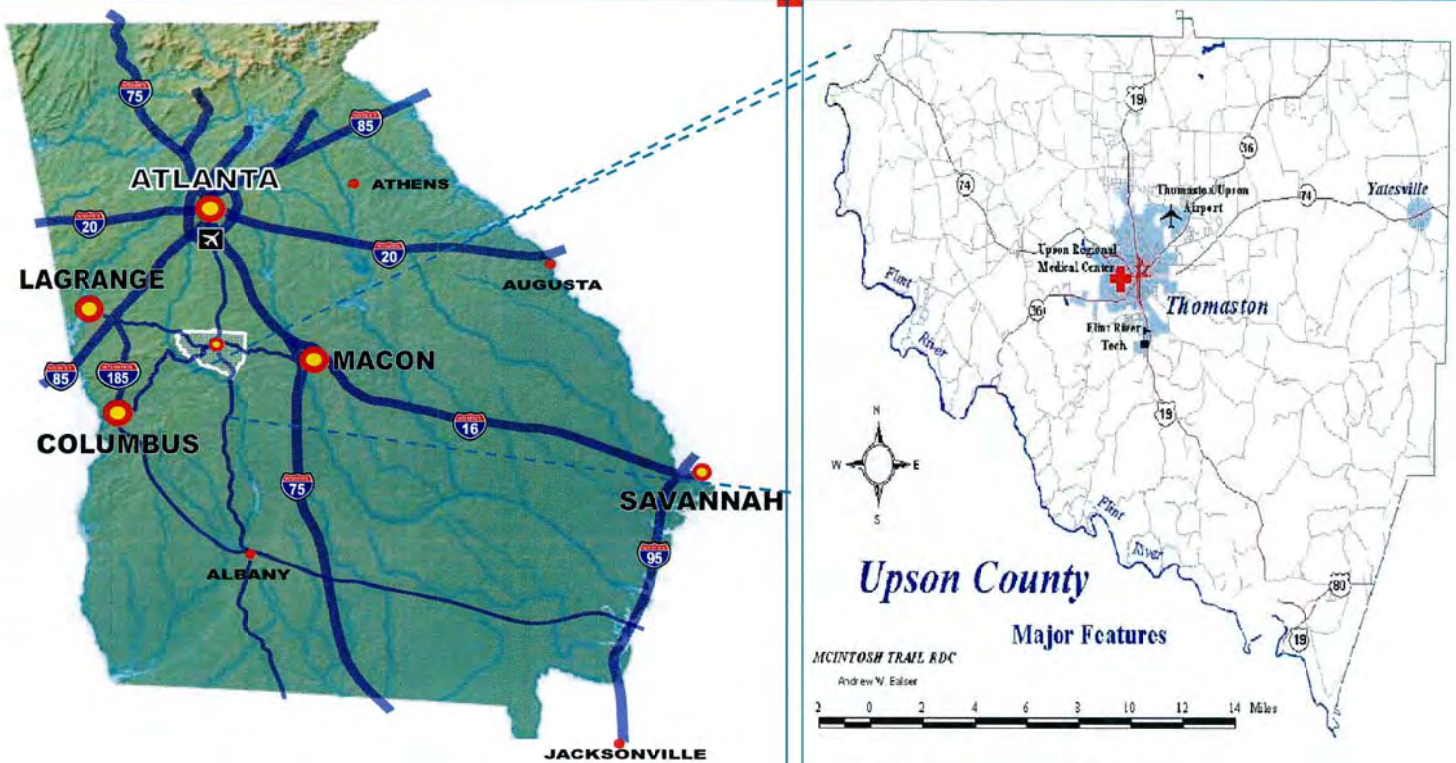
0 4 8 16
Kilometers

0 4 8 16
Miles

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

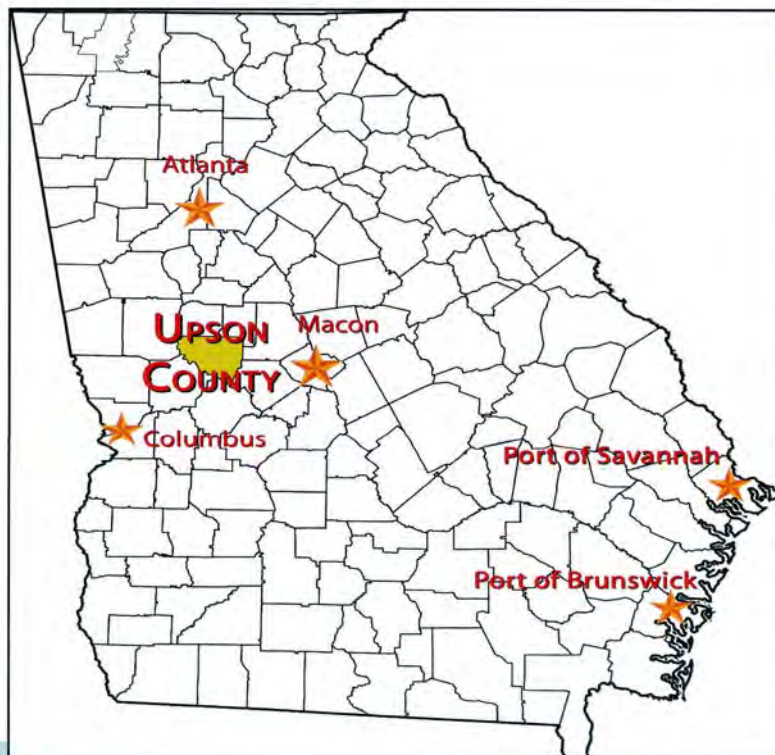
Upson County's Strategic Location



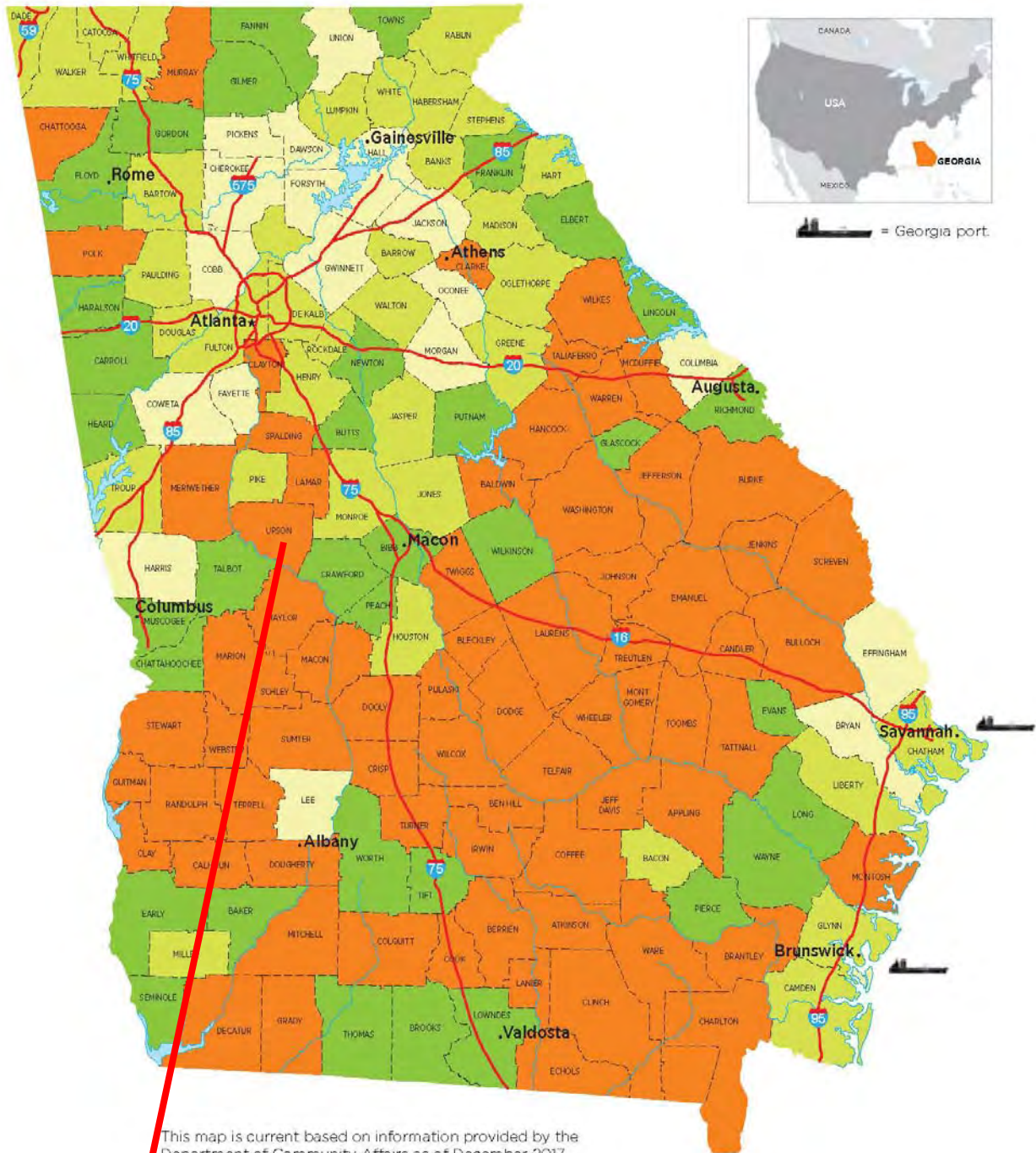
Georgia on my mind!

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



GEORGIA 2018 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. The majority of counties are in a JDA. To confirm a county's status, please call 404.962.4931.

** Tax credits are applied to Georgia corporate income taxes

MZ= Military Zone

OZ= Opportunity Zone

LDCT= Less Developed Census Tract



Demographic and Income Profile

Upton County, GA
Upton County, GA (13293)
Geography: County

Prepared by Esri

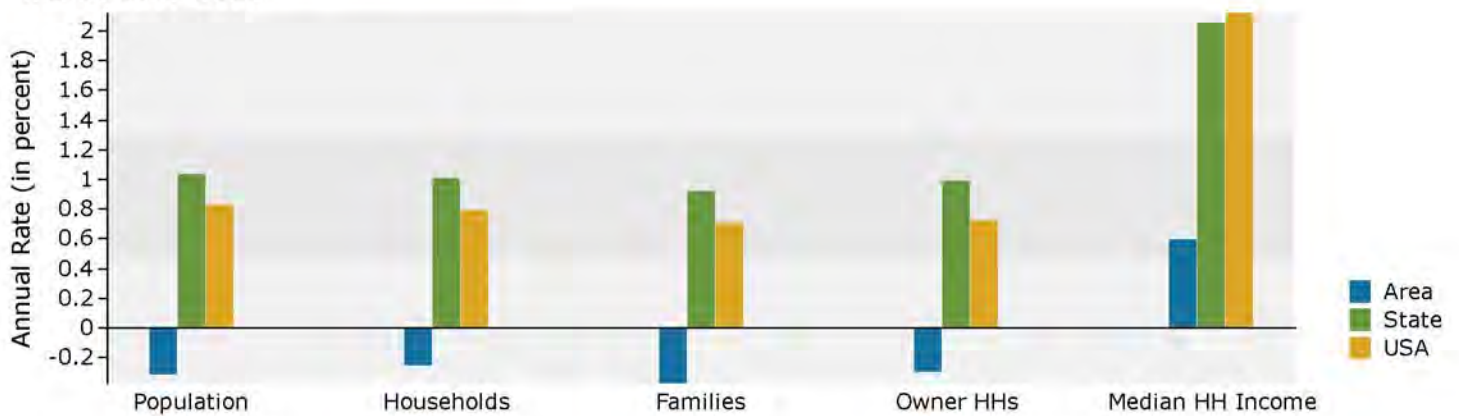
Summary	Census 2010	2017	2022				
Population	27,153	26,740	26,309				
Households	10,716	10,626	10,487				
Families	7,382	7,241	7,106				
Average Household Size	2.49	2.47	2.46				
Owner Occupied Housing Units	7,156	6,658	6,558				
Renter Occupied Housing Units	3,560	3,968	3,929				
Median Age	40.3	41.8	43.4				
Trends: 2017 - 2022 Annual Rate	Area	State	National				
Population	-0.32%	1.03%	0.83%				
Households	-0.26%	1.01%	0.79%				
Families	-0.38%	0.92%	0.71%				
Owner HHs	-0.30%	0.99%	0.72%				
Median Household Income	0.59%	2.05%	2.12%				
Households by Income	2017		2022				
	Number	Percent	Number	Percent			
	<\$15,000	2,083	19.6%	2,077	19.8%		
	\$15,000 - \$24,999	1,621	15.3%	1,522	14.5%		
	\$25,000 - \$34,999	1,405	13.2%	1,294	12.3%		
	\$35,000 - \$49,999	1,859	17.5%	1,733	16.5%		
	\$50,000 - \$74,999	1,610	15.2%	1,544	14.7%		
	\$75,000 - \$99,999	1,082	10.2%	1,159	11.1%		
	\$100,000 - \$149,999	667	6.3%	736	7.0%		
	\$150,000 - \$199,999	212	2.0%	308	2.9%		
\$200,000+	87	0.8%	114	1.1%			
Median Household Income	\$36,164		\$37,248				
Average Household Income	\$48,229		\$53,821				
Per Capita Income	\$19,430		\$21,722				
Population by Age	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	1,691	6.2%	1,567	5.9%	1,474	5.6%
	5 - 9	1,685	6.2%	1,614	6.0%	1,532	5.8%
	10 - 14	1,812	6.7%	1,599	6.0%	1,621	6.2%
	15 - 19	2,001	7.4%	1,516	5.7%	1,537	5.8%
	20 - 24	1,579	5.8%	1,642	6.1%	1,340	5.1%
	25 - 34	3,017	11.1%	3,321	12.4%	3,134	11.9%
	35 - 44	3,489	12.8%	3,131	11.7%	3,015	11.5%
	45 - 54	4,057	14.9%	3,666	13.7%	3,353	12.7%
	55 - 64	3,570	13.1%	3,725	13.9%	3,804	14.5%
	65 - 74	2,434	9.0%	2,955	11.1%	3,174	12.1%
	75 - 84	1,304	4.8%	1,441	5.4%	1,736	6.6%
85+	514	1.9%	563	2.1%	589	2.2%	
Race and Ethnicity	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	18,693	68.8%	18,140	67.8%	17,636	67.0%
	Black Alone	7,590	28.0%	7,527	28.1%	7,425	28.2%
	American Indian Alone	76	0.3%	96	0.4%	108	0.4%
	Asian Alone	127	0.5%	213	0.8%	285	1.1%
	Pacific Islander Alone	9	0.0%	9	0.0%	9	0.0%
	Some Other Race Alone	323	1.2%	346	1.3%	361	1.4%
	Two or More Races	335	1.2%	409	1.5%	485	1.8%
	Hispanic Origin (Any Race)	588	2.2%	633	2.4%	663	2.5%

Data Note: Income is expressed in current dollars.

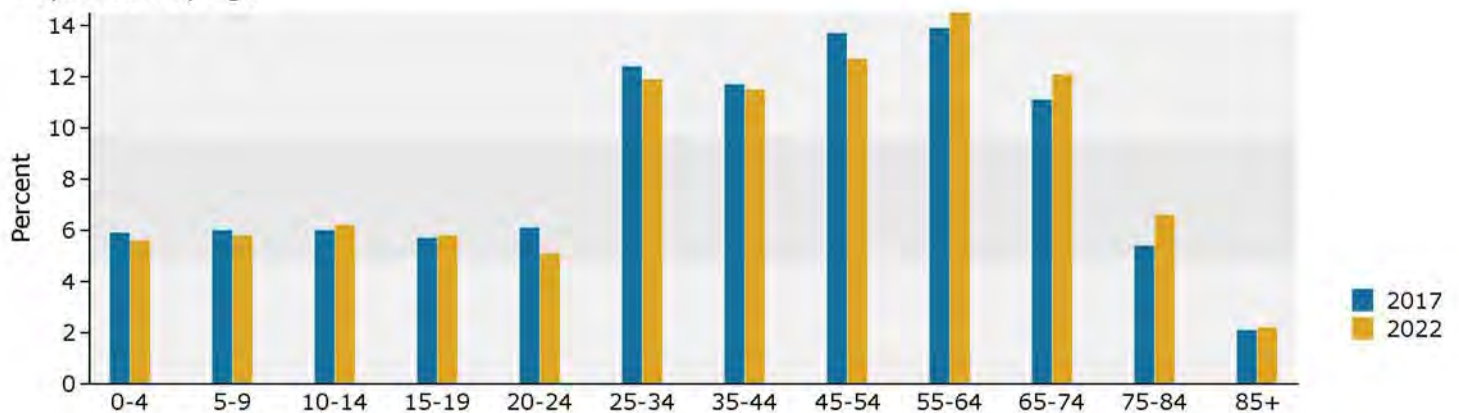
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

January 11, 2018

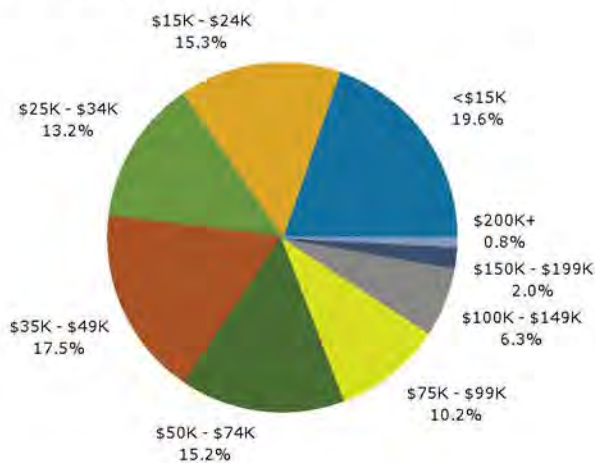
Trends 2017-2022



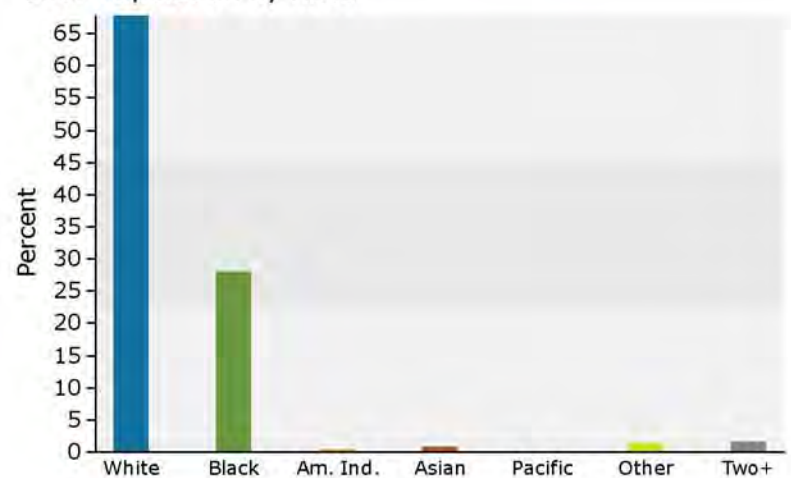
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 2.4%