

FOR SALE



EBERHARDT & BARRY INC.

PROPERTY VIDEO: <https://youtu.be/1HPiIYviORs>
<https://youtu.be/-TLmoozdcr0>



**Former Husqvarna Outdoor Products
Manufacturing / Distribution Facility**

240,670± Total SF - Three (3) Buildings - 16.2± Total Acres

**561 Electric Drive
Swainsboro, Emanuel County, Georgia 30401**

SALES PRICE: \$1,700,000

FOR MORE DETAILS CONTACT:

Revised 2/14/17

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

Main 478-746-8171 Toll Free 800-926-0990
Fax 478-746-1362 Cell 478-731-8000
www.coldwellbankercommercialeb.com

990 Riverside Drive
Macon, GA 31201



**COLDWELL
BANKER
COMMERCIAL**

EBERHARDT & BARRY INC.

561 Electric Drive - Swainsboro, GA 30401

PROPERTY OVERVIEW

PROPERTY VIDEO:	<ul style="list-style-type: none"> • https://youtu.be/1HPliYviORs • https://youtu.be/-TLmoozdcR0
BUILDING INFORMATION:	<ul style="list-style-type: none"> • 240,670± SF Manufacturing / Distribution Facility <ul style="list-style-type: none"> - 103,750± SF Main South Fabrication Building <ul style="list-style-type: none"> - 3,900± SF Office Area - Large break room - 56 seats - 75,000± SF East Assembly Building <ul style="list-style-type: none"> - 1,480± SF Office Area - Break room - 36 seats - 61,920± SF North Warehouse Building <ul style="list-style-type: none"> - Break room - 32 seats • Crane: Yale - 7.5 ton
ACREAGE:	16.2± Acres - 1,092± Ft. frontage; 723± Ft. depth
YEAR BUILT:	1955-1966
FIRE PROTECTION:	Wet sprinkler systems throughout.
ROOF:	<ul style="list-style-type: none"> • Fabrication: Trocal roof installed 1995 • Assembly: Trocal roof installed 2012; 10 year warranty • Warehouse: Metal roof installed 2000
HVAC:	<ul style="list-style-type: none"> • Fabrication: Carrier 50 ton AC (Model 50A2-060-F-621AA Carrier 50 ton AC (Model 48DF-064 Carrier 50 ton AC (Model 50AW-060-G-611AN • Warehouse: Roof ventilation; four (4) 36" fans
UTILITIES:	<ul style="list-style-type: none"> • Electricity: Georgia Power • Water: City of Swainsboro; 10" main • Sewer: City of Swainsboro; 4" main • Gas: Diamond Propane • Telephone / Cable / Internet: Various Providers (CAT 5) • Waste: English Disposal Service
CEILING HEIGHTS:	<ul style="list-style-type: none"> • 19'6" (clear) ceiling heights (All buildings) • Main South Fabrication Building: 7,500 SF of which is penthouse above a press line - 40' ceiling height
LIGHTING:	T5 Lighting
TRUCK LOADING:	<ul style="list-style-type: none"> • Fabrication: Four (4) dock doors; two (2) drive-in doors • Assembly: Sixteen (16) dock doors • Warehouse: Six (6) dock doors; one (1) drive-in door
CONSTRUCTION:	Block / Metal / Frame

Continued



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561 Electric Drive - Swainsboro, GA 30401

PROPERTY OVERVIEW

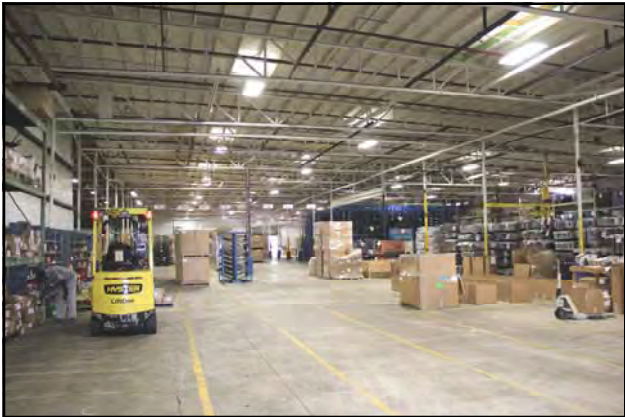
WALLS:	R-11 Insulation
FLOOR:	<ul style="list-style-type: none"> Office Area: Vinyl, Tile, Wood Warehouse Area: 4" thick concrete
PLUMBING:	<ul style="list-style-type: none"> Men: 10 toilets, 2 urinals, 5 sinks Women: 9 stalls, 4 sinks
COLUMN SPACING:	32' X 50'
PARKING:	<ul style="list-style-type: none"> Office: 17 asphalt paved spaces Employee: 133 asphalt paved spaces
COMPRESSED AIR:	Kaesser Model ES260, HP 200, CFM 921, PSI 110
ELECTRICAL:	<ul style="list-style-type: none"> Fabrication: two (2) transformers; 6,000 amp, 480 3-phase Assembly: one (1) transformer; 2,000 amp, 480 3-phase Warehouse: one (1) transformer; 1,000 amp, 480 3-phase
UTILITIES:	<ul style="list-style-type: none"> Electricity: Georgia Power Water: City of Swainsboro; 10" main Sewer: City of Swainsboro; 4" main Gas: Diamond Propane Telephone / Cable / Internet: Various Providers (CAT 5) Waste: English Disposal Service
ZONING:	M4, Light Industrial
NEIGHBORS:	Ups Terminal, Emanuel County Fire Station, Spivey Bank, City Waste Treatment Facility
TRANSPORTATION:	<ul style="list-style-type: none"> Highway 1: 3 miles Interstate 16: 13 miles Interstate 75: 96 miles Savannah Port: 90 miles
MISCELLANEOUS:	6' Chain link fence with barded-wire and security gates
SALES PRICE:	\$1,700,000



561 Electric Drive - Swainsboro, GA 30401

PHOTOS







Section A

- 20 Break Tables
- 1 Conference Table
- 8 Microwaves
- 60 Cabinets
- 5 Vending Machines
- 1 Refrigerator
- 21 Office Doors
- 6 Exit Doors
- 6 Manual Door
- 2 Fire Resistant Cabinets
- 3 Racks
- 56 Shelves
- 1 Set of Lockers

Section B

- 1 Rack
- 22 Tables
- 3 Shelves
- 3 Belt/Side Grinders
- 5 Presses
- 1 I.C.E. Unit
- 5 Drill Press
- 10 Cabinets
- 3 Fire retardant cabinet
- 3 Grinders
- 1 Horizontal Saw
- 1 Furnace
- 5 Milling machines
- 2 Vertical Band saws
- 3 Welders
- 2 Lathes
- 1 Drawing table
- 5 Surface grinders
- 1 Steel Rack

Section C

- 2 Manual rollup door
- 3 Exit door
- 9 Office doors
- 1 I.C.E unit
- 16 Belt conveyors
- 2 Die hoists
- 23 Tables
- 1 Roller hoist
- 2 Sheet roller
- 2 Spot welder
- 2 Flame retardant cabinets
- 1 Lathe
- 1 Drill
- 4 Shears
- 1 Alarm exit doors
- 1 Table saw
- 1 Grinder
- 4 racks
- 2 Welders
- 1 Roller
- 1 Locker

Section D

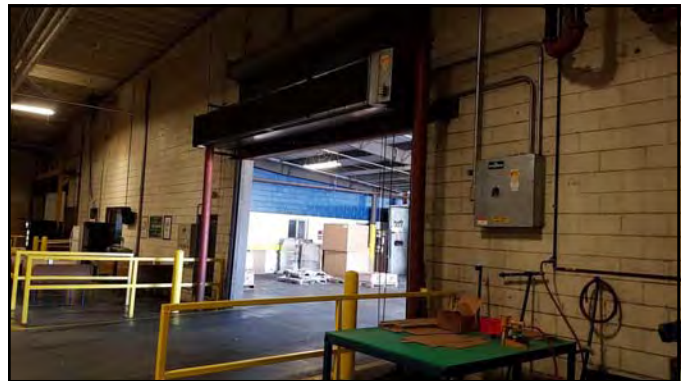
- 17 Work Tables
- 11 Roller conveyors
- 5 Exit doors
- 12 Shelves
- 5 Racks
- 1 Band saw
- 3 Pallet jacks
- 10 Break tables
- 3 Microwaves
- 1 Refrigerator
- 1 TV
- 1 Automatic rollup door
- 5 Docking ramps
- 13 Office doors
- 1 Locker

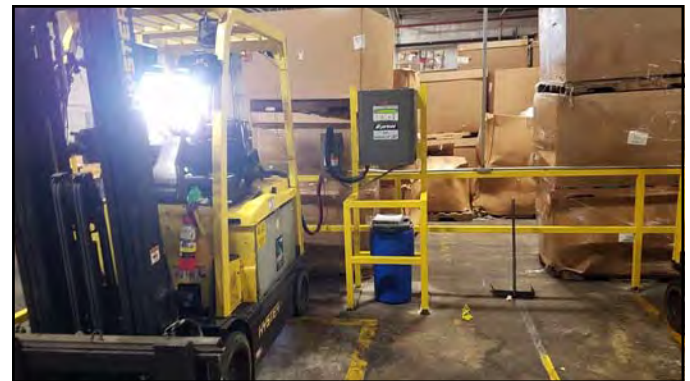
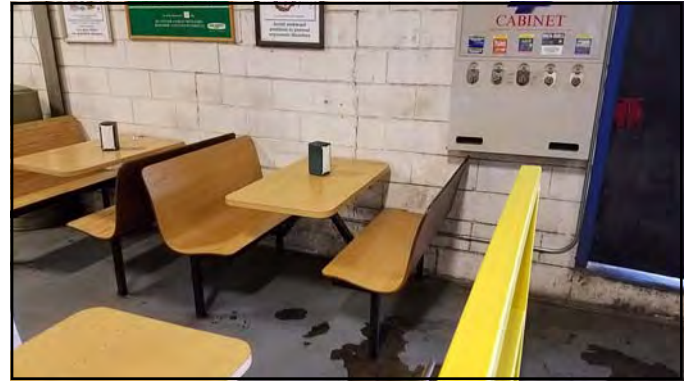
Section E

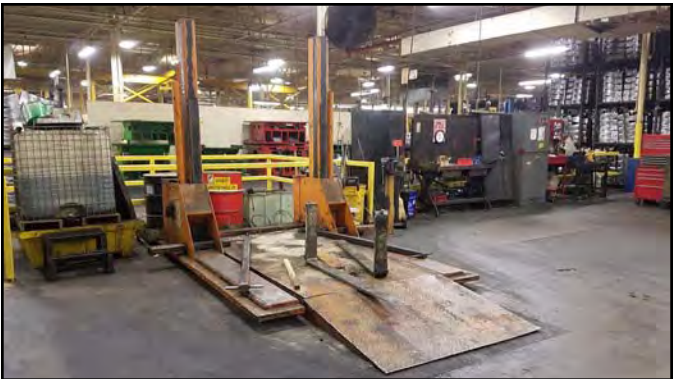
- 6 Racks
- 1 I.C.E Unit
- 1 Alarm exit door
- 2 Manual rollup door
- 1 Automatic rollup door
- 1 Flame resistant cabinet
- 1 Table
- 1 Exit door

Section F

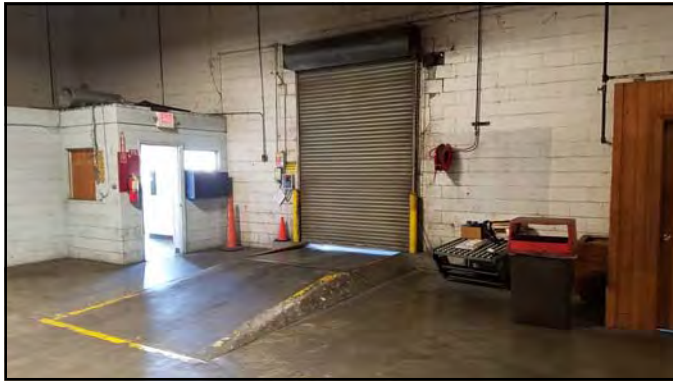
- 6 Manual rollups doors
- 4 Docking ramps
- 1 Forklift chargers
- 7 Racks
- 1 I.C.E Makeup air heater
- 2 Automatic rollup doors
- 6 Exit doors
- 3 Office doors
- 2 Solid ramps
- 1 Expander/shrinker & restriker
- 1 Wheel assembly line
- 1 Tape machine
- 1 Welding machine
- 1 Alarm door
- 1 Roller conveyor

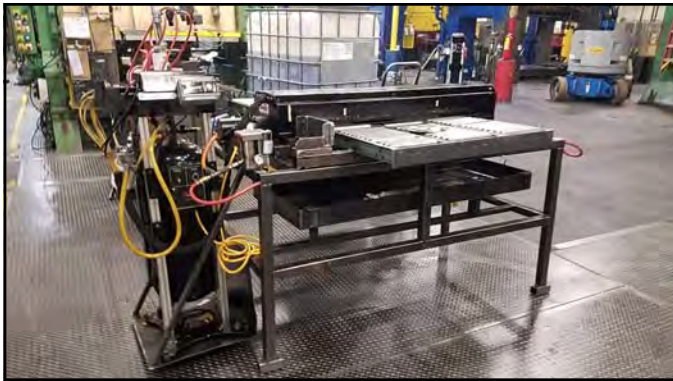
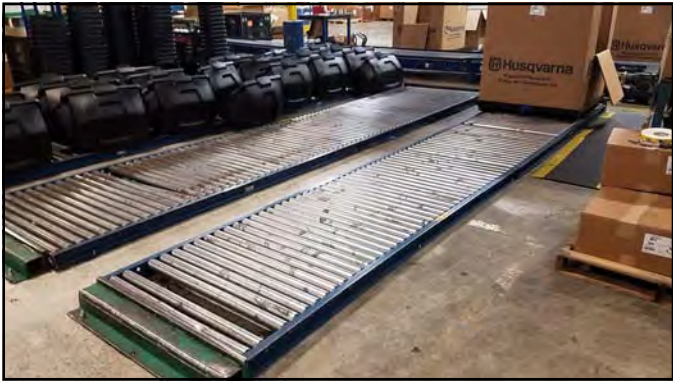


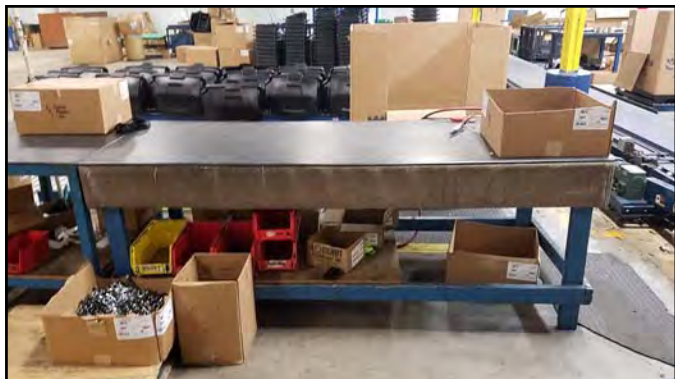
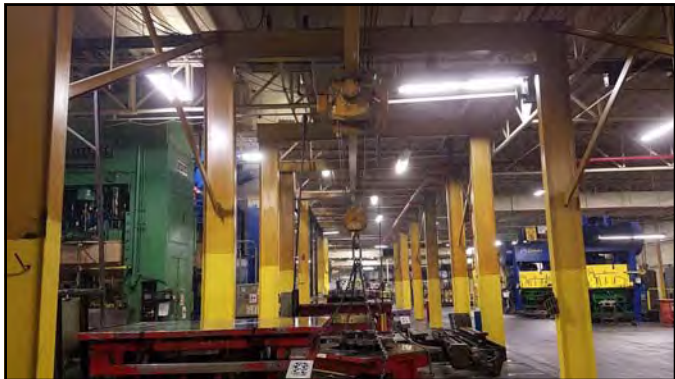


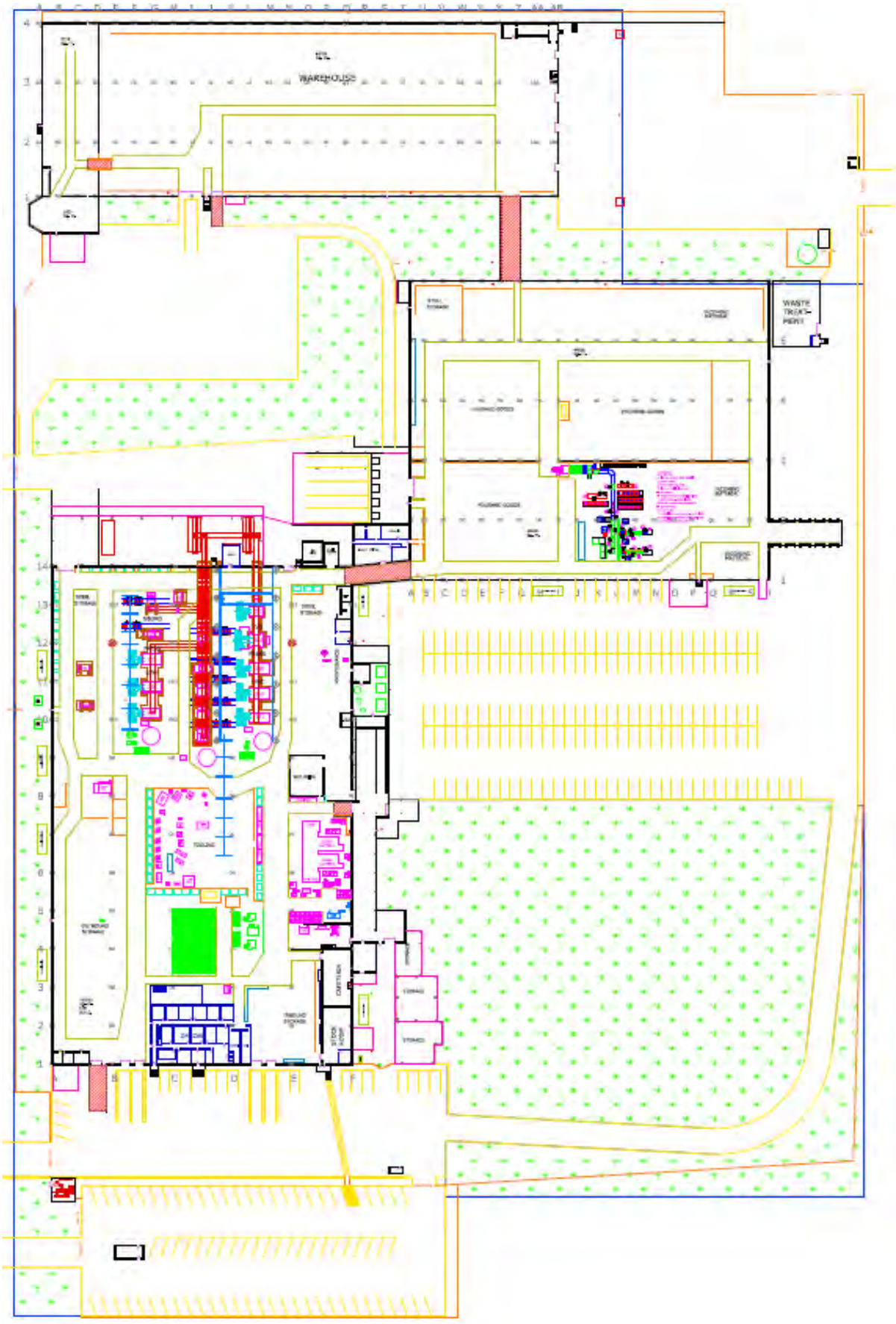








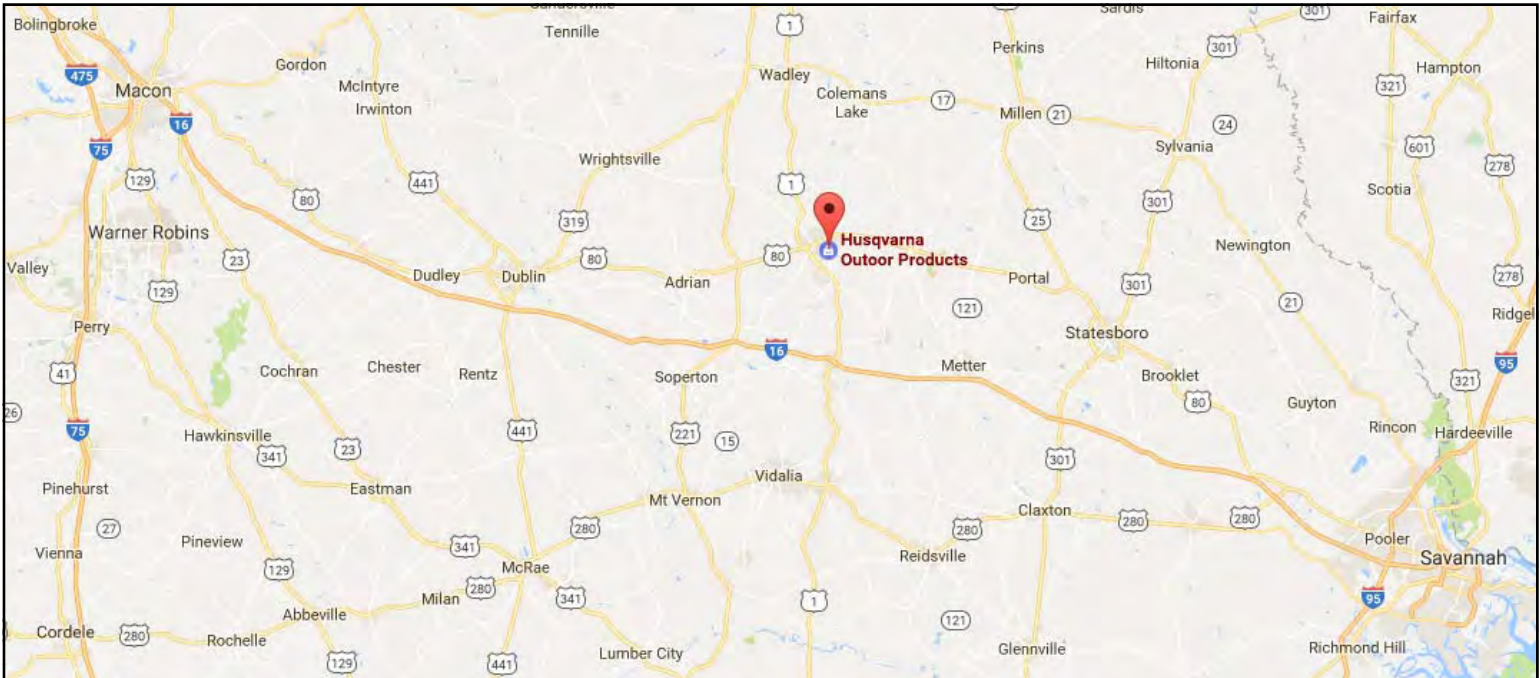
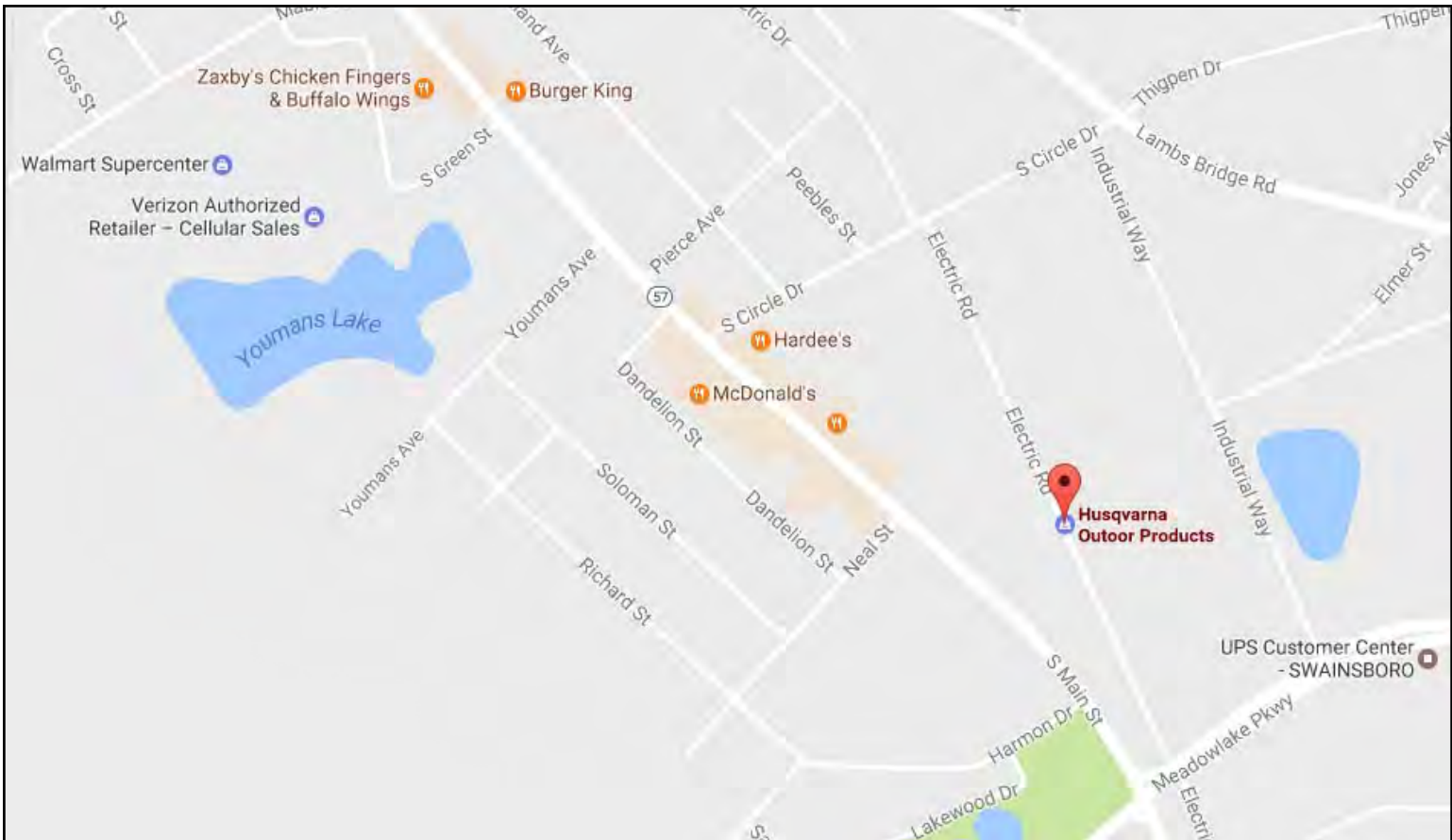








561 Electric Drive - Swainsboro, GA 30401 / **LOCATION MAPS**





Demographic and Income Profile

Emanuel County, GA
 Emanuel County, GA (13107)
 Geography: County

Prepared by Esri

Summary	Census 2010	2016	2021
Population	22,598	23,278	23,740
Households	8,430	8,562	8,674
Families	5,833	5,865	5,910
Average Household Size	2.57	2.61	2.63
Owner Occupied Housing Units	5,532	5,266	5,324
Renter Occupied Housing Units	2,898	3,296	3,350
Median Age	36.8	37.9	39.6
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.39%	1.02%	0.84%
Households	0.26%	0.96%	0.79%
Families	0.15%	0.87%	0.72%
Owner HHs	0.22%	0.93%	0.73%
Median Household Income	2.81%	2.34%	1.89%

Households by Income

	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	2,045	23.9%	2,227	25.7%
\$15,000 - \$24,999	1,526	17.8%	1,263	14.6%
\$25,000 - \$34,999	1,137	13.3%	838	9.7%
\$35,000 - \$49,999	1,205	14.1%	1,356	15.6%
\$50,000 - \$74,999	1,140	13.3%	1,233	14.2%
\$75,000 - \$99,999	759	8.9%	858	9.9%
\$100,000 - \$149,999	518	6.0%	620	7.1%
\$150,000 - \$199,999	145	1.7%	188	2.2%
\$200,000+	87	1.0%	91	1.0%
Median Household Income	\$30,526		\$35,069	
Average Household Income	\$44,806		\$48,766	
Per Capita Income	\$16,838		\$18,169	

Population by Age

	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,656	7.3%	1,621	7.0%	1,572	6.6%
5 - 9	1,570	6.9%	1,616	6.9%	1,578	6.6%
10 - 14	1,564	6.9%	1,540	6.6%	1,625	6.8%
15 - 19	1,576	7.0%	1,404	6.0%	1,525	6.4%
20 - 24	1,471	6.5%	1,467	6.3%	1,336	5.6%
25 - 34	2,964	13.1%	3,131	13.5%	2,861	12.1%
35 - 44	2,701	12.0%	2,837	12.2%	2,967	12.5%
45 - 54	3,155	14.0%	2,919	12.5%	2,788	11.7%
55 - 64	2,779	12.3%	3,049	13.1%	3,188	13.4%
65 - 74	1,821	8.1%	2,276	9.8%	2,606	11.0%
75 - 84	978	4.3%	1,050	4.5%	1,298	5.5%
85+	363	1.6%	368	1.6%	396	1.7%

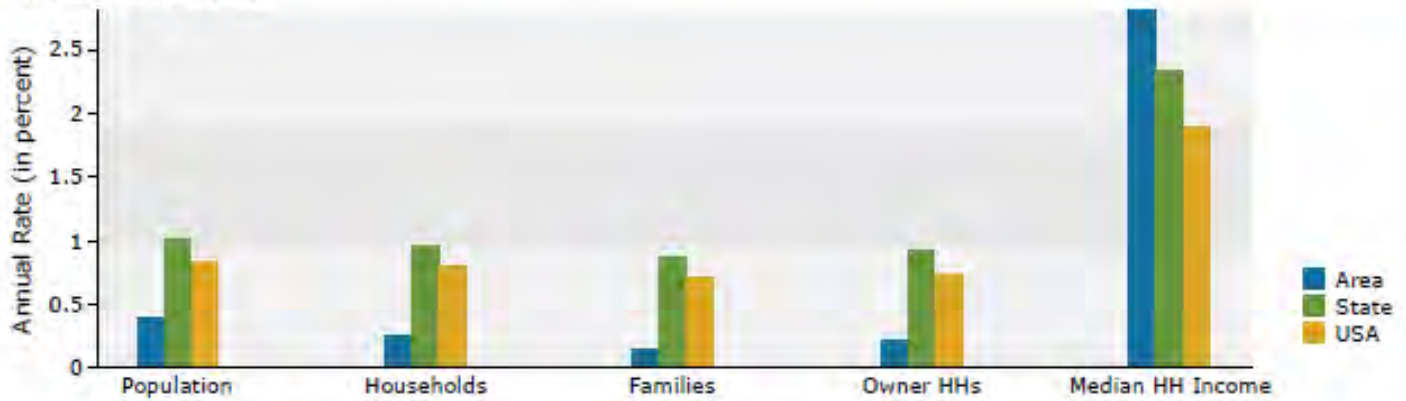
Race and Ethnicity

	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,928	61.6%	13,947	59.9%	13,894	58.5%
Black Alone	7,562	33.5%	7,969	34.2%	8,229	34.7%
American Indian Alone	58	0.3%	62	0.3%	69	0.3%
Asian Alone	154	0.7%	143	0.6%	135	0.6%
Pacific Islander Alone	3	0.0%	3	0.0%	3	0.0%
Some Other Race Alone	681	3.0%	852	3.7%	1,011	4.3%
Two or More Races	212	0.9%	302	1.3%	399	1.7%
Hispanic Origin (Any Race)	921	4.1%	1,162	5.0%	1,373	5.8%

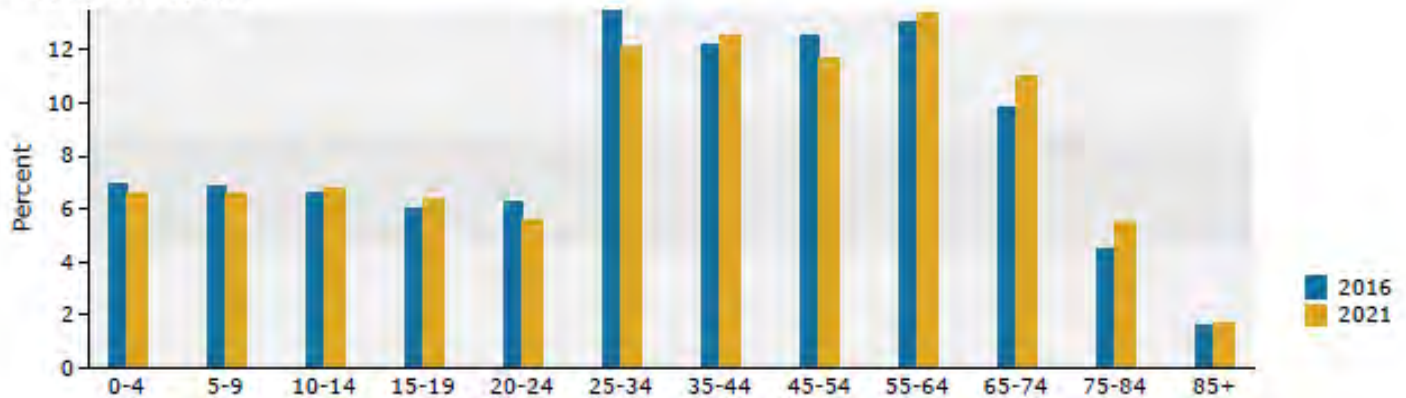
Data Note: Income is expressed in current dollars.

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

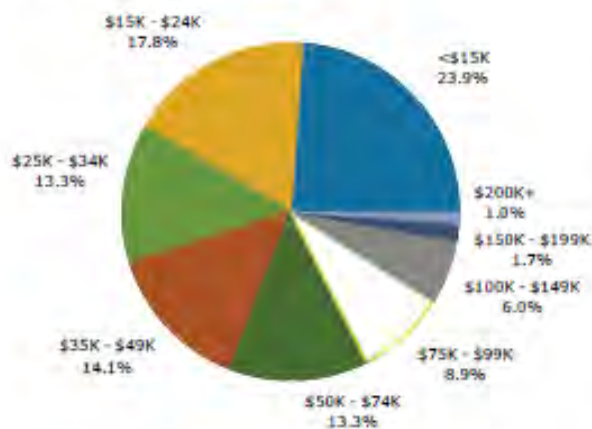
Trends 2016-2021



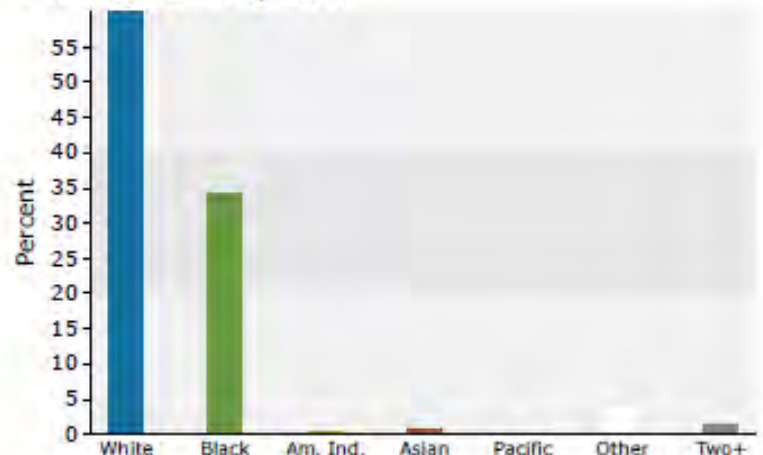
Population by Age



2016 Household Income

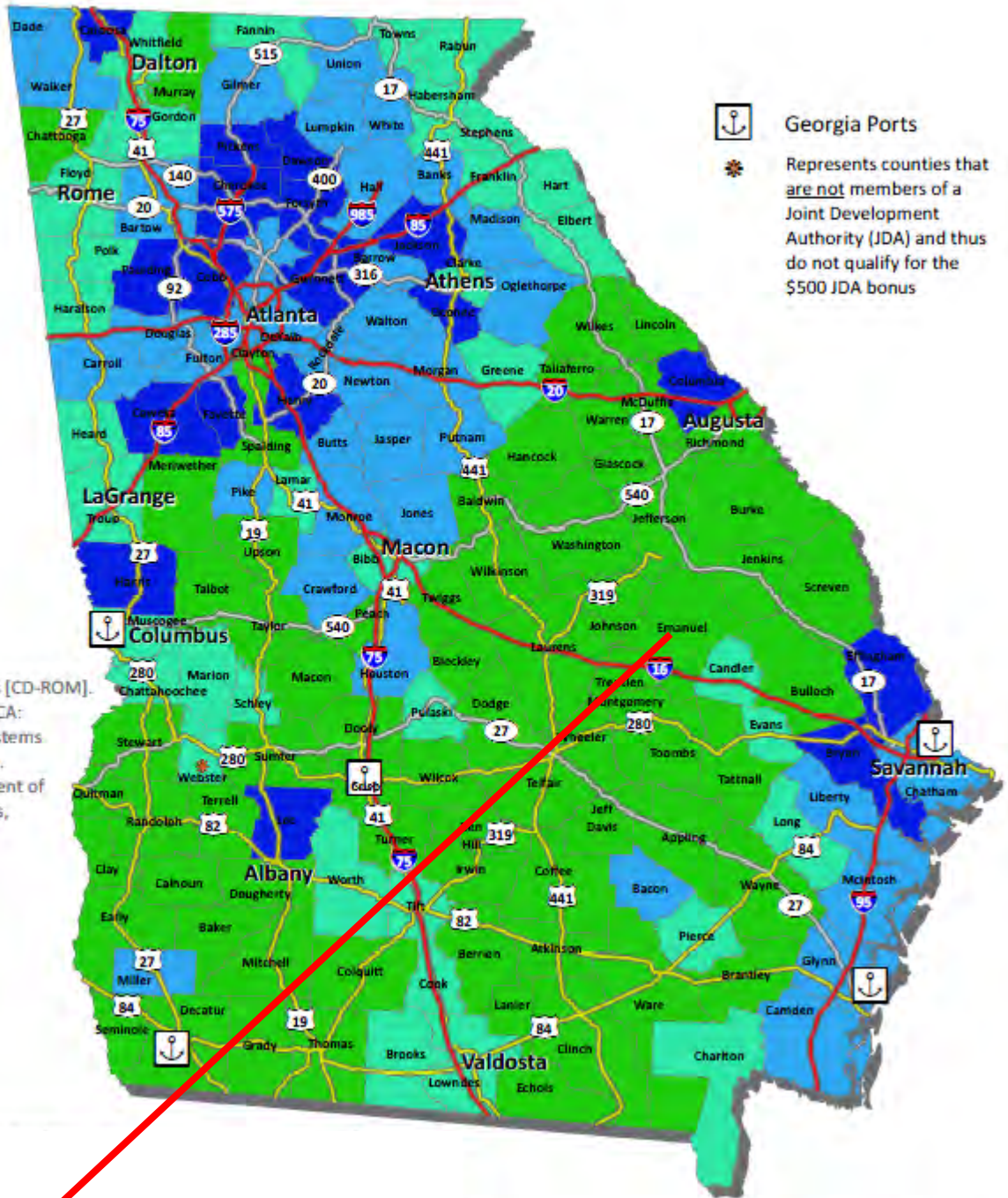


2016 Population by Race



2016 Percent Hispanic Origin: 5.0%

2016 Job Tax Credit Tier Map



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.*