

**WAREHOUSE / DISTRIBUTION**  
**145,000± SF • 18.54± ACRES**

**PROPERTY VIDEO:** <https://www.groundmedia.com/100-mcintosh-pkwy-thomaston-ga/>



**100 McIntosh Parkway**  
**Thomaston, Upson County, Georgia 30286**

**CONTACT:**

**ART BARRY III, SIOR**  
**EXCLUSIVE AGENT**  
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**Office: (478) 746-8171**  
**Cell: (478) 731-8000**

**REDUCED LEASE RATE: \$2.00 \$1.70 PSF, NET**

**Coldwell Banker Commercial**  
**Eberhardt & Barry**  
**990 Riverside Drive**  
**Macon, Georgia 31201**  
**(478) 746-8171**

Revised 3/10/20



## PROPERTY OVERVIEW

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<b>SQUARE FOOTAGE:</b>	230,800± Square Feet Total <ul style="list-style-type: none"> <li>- 145,000± SF Available</li> <li>- Includes 2-story office building; approximately 8,000 SF</li> <li>- 80,800± SF Leased</li> </ul>
<b>SITE INFORMATION:</b>	18.54 Acres
<b>CONSTRUCTION DATES:</b>	<ul style="list-style-type: none"> <li>• Built in 1983</li> <li>• Offices renovated in 1993 &amp; 2019</li> </ul>
<b>ZONING:</b>	Industrial
<b>CONDITION OF PROPERTY:</b>	Good
<b>CEILING HEIGHTS:</b>	18' clear - 33' clear
<b>PARKING:</b>	267 asphalt paved spaces
<b>TRUCK LOADING:</b>	<ul style="list-style-type: none"> <li>• 21 dock-high doors (8' X 10')</li> <li>• 2 drive-in doors (14' X 17.1')</li> <li>• All auto leveler / auto sealer with lights</li> </ul>
<b>RAIL:</b>	8 rail doors (13.11' X 10'); served by Norfolk Southern
<b>WATER/SEWER:</b>	Water and sewer is served by the City of Thomaston
<b>GAS:</b>	<ul style="list-style-type: none"> <li>• 4" steel gas main</li> <li>• 60 lbs normal operating pressure</li> <li>• 1 ¼" line to the building</li> </ul>
<b>ELECTRICITY:</b>	6,250 KVA, 10,000 amps, 480 volts, 3 phase electrical service
<b>FIRE PROTECTION:</b>	100% wet sprinkler system
<b>COMPRESSED AIR:</b>	Throughout warehouse areas
<b>MISCELLANEOUS:</b>	<ul style="list-style-type: none"> <li>• Property is handsomely landscaped.</li> <li>• Various freestanding offices located throughout warehouse area.</li> </ul>
<b>ACCESS:</b>	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.



## OFFICE - PROPERTY OVERVIEW

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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:	<b>All new TPM roof installed in October 2016 except for high-bay 80,000 sq ft section.</b>
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:	<b>The restrooms and locker rooms are adequate and are assumed built to local code.</b>
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.



## WAREHOUSE - PROPERTY OVERVIEW

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- 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.



# PHOTOS

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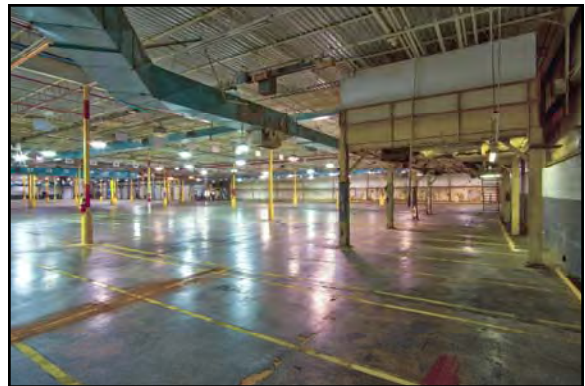


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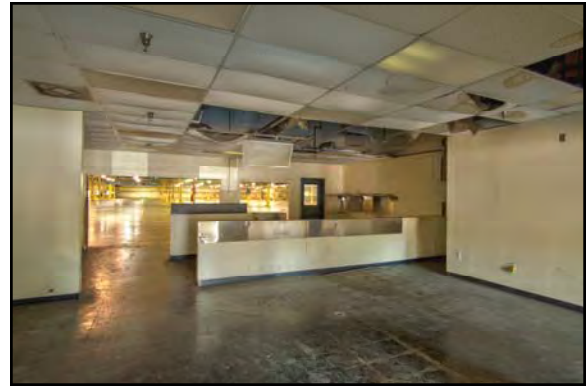
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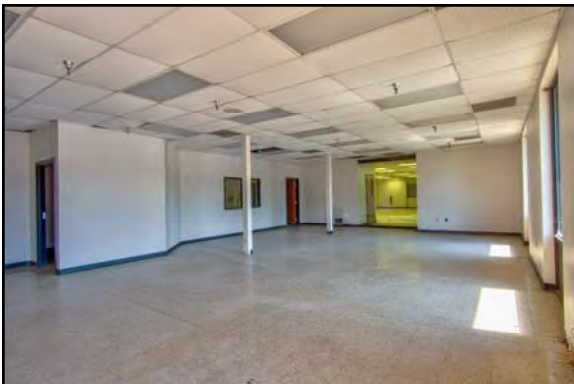


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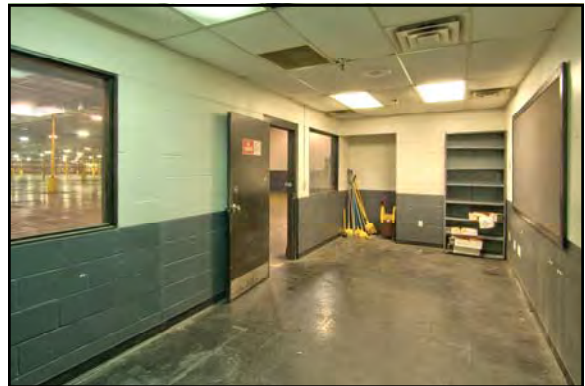
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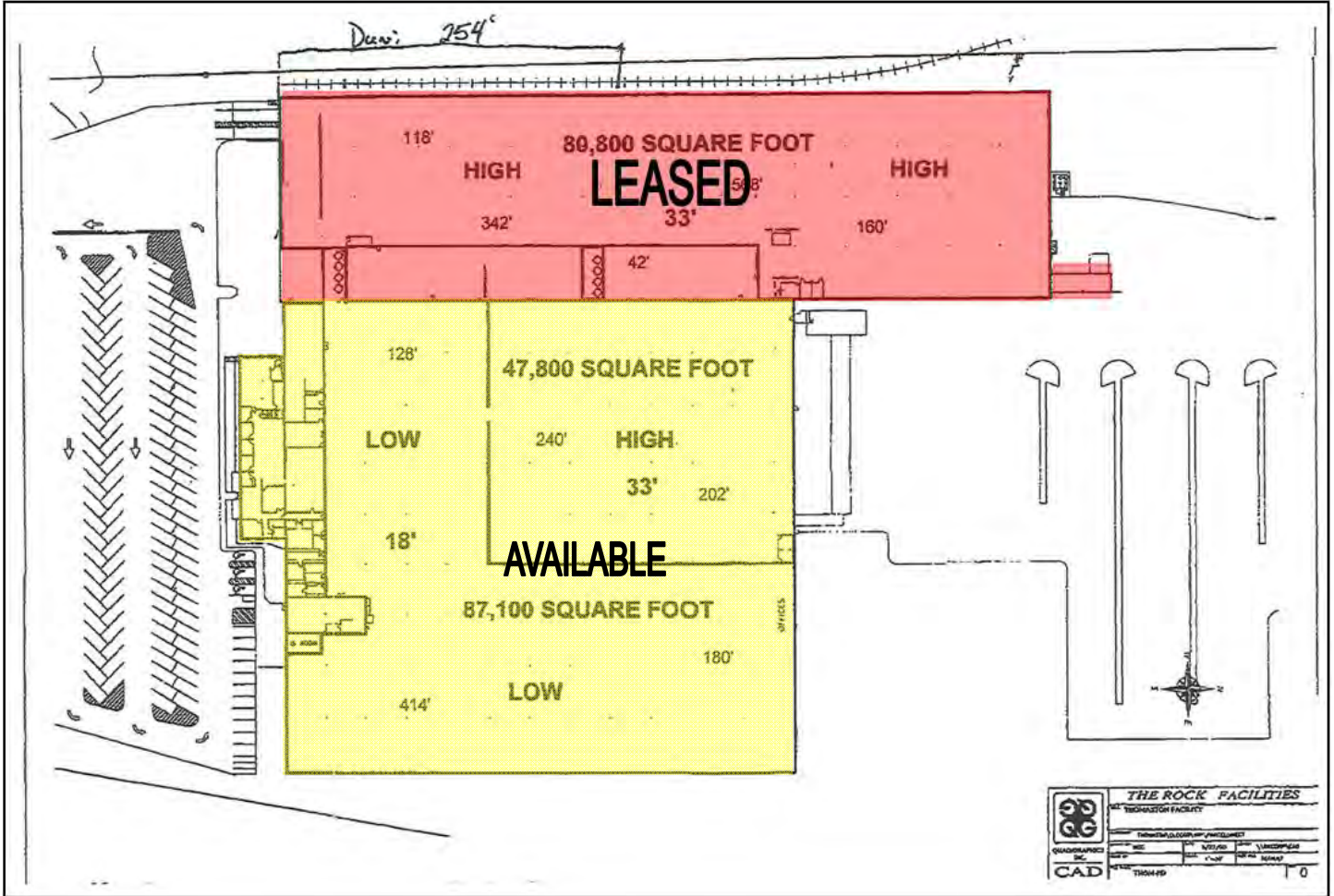


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# FACILITY LAYOUT

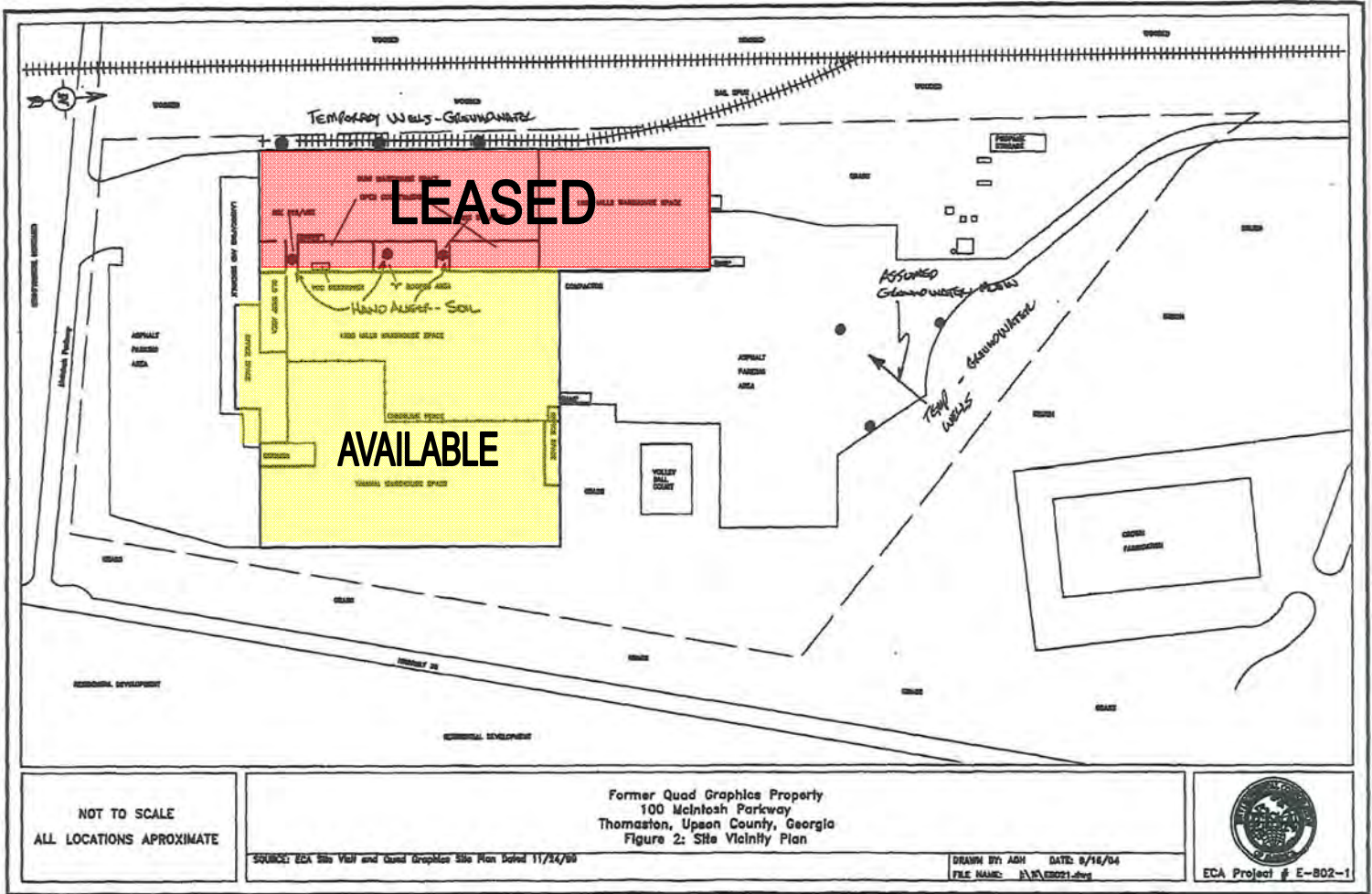
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# SITE PLAN

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## AERIALS

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# AERIAL PARCEL MAP

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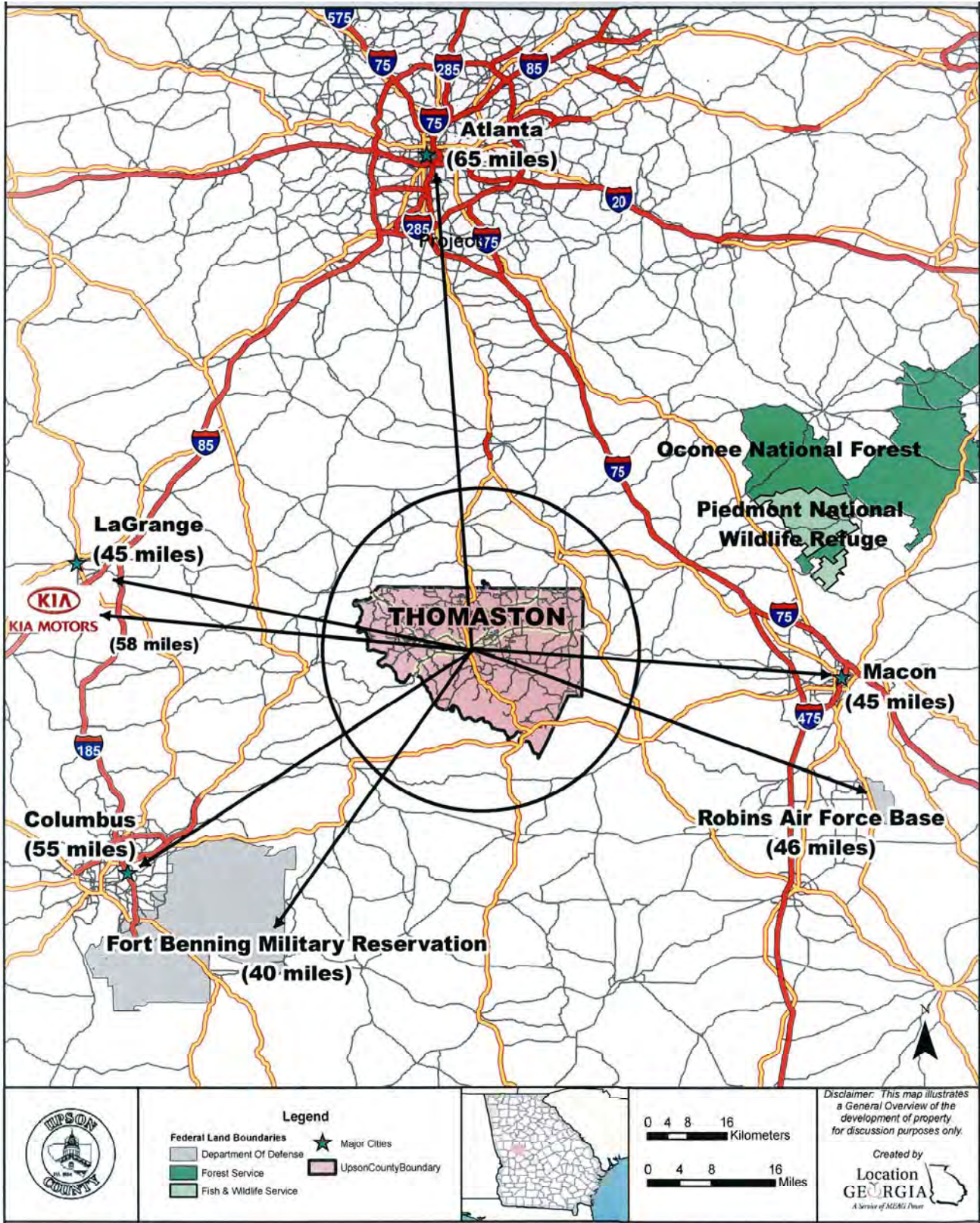
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# LOCATION MAP

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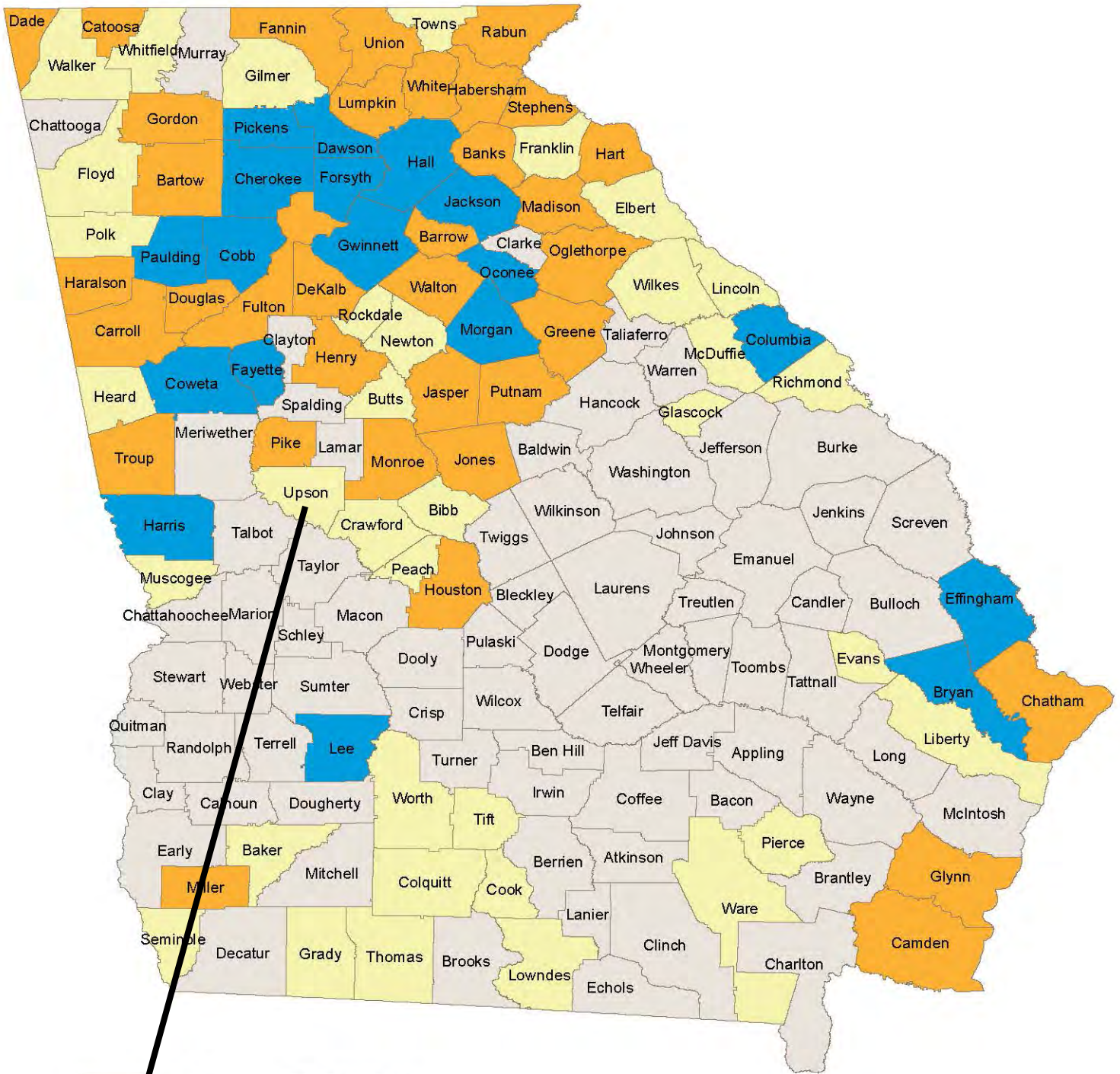


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# 2020 Job Tax Credit Tiers



	Tier 1	71 Counties
	Tier 2	35 Counties
	Tier 3	35 Counties
	Tier 4	18 Counties

For more information on Tax Credits:  
<https://dca.ga.gov/community-economic-development/incentives/job-tax-credits>

## Job Tax Credits – Tier 2 County

For Initial Threshold Job Creation met in Tax Years beginning January 1, 2012 or later

- The Georgia Job Tax Credit Program falls under O.C.G.A. 48-7-40
- Eligible Business Enterprises include a business location primarily engaged in manufacturing, warehousing and distribution, processing, telecommunications, broadcasting, research and development, tourism, or services for the elderly and persons with disabilities
- Eligible Business Enterprises must create at least ten (10) net new jobs within a tax year and the new jobs must be full-time jobs, working a minimum of 35 hours per week
- New jobs must be offered health insurance coverage; the employer does not have to pay for such insurance, just offer it
- The average wage of each new job created must pay at least the average wage of the county with the lowest average wage in the state – as of June 2019 this is Glascock County at \$511 per week or \$26,572 per year, per DOL (Georgia Employment and Wages – 2018 Averages)
- Job threshold must be created in initial year, and then maintained an additional four years – credit is initially claimed on the initial year tax return. For example, an initial threshold of eligible net new jobs created in 2019 may be claimed on the 2019 tax return and additional credit is then claimed on each of the following four years tax returns as long as the jobs are maintained (i.e. five year tax credit for maintained jobs); Tax credit = \$2,500 per job (with an additional \$500 bonus credit if the county is within a JDA, which would make the credit = \$3,000 per job)
- Credit is claimed by filing *Form IT-CA* with the Georgia Corporation Income Tax return
- Credit may be applied against 100% of the corporate income tax liability reflected on the Georgia Income Tax Return

### Claiming the Job Tax Credit

- Business must file *Form IT-CA* with its Georgia Corporation Income Tax Return by the due date or extended due date of the return
- Credit is applied against the income tax liability reflected on the Georgia Income Tax Return
- Flow-through entities will flow the credit through to shareholders, partners, or members to be applied against their individual Georgia Income Tax Returns

Job Tax Credit Info on web at:

<https://www.dca.ga.gov/node/4107>

Contact for Job Tax Credit:

Tricia DePadro: (404) 679-1585 or [tricia.depadro@dca.ga.gov](mailto:tricia.depadro@dca.ga.gov)



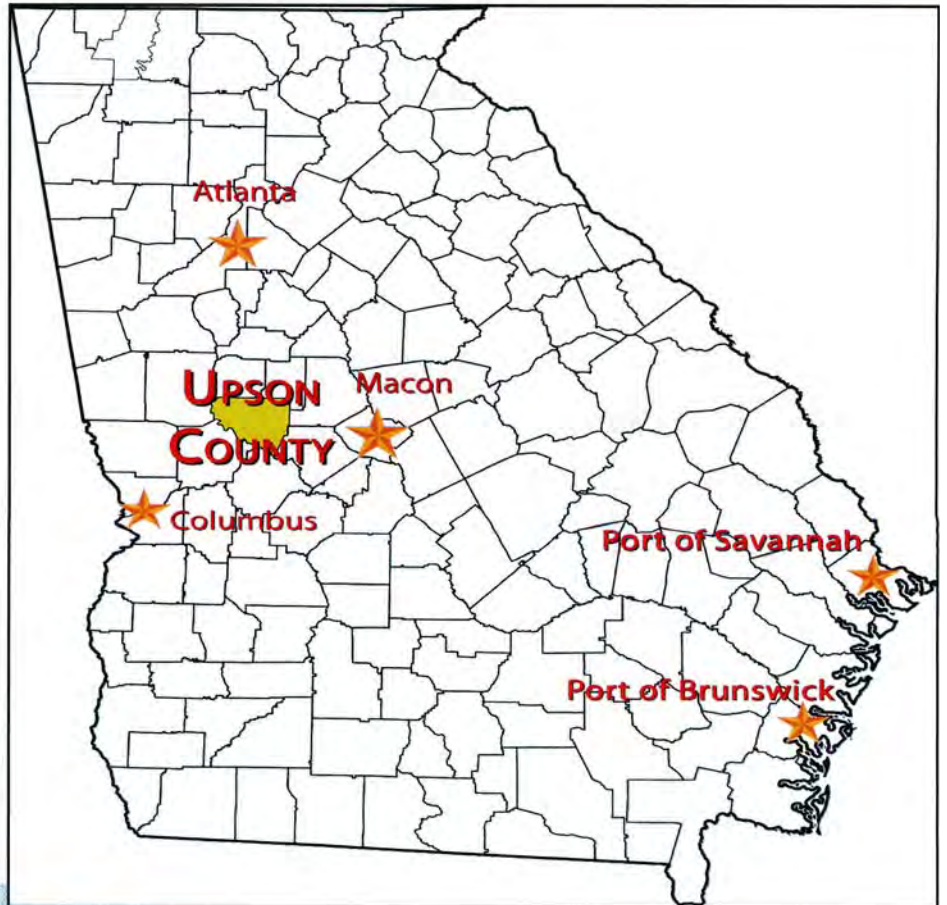
## MIDDLE OF GEORGIA'S ECONOMY

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# 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



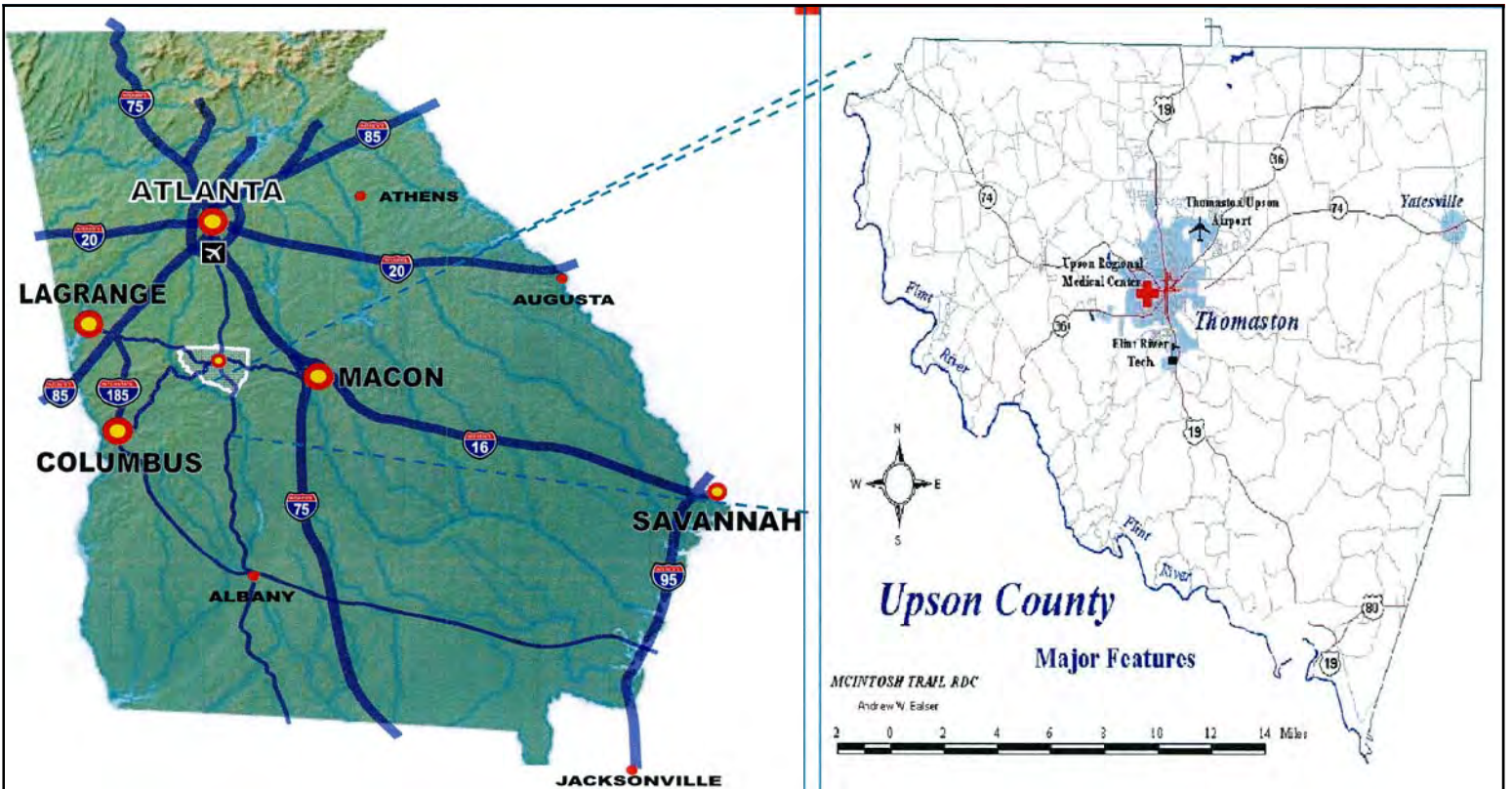
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# UPSON COUNTY'S STRATEGIC LOCATION

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# DEMOGRAPHICS - UPSON COUNTY

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## KEY FACTS

26,785

Population



2.5

Average Household Size

42.2

Median Age

\$38,228

Median Household Income

## EDUCATION

19%

No High School Diploma



37%  
High School Graduate



29%  
Some College



14%  
Bachelor's/Grad/Prof Degree

## BUSINESS



766

Total Businesses



7,799

Total Employees

## EMPLOYMENT



White Collar

53%



Blue Collar

30%



Services

17%

6.3%

Unemployment Rate

## INCOME



\$38,228

Median Household Income



\$20,894

Per Capita Income



\$43,553

Median Net Worth

## Households By Income

The largest group: <\$15,000 (18.3%)

The smallest group: \$150,000 - \$199,999 (1.6%)

Indicator	Value	Difference
<\$15,000	18.3%	0
\$15,000 - \$24,999	12.0%	0
\$25,000 - \$34,999	14.6%	0
\$35,000 - \$49,999	17.9%	0
\$50,000 - \$74,999	16.6%	0
\$75,000 - \$99,999	10.0%	0
\$100,000 - \$149,999	7.3%	0
\$150,000 - \$199,999	1.6%	0
\$200,000+	1.7%	0

Bars show deviation from  
Upson County