



**PRICE REDUCED**

**FOR SALE OR LEASE**

**30,000± SQ FT • 1.53± ACRES**

**INDUSTRIAL WAREHOUSE**



**1180 Seventh Street  
Macon, Bibb County, Georgia 31201**

**REDUCED SALES PRICE: ~~\$975,000~~ \$925,000**

**LEASE RATE: \$4.00/PSF, NNN**

**CBCMACON.COM**

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**COLDWELL  
BANKER  
COMMERCIAL  
EBERHARDT & BARRY**

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Revised 12/9/21



## PROPERTY OVERVIEW

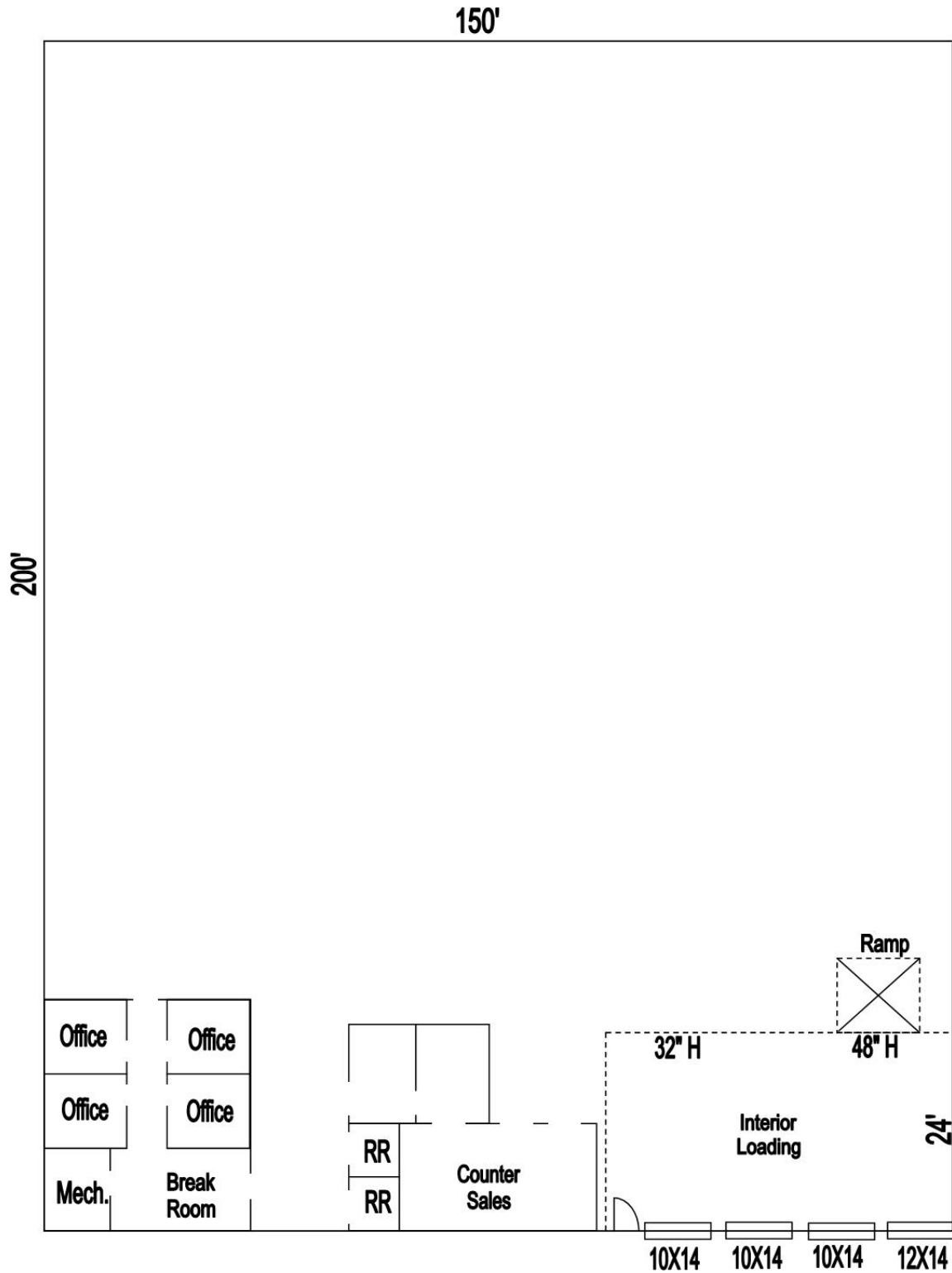
1180 Seventh Street  
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<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"><li>• 30,000± SF Industrial Warehouse<ul style="list-style-type: none"><li>- 750± SF Office</li><li>- 29,250± SF Warehouse</li></ul></li></ul>
<b>ACREAGE:</b>	<ul style="list-style-type: none"><li>• 1.53± acres</li><li>• 75' X 175' rear lot fenced</li></ul>
<b>CEILING HEIGHT:</b>	16'
<b>COLUMN SPACING:</b>	40' X 30' throughout
<b>TRUCK LOADING:</b>	<ul style="list-style-type: none"><li>• Indoor dock area</li><li>• Three (3) 10' X 14' roll-up doors</li><li>• One (1) 12' X 14' dock high door</li></ul>
<b>PARKING:</b>	Asphalt paved parking
<b>CONSTRUCTION:</b>	Brick/Masonry
<b>YEAR BUILT:</b>	1970
<b>ROOF:</b>	Foam coated by Yoder Roofing
<b>FLOOR:</b>	Concrete
<b>LIGHTING:</b>	Fluorescent fixtures
<b>FIRE PROTECTION:</b>	Dry sprinkler system
<b>ZONING:</b>	M-2, heavy industrial
<b>UTILITIES:</b>	<ul style="list-style-type: none"><li>• All public utilities serve the site.</li><li>• Electrical: 400 amp service panel for office and warehouse lighting</li></ul>
<b>PROPERTY TAX:</b>	\$5,065.71 (2021)
<b>ACCESS:</b>	<ul style="list-style-type: none"><li>• 1.4 miles to Interstate 16</li><li>• 2 miles to Interstate 75</li><li>• 0.5 miles to Highway 80 (Eisenhower Parkway)</li></ul>
<b>REDUCED SALES PRICE: <del>\$975,000</del> \$925,000</b> <b>LEASE RATE: \$4.00/PSF, NNN</b>	



# FLOOR PLAN

1180 Seventh Street  
Macon, Bibb County, Georgia 31201





## PARCEL MAP

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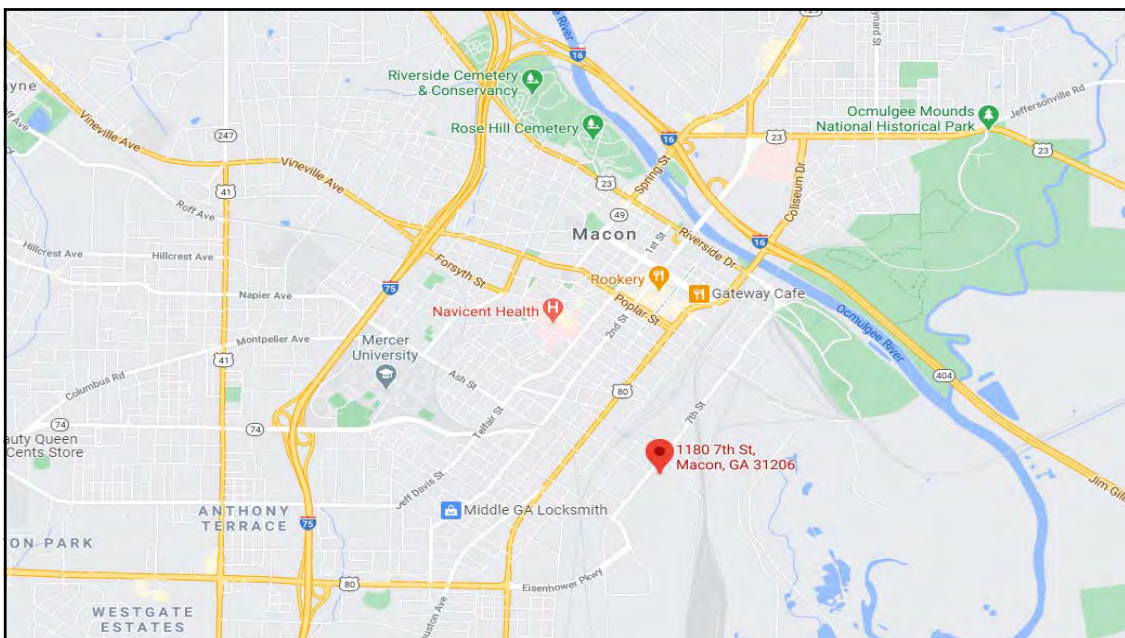
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## LOCATION MAPS

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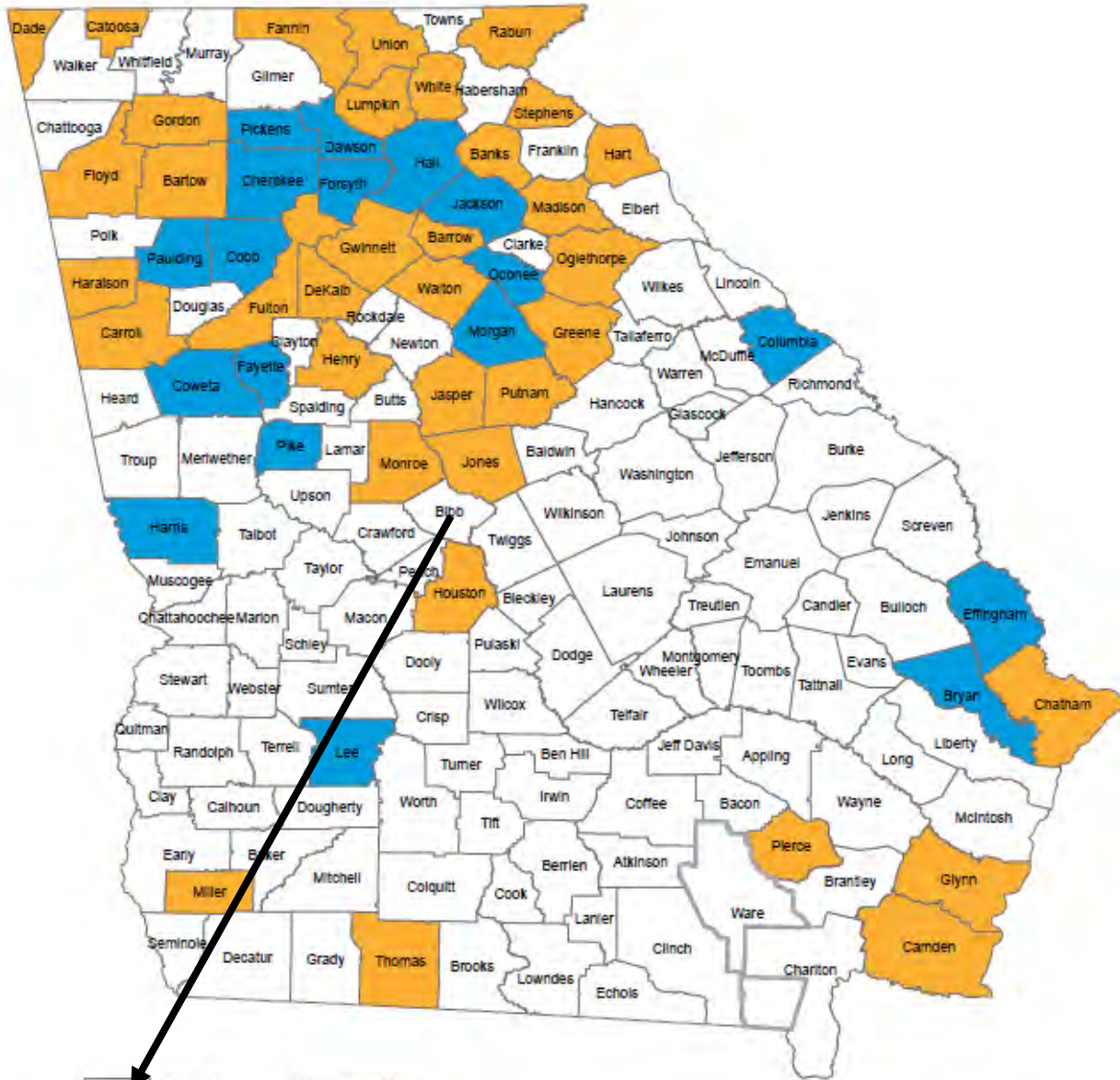
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# GEORGIA JOB TAX CREDITS

1180 Seventh Street  
Macon, Bibb County, Georgia 31201

## 2021 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>



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## JOB TAX CREDITS - TIER 1 COUNTY

1180 Seventh Street  
Macon, Bibb County, Georgia 31201

### Job Tax Credits – Tier 1 County

For Initial Job Creation Threshold 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 must create at least two (2) net new jobs within a tax year and the new jobs must be full-time jobs of at least 35 hours per week
- New jobs must be offered health insurance; the employer does not have to pay for such insurance, just offer it
- The average wage of each new job created must pay at or above the average wage of the county with the lowest average wage in the state – as of June 2018 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, then maintained an additional four years – credit is initially claimed on the initial year tax return – for example, an initial threshold of eligible new jobs created in 2019 may be claimed on the 2019 tax return – additional credit is then claimed on each of the following four years tax returns as long as the jobs are maintained; Tax credit = \$3,500 per job (with an additional \$500 bonus credit if the county is within a JDA, which would make the credit = \$4,000 per job)
- Credit is claimed by filing *Form IT-CA* with the Georgia Corporation Income Tax return
- Credit may be applied against 100 percent of any corporate income tax liability on the Georgia Income Tax Return. Flow-through entities will be able to flow the credit through to the members, partners or shareholders
- Excess credit may be applied against withholding if the proper steps are taken with the Department of Revenue (DOR)

### Withholding Tax Credits

- Job Tax Credit claimed against withholding may not exceed \$3,500 per job
- Credit must be first applied to any corporate income tax liability prior to claiming withholding
- Carry forward income tax credits may not be applied to withholding, nor may withholding be claimed on an amended tax return
- Credit is applied to future withholding tax returns
- No refund paid on withholding credits
- Credits not applicable to withholding (i.e. Joint Development Authority bonus, port credit; such bonus credits are only available to job tax credit claimed under a Tier 1 county and not in a LDCT) may be carried forward or flowed through to partners, members, or shareholders (if applicable)

### Claiming Withholding Credit

- For tax years beginning on or after January 1, 2017, to claim any excess tax credit not used on the income tax return against the generating entity's payroll withholding tax liability, the entity must file Revenue Form IT-WH *Notice of Intent* through the Georgia Tax Center within 30 days after the due date of the Georgia income tax return (including extensions) or within 30 days after the filing of a timely filed Georgia income tax return, whichever occurs first - **Paper filings will no longer be allowed**
- Failure to file this form as provided will result in disallowance of the withholding tax benefit
- DOR has 120 days to review once the corporate income tax return is filed
- Business will receive notice of approved credit and when to claim against withholding from DOR
- Business will then apply credit to withholding returns until fully utilized
- Withholding credit has no effect on employees
- Flow-through entities may elect to claim a specific portion of the credit against the entity's payroll withholding and flow the remaining credit through to shareholders, partners, or members. This is an annual irrevocable election dependent upon the filing of *Form IT-WH*.

*Form IT-CA* may be obtained from the Department of Revenue web site at:

[https://dor.georgia.gov/sites/dor.georgia.gov/files/related\\_files/document/TSD/Form/IT-CA\\_2012\\_Job\\_Tax\\_Credit\\_Form\\_ITCA.pdf](https://dor.georgia.gov/sites/dor.georgia.gov/files/related_files/document/TSD/Form/IT-CA_2012_Job_Tax_Credit_Form_ITCA.pdf)

Job Tax Credit info on the web at:

<https://www.dca.ga.gov/community-economic-development/incentive-programs/job-tax-credits>

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

Updated by DCA June 2019

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