

SALE

MANUFACTURING / DISTRIBUTION

7600 Industrial Highway - Macon, Bibb County, Georgia 31216



PROPERTY VIDEO: <https://www.goroundmedia.com/7600-industrial-hwy-macon-ga/>

SALES PRICE: \$3,400,000

LOCATION OVERVIEW

- Located in the Airport Industrial Park
- 5 miles from Interstate 75
- 5 miles from Interstate 475
- 90 miles from Atlanta
- 178 miles from Port of Savannah

PROPERTY OVERVIEW

- 106,000± SF Industrial Building
 - 28,330± SF Office
- 12.74± Acres
- Fully air-conditioned building
(See Page 5)
- 21'± Ceiling height
- 40' X 25' Column spacing
- 132' Truck court
- 240± Paved parking spaces
- Zoned M-1, Light Industrial

ARTHUR P. BARRY III, SIOR
478.731.8000 Cell
abarry@cbcworldwide.com

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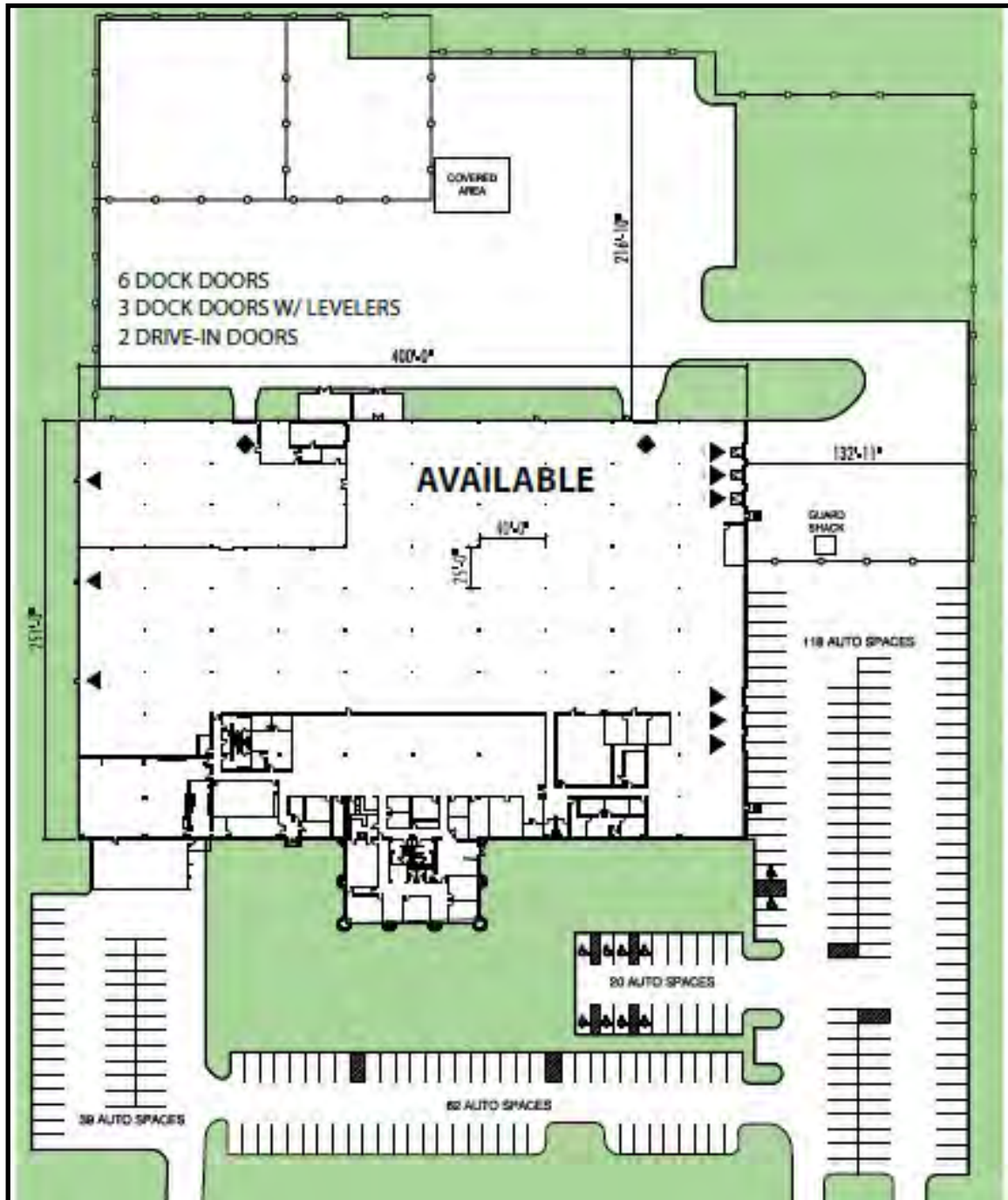
PROPERTY VIDEO:	https://www.goroundmedia.com/7600-industrial-hwy-macon-ga/
BUILDING INFORMATION:	• 106,000± SF Industrial Building - 28,330± SF Office • Fully air-conditioned building • Cross dock, rear loading • Fenced, paved storage area • Guard shack
ACREAGE:	• 12.74± Acres • 585'± Frontage
TOPOGRAPHY:	At street level
ZONED:	M-1, Light Industrial
YEAR BUILT:	1969
CEILING HEIGHT:	21'±
COLUMN SPACING:	40' X 25'
EXTERIOR WALLS:	Brick
ROOF:	Metal
FLOORING:	Concrete
LIGHTING:	Fluorescent fixtures
HVAC:	Roof mounted units (See Page 5)
UTILITIES:	All public utilities serve the building.
TRUCK LOADING:	• Six (6) dock high doors • Three (3) docks with levelers • Two (2) drive-in doors • 132'± Paved truck court
PARKING:	240± Asphalt paved spaces
SALES PRICE: \$3,400,000	

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FLOOR PLAN



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HVAC EQUIPMENT

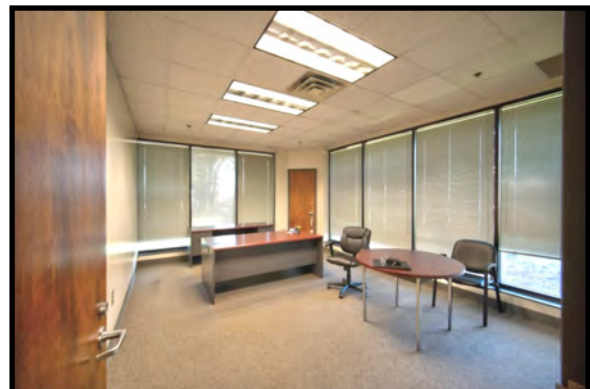
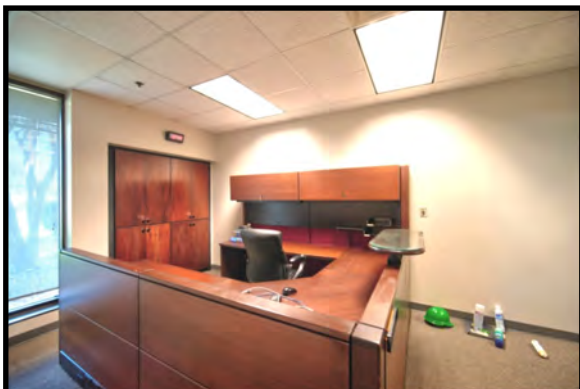
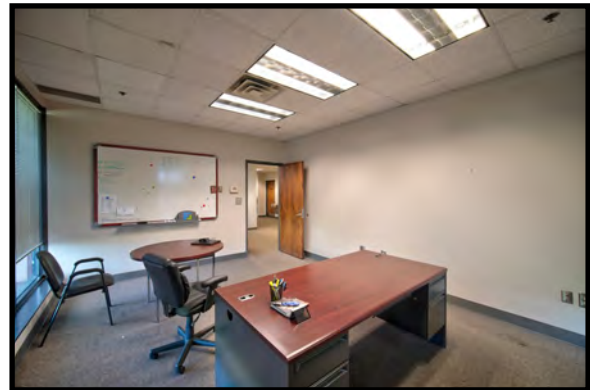
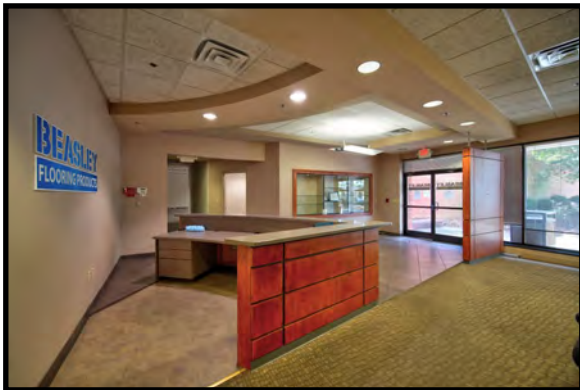
UNIT ID	TYPE	MANUFACTURER	MODEL #	TONNAGE	VINTAGE
RTU-003	ROOFTOP PACKAGE	TRANE	YCD180B4H0EA	15	N/A
RTU-004	ROOFTOP PACKAGE	CARRIER	48TJD016	15	1994
RTU-005	ROOFTOP PACKAGE	CARRIER	50TM-025-611AA	25	2005
RTU-006	ROOFTOP PACKAGE	CARRIER	50TM-025-611AA	25	2005
RTU-007	ROOFTOP PACKAGE	CARRIER	50ES-024-311	20	2009
RTU-008	ROOFTOP PACKAGE	CARRIER	48TJD006-601GA	5	1994
RTU-009	ROOFTOP PACKAGE	CARRIER	48TJD016	15	1994
RTU-010	ROOFTOP PACKAGE	CARRIER	48TJD016	15	1994
RTU-011	ROOFTOP PACKAGE	CARRIER	50TM-025-611AA	25	2005
RTU-012	ROOFTOP PACKAGE	TRANE	SACA-1254-A	10	N/A
RTU-013	ROOFTOP PACKAGE	CARRIER	48TJD016	15	1994
RTU-014	ROOFTOP PACKAGE	CARRIER	48TCDD08A2A6A0A0A0	7.5	2011
RTU-015	ROOFTOP PACKAGE	CARRIER	48TMD008-A-601	7.5	2006
RTU-016	ROOFTOP PACKAGE	CARRIER	48TJD016	15	1994
RTU-017	ROOFTOP PACKAGE	CARRIER	48TJD016	15	1995
RTU-018	ROOFTOP PACKAGE	CARRIER	YCC036F4H0BH	3	N/A
RTU-019	ROOFTOP PACKAGE	TRANE	50TM-025-611AA	25	2005
RTU-020	ROOFTOP PACKAGE	CARRIER	48TFD006-A-611	5	2006
RTU-021	ROOFTOP PACKAGE	CARRIER	48G5-03609301	3	2001
RTU-022	ROOFTOP PACKAGE	CARRIER	48TCDD12A2A6A0A0A0	10	2011
RTU-023	ROOFTOP PACKAGE	CARRIER	48TJD008-601GA	7.5	1994
RTU-024	ROOFTOP PACKAGE	CARRIER	48TJD012-601GA	10	1994
RTU-025	ROOFTOP PACKAGE	CARRIER	48TJD016	15	1994
RTU-026	ROOFTOP PACKAGE	CARRIER	50TM-025-611AA	25	2005
RTU-027	ROOFTOP PACKAGE	CARRIER	48TJD016	15	1995
RTU-028	ROOFTOP PACKAGE	GOODMAN	PC024-1B-REVE	2	N/A
RTU-030	ROOFTOP PACKAGE	TRANE	SACA-1504-A	12.5	N/A
002-A	SPLIT SYSTEM-AHU	MAGIC AIRE	60-BVW/BVX-A	5	N/A
029-A	SPLIT SYSTEM-AHU	GOODMAN	MSG24HRN1N	2	N/A
002-B	SPLIT SYSTEM-COND	CARRIER	38CK036640	3	1994
002-C	SPLIT SYSTEM-COND	CARRIER	38CK036640	3	1994
029-B	SPLIT SYSTEM-COND	GOODMAN	MSG24HRN1W	2	N/A



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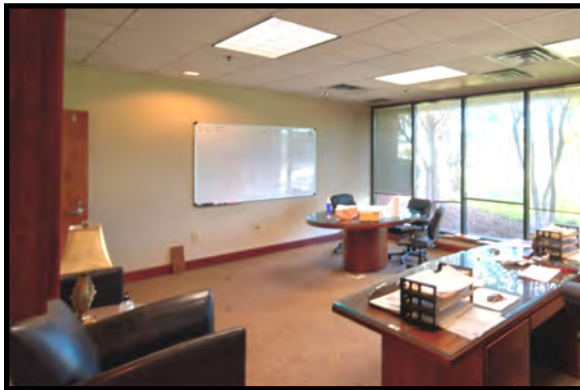
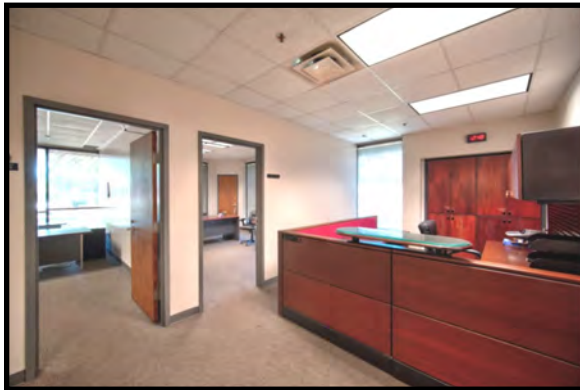
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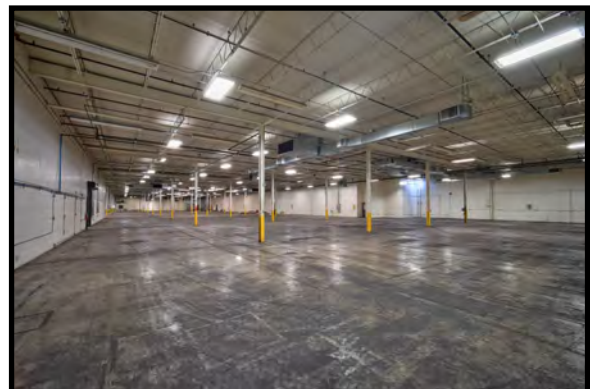
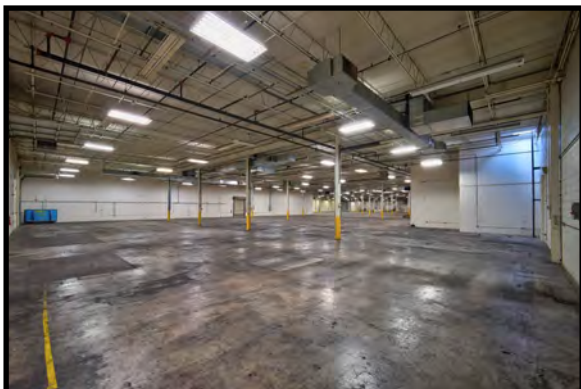
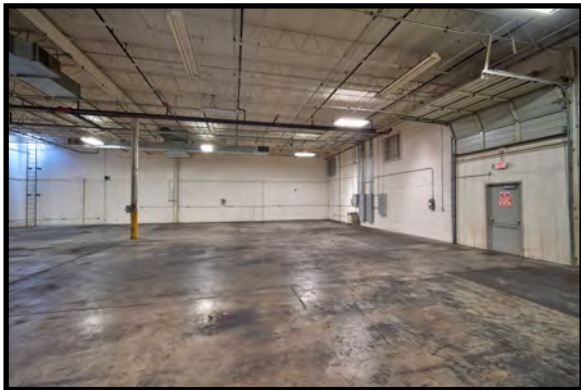
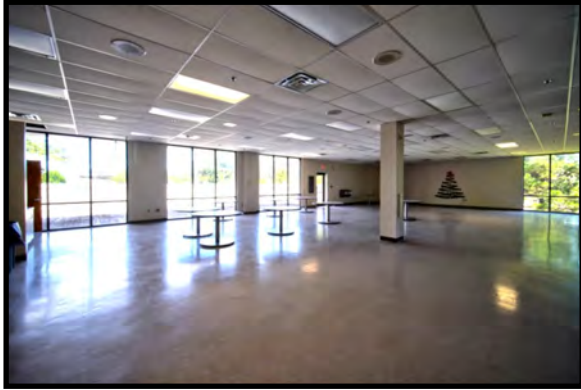
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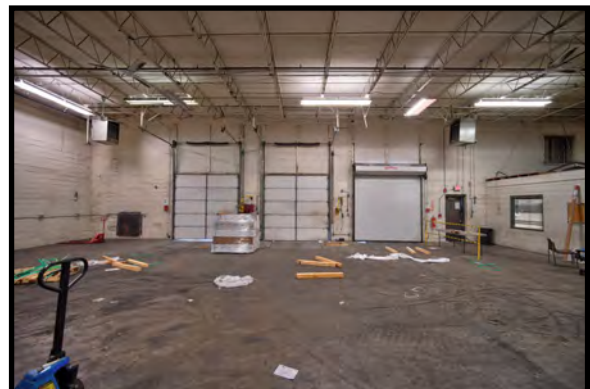
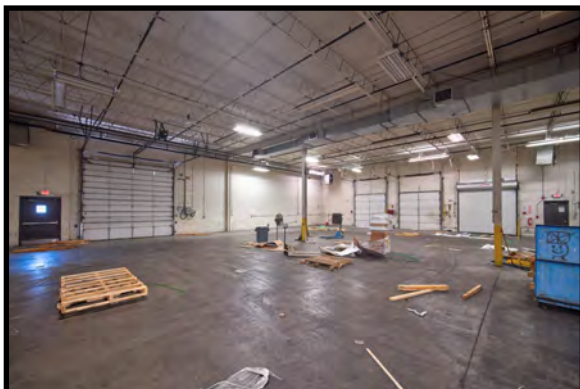
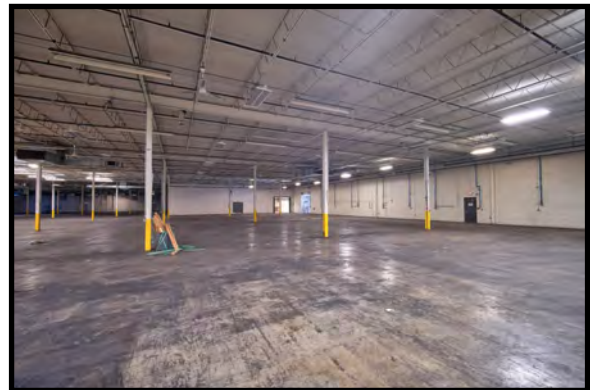
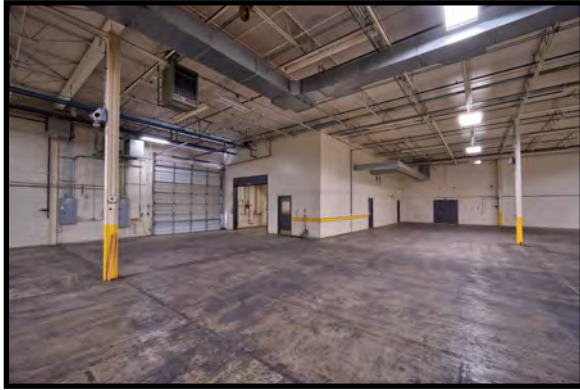
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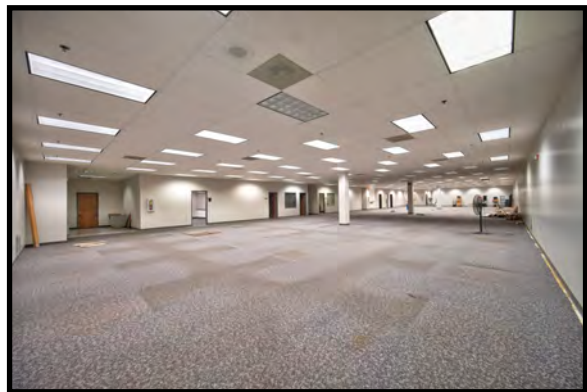
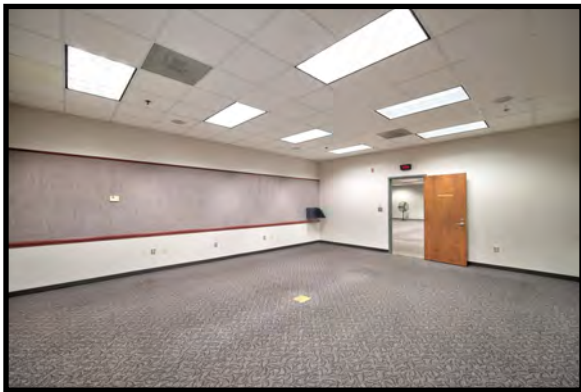
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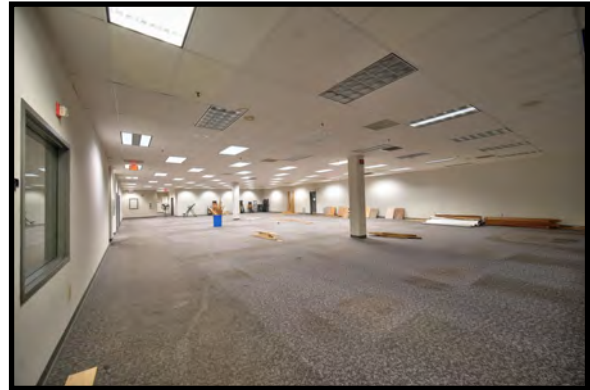
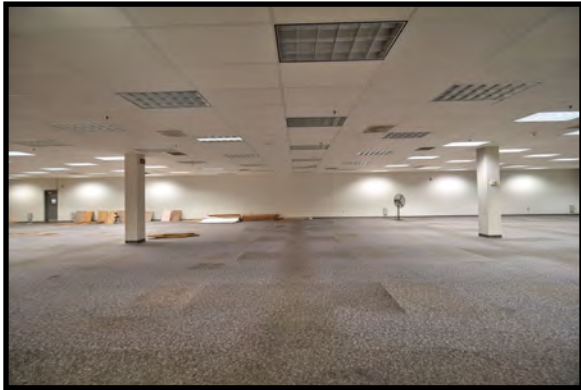
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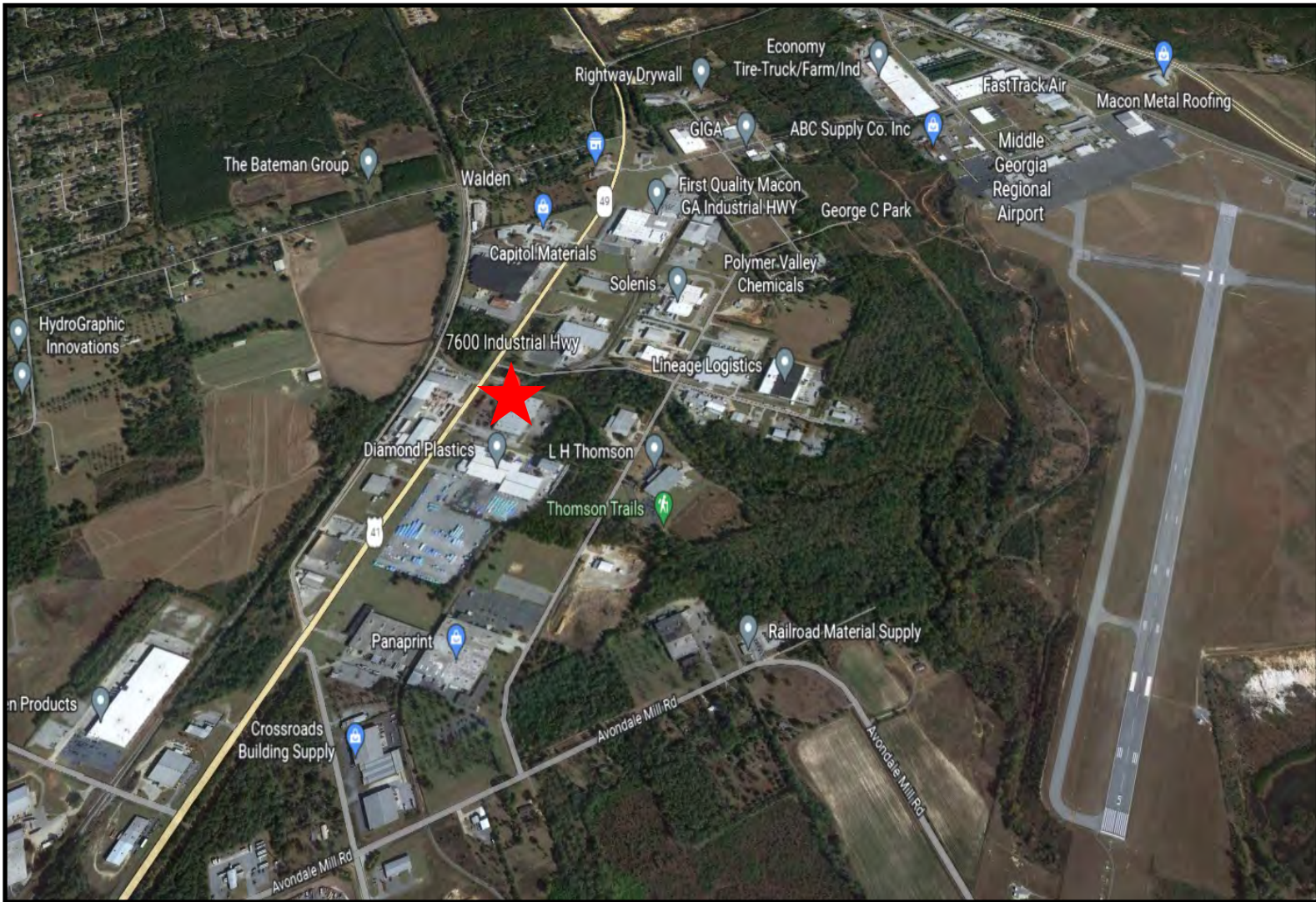


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AERIAL MAP

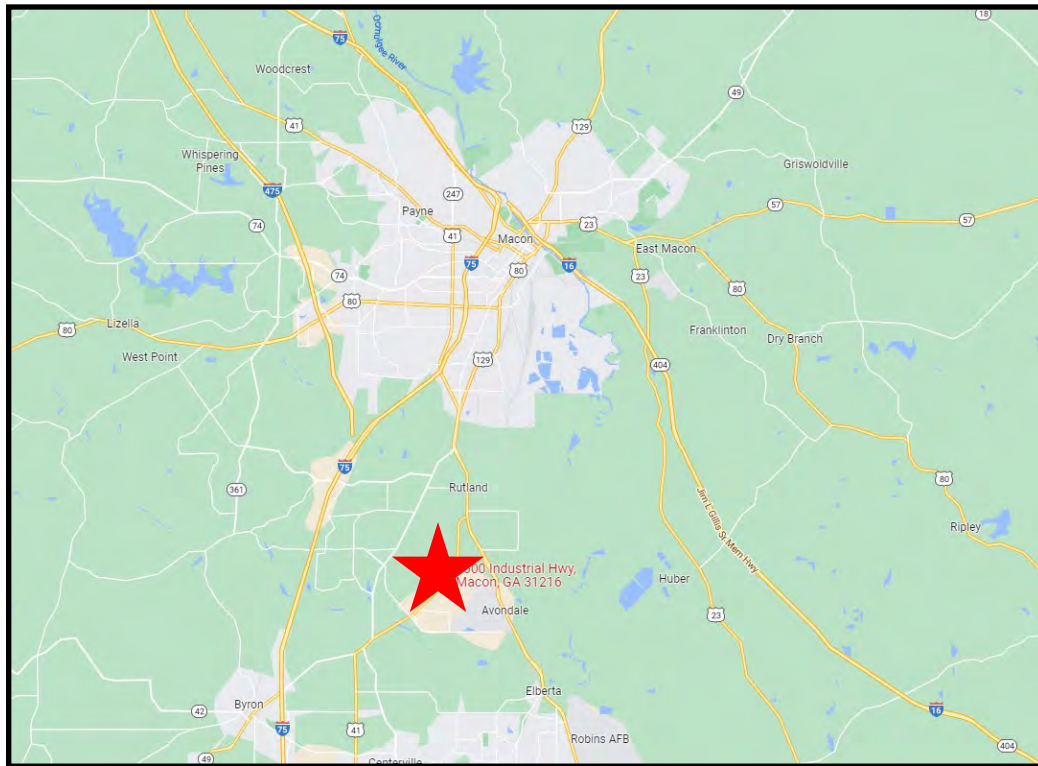
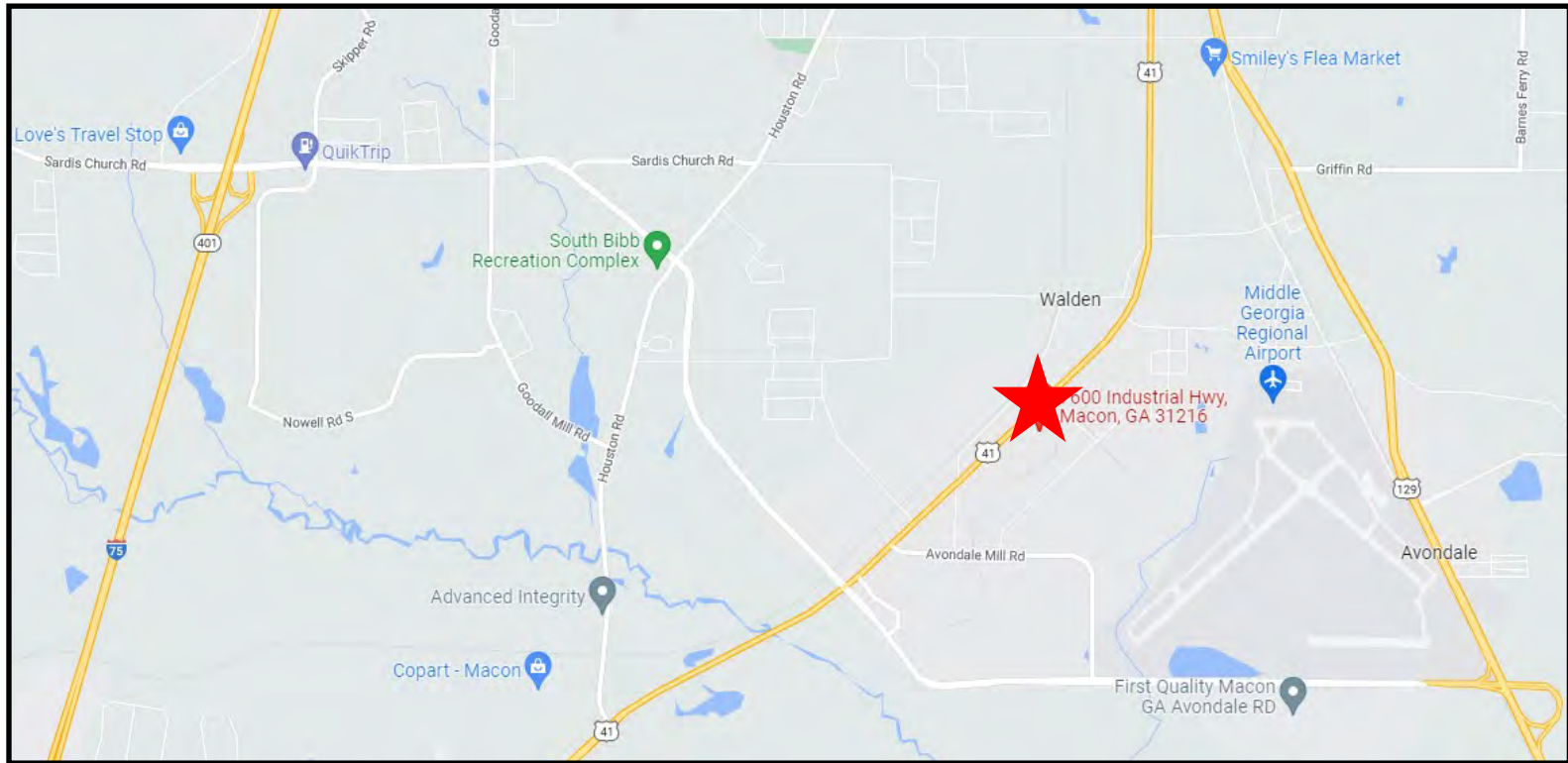


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LOCATION MAP



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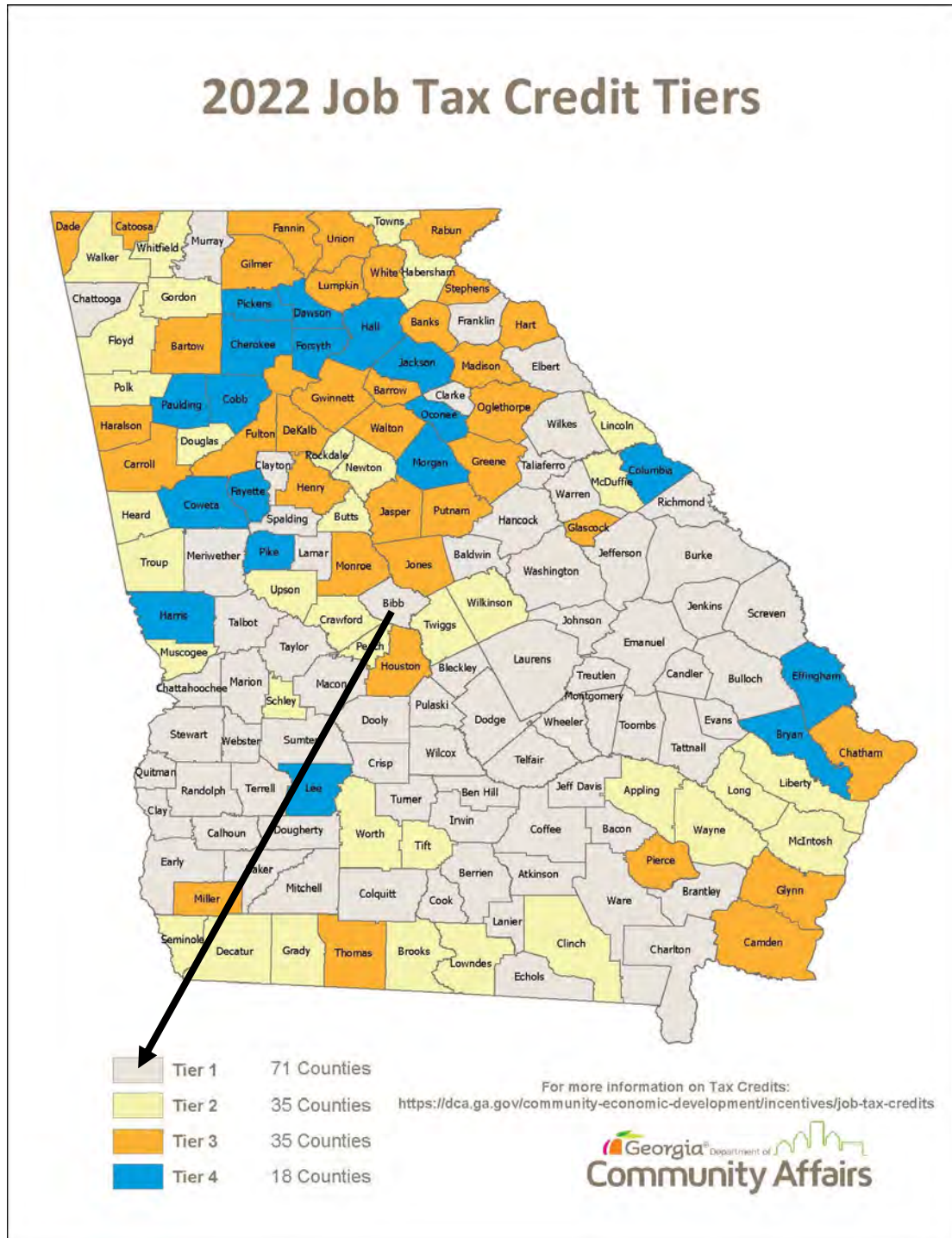


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Brian Kemp
Governor



Christopher Nunn
Commissioner

MEMORANDUM

TO: The Honorable Brian Kemp, Governor; The Honorable Geoff Duncan, Lieutenant Governor; The Honorable David Ralston, Speaker of the House; DCA Board Members; Mayors; County Commission Chairs; Regional Commissions; Chambers of Commerce; Development Authorities; Other Interested Parties

FROM: G. Christopher Nunn, Commissioner 

DATE: December 28, 2021

SUBJECT: 2022 Job Tax Credit Program Designation of Tier 1, Tier 2, Tier 3, and Tier 4 Counties, Less Developed Census Tracts, and Military Zones

Each year the Department of Community Affairs (DCA) ranks all 159 counties in Georgia based on certain economic factors outlined in Georgia statute. The relative ranking uses a variety of statutorily identified, prior year data, available through American Community Survey as of December 15, 2021. This data is used to determine job tax credit tiers and to identify less developed census tracts and military zones, each of which has certain credit incentives to encourage development in less developed communities.

Job Tax Credit (JTC) Tiers Ranking

As required by O.C.G.A. § 48-7-40(b), each county is assigned an annual tier ranking to determine eligibility for job tax credits, which may be used against Georgia income taxes for any business or headquarters of any such business engaged in manufacturing, warehousing and distribution, processing, telecommunications, broadcasting, tourism, research and development industries, or services for the elderly or persons with disabilities that create and maintain sufficient numbers of new full-time jobs. (In the forty least developed counties, and certain specially designated areas, job tax credits are available to businesses of any nature, including retail businesses). For example, Tier 1 counties necessitate at least 2 net new jobs to be eligible for a credit of \$3,500 per job. Tier 2 counties necessitate at least 10 net new jobs to be eligible for a credit of \$2,500 per job. Benefits and requirements are scaled for lesser-developed areas, with Tier 3 counties necessitating only 15 net new jobs to be eligible for a credit of \$1,250 per job. Tier 4 counties necessitate at least 25 net new jobs to be eligible for a credit of \$750 per job.

Annual changes in an area's designation could have an impact on the incentives available to businesses locating or expanding in that particular community. A complete overview of 2022 Job Tax Credit county tiers is included as **Appendix A**. The following table lists the counties whose designation will change and result in a subsequent reduction in the tax credit benefit available through the JTC. Businesses currently planning job creation in these counties are eligible to preserve 2021 JTC benefits by filing a Notice of Intent (NOI) prior to the March 31, 2022 deadline. NOIs are filed directly with DCA to prevent adverse effects to a business based on changes in county tier rankings or re-ranking out of the Bottom 40 counties.

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Counties Benefited by NOI to Preserve 2021 Benefits

Because of Tier Change...			Because of Leaving Bottom 40...	
County	2021 Tier	2022 Tier	County	
Appling	1	2	Charlton	
Clinch	1	2	Montgomery	
Gilmer	2	3		
Glascock	2	3		
Long	1	2		

Less Developed Census Tracts Designations

O.C.G.A. § 48-7-40.1(b) requires that DCA also rank the state's census tracts by December 31 of each year. The census tract detail is applicable to a 2022 tax year beginning on or after January 1, 2022, and includes "less developed" census tracts that are statistically similar to the bottom 71 (Tier 1) counties and are contiguous to at least nine other such tracts. To rank census tracts, DCA used American Community Survey data available as of December 15, 2021, for the year prior. A complete listing of designated Less Developed Census Tracts for 2022 is attached as **Appendix B**. These "less developed" areas are eligible for benefits similar to Tier 1 counties.

Changes in Less Developed Census Tract designations can also impact incentives available to businesses with plans to locate or expand in a particular area. These businesses are also eligible to file an NOI, as outlined above, on or before March 31, 2022. The NOI is designed to prevent adverse effects to a business based on re-ranking out of a less developed census tract. **Appendix C** lists census tracts whose designation will change and result in a reduction in tax credit benefits.

Military Zone Designations

O.C.G.A. § 48-7-40.1(c)(2) provides for the designation of Military Zones where an area is comprised of one or more census tracts adjacent to a federal military installation where pervasive poverty exists, as evidenced by a 15 percent or higher poverty rate. There are no Military Zones in need of a Notice of Intent for 2022.

Beginning with the 2019 annual ranking, O.C.G.A. 48-7-40.1(c)(2.1) provided for the designation of Military Zones for census tracts in a county that contains a federal military installation with a garrison of at least 5,000 federal or military personnel combined, and contains an industrial park that is owned and operated by a governmental entity. Designations may change at any time with the addition of census tracts meeting those criteria. A complete list of current census tracts designated as Military Zones are included as **Appendix D**. If any such changes are made during the year, an updated listing is made available on the Military Zone website: <https://www.dca.ga.gov/community-economic-development/incentive-programs/military-zones>.

COVID-19 Changes

House Bill 846, signed into law by Governor Kemp on June 30, 2020 allows businesses that were already claiming the Job Tax Credit under any designation (Tier, Opportunity Zone, Less Developed Census Tract, or Military Zone) in tax year 2019 to choose to apply their 2019 employee count for tax years beginning 2020 and 2021 or choose to continue calculating their credit as in prior years based on the number of net new full-time employee jobs that the taxpayer added during the tax year (for both 2020 and 2021). Further, the Bill also allows personal protective equipment manufacturers (**PPE** manufacturers) an *additional* \$1,250 in credit for jobs created, as a supplement to the regular Job Tax Credit claimed. The PPE manufacturer must also claim the regular Job Tax Credit under any designation (Tier, Opportunity Zone, Less Developed Census Tract, and/or Military Zone) in order to claim the supplemental credit, please see the Georgia Department of Revenue Regulation 560-7-8-.66

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In addition, a definition for "telecommuter employee job" was been added to the Job Tax Regulations, the latest version which can be found on the Georgia Secretary of State website. This is also a short-term change related to the aftereffects of COVID-19 and will, at this time, only apply to tax years beginning in 2020 and 2021.

Notice of Intent Process – Action Required

DCA encourages all affected communities to proactively contact local industry to make them aware of these changes and encourage them to alert their accountants and/or contact DCA before the March 31, 2022 deadline for filing an NOI. Any company seeking to utilize the currently available 2021 eligibility and benefits may use the NOI process to secure these benefits for the next three years (2022, 2023, and 2024). NOIs must be postmarked by March 31, 2022 and sent to DCA at: 60 Executive Park South, NE, Atlanta, GA 30329, Attn: Tricia DePadro. NOIs may also be emailed to: ned@dca.ga.gov or faxed to (404) 679-0563. An NOI form is attached as **Appendix E**, and may be replicated for distribution to interested filers. Copies are also available online at: <https://www.dca.ga.gov/node/4097>.

State Opportunity Zones

Many State Opportunity Zones are set to expire on December 31, 2021. Expiration of State Opportunity Zones *do not* qualify to file a Notice of Intent.

Atlanta (Fulton County) – City Hall East
Atlanta (Fulton County) – Downtown
Atlanta (Fulton County) – Fort McPherson
Atlanta (Fulton County) – Midtown
Atlanta (Fulton County) – Southside Industrial
Clayton County – Mountain View
Douglasville (Douglas County)
Forsyth (Monroe County) – Original December 28, 2011
Forsyth (Monroe County) – Expansion – July 3, 2012
(the 2015 Expansion is not set to expire until 2025)
Grady County
Gray (Jones County)
Greensboro (Greene County)
Hapeville (Fulton County)
Liberty County
Macon (Bibb County) – East (E) including March 26, 2012 and August 31, 2012 Expansions
Macon (Bibb County) – West (W)
Madison (Morgan County)
Smyrna (Cobb County)
Tifton (Tift County)

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Any additional questions about the NOI form should be directed to:
Tricia DePadro at (404) 679-1585.

GCN/td

Enclosures: As Stated

Over the coming months, DCA will be updating its mailing list for JTC interested parties. If you would like to be added to or removed from this mailing list, please send your request to Rob Shaw at rob.shaw@dca.ga.gov. Please specify that you wish to be added to the Job Tax Credit Program annual ranking email blast listing. If you have questions about the JTC program, please visit our website at <https://www.dca.ga.gov/community-economic-development/incentive-programs/job-tax-credits> or contact Tricia DePadro at (404) 679-1585 or Cherie Bennett at (404) 831-2058.

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Custom Template (Esri 2022)

Bibb County, GA 17
Bibb County, GA (13021)
Geography: County

Prepared by Esri

KEY FACTS

157,366

Population



2.4

Average Household Size

37.8

Median Age

\$48,982

Median Household Income

EDUCATION

12%

No High School Diploma



31%

High School Graduate



29%

Some College



29%

Bachelor's/Grad/Prof Degree

BUSINESS



6,634

Total Businesses



84,123

Total Employees

EMPLOYMENT



66%

White Collar



19%

Blue Collar



15%

Services

4.0%

Unemployment Rate

INCOME



\$48,982

Median Household Income



\$30,730

Per Capita Income



\$60,993

Median Net Worth

Households By Income

The largest group: <\$15,000 (15.3%)

The smallest group: \$200,000+ (5.1%)

Indicator ▲	Value	Diff	
<\$15,000	15.3%	+6.4%	
\$15,000 - \$24,999	9.5%	+1.8%	
\$25,000 - \$34,999	12.2%	+4.2%	
\$35,000 - \$49,999	13.7%	+2.2%	
\$50,000 - \$74,999	14.7%	-3.3%	
\$75,000 - \$99,999	11.7%	-1.6%	
\$100,000 - \$149,999	12.5%	-4.0%	
\$150,000 - \$199,999	5.3%	-2.2%	
\$200,000+	5.1%	-3.4%	

Bars show deviation from 13 (Georgia)

Source: This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.