

SALE

MANUFACTURING / DISTRIBUTION FACILITY

917 N Hightower Street - Thomaston, Upson County, GA 30286



[CLICK HERE FOR PROPERTY VIDEO](#)

107,800± SQ FT DISTRIBUTION BUILDING

8.84± ACRES

SALES PRICE: \$2,350,000

ARTHUR P. BARRY III, SIOR
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990 RIVERSIDE DRIVE
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Revised 10/6/23

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<u>PROPERTY VIDEO:</u>	https://www.goroundmedia.com/warehouse-distribution-for-sale-917-n-hightower-st-thomaston-ga/
BUILDING INFORMATION:	107,800± SF One-story building <ul style="list-style-type: none">- Building 1: 39,200± SF Manufacturing area<ul style="list-style-type: none">- 450 ± SF Office- Break room- Two (2) restrooms- Building 2: 68,600± SF Warehouse/distribution area<ul style="list-style-type: none">- 475± SF Office- Break room- Two (2) restrooms
CEILING HEIGHTS:	<ul style="list-style-type: none">• Building 1: 20' center eave height• Building 2: 40' center eave height
COLUMN SPACING:	<ul style="list-style-type: none">• Building 1: 25'• Building 2: 40' x 50'
SITE INFORMATION:	8.84 Acres (Corner Lot)
FRONTAGE:	<ul style="list-style-type: none">• 289.16' on 3rd Avenue• 1,097.05' on S Main Street/N Hightower Street
YEAR BUILT:	1990
CONSTRUCTION:	Steel frame with concrete panels
ROOF:	<ul style="list-style-type: none">• Building 1: Metal - Age 33 years - No warranty• Building 2: TPO - Age 11 years - Nine years more warranty
FLOORS:	6" Concrete
WALLS:	<ul style="list-style-type: none">• Building 1: Steel• Building 2: Concrete
LIGHTING:	Halide
HVAC:	<ul style="list-style-type: none">• Building 1: Central heat and air conditioning (Two 30-Ton Units (2018) and one 60-Ton Unit (2001))• Building 2: None
PARKING:	100± Asphalt paved spaces with lighting and fencing including an adjacent lot

CONTINUED PAGE 3

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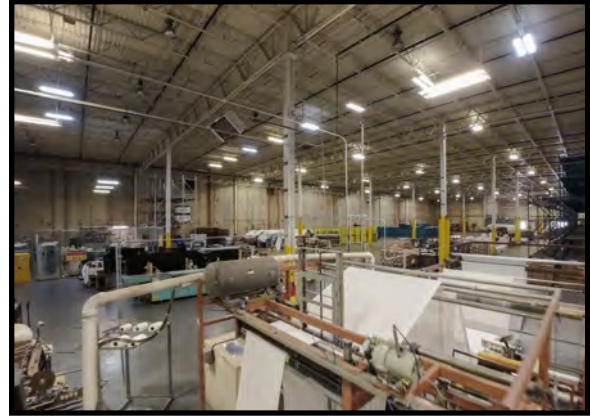
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RAIL:	No rail but could be easily added
TRUCK LOADING:	<ul style="list-style-type: none">• Building 1: Seven (7) dock high doors with levelers• Building 2: Nine (9) dock high doors with levelers and one (1) drive-in door
ELECTRICITY: SEE PAGE 14	<ul style="list-style-type: none">• 917 N Hightower: 600v, 600 amp - Sub panels are 480v, 240v, 220v, 120v• 915 N Hightower: Two main panels each 480v, 400 amp - Sub panels are 480v, 240v, 220v, 120v• Presently, all electrical service is metered by Georgia Power in the parent Standard Textile building across the street from subject property. Purchaser will be responsible for any costs related to privatizing the future electrical supply lines to this property.
UTILITIES: SEE PAGES 14-16	<ul style="list-style-type: none">• Water/sewer: City of Thomaston• Gas: 2" pipe, 10 psi @ 915 N Hightower• Fiber Cable• Cat 5
FIRE PROTECTION:	<ul style="list-style-type: none">• Wet; inspected March 13, 2023• Future users of this property will be allowed, by property seller, to continue its dependence upon high pressure water from a common offsite pressurized firefighting system. Said fire suppression system pressurization and related costs and maintenance may be provided through a multi-year system license agreement between parties. Should purchaser desire to separate the existing building from the existing common offsite pressurized fire suppression system, it may do so at purchaser's expense.
ZONING:	M-2, Industrial
TAX BILL:	\$13,397 (2023)
TRANSPORTATION:	<ul style="list-style-type: none">• State Routes 19, 36 and 74• Interstate 75: 30 miles• Upson County Airport: 6.6 miles• Atlanta-Hartsfield Airport: 60 miles• Port of Savannah: 227 miles
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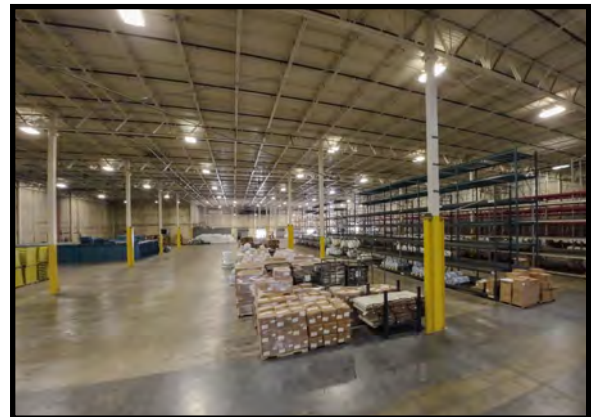
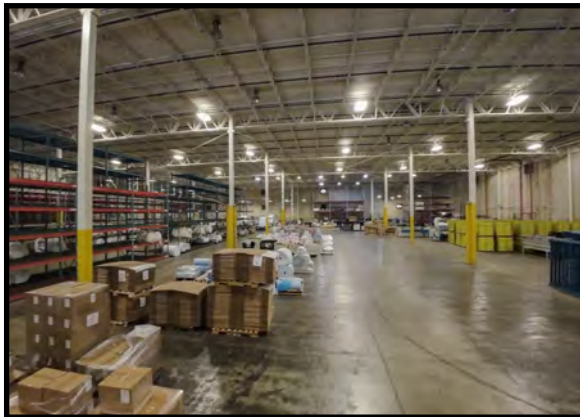
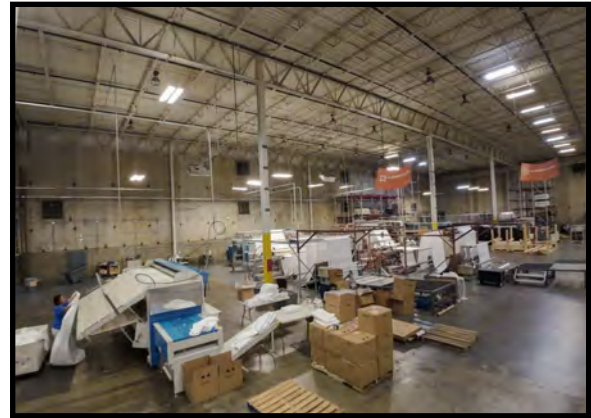
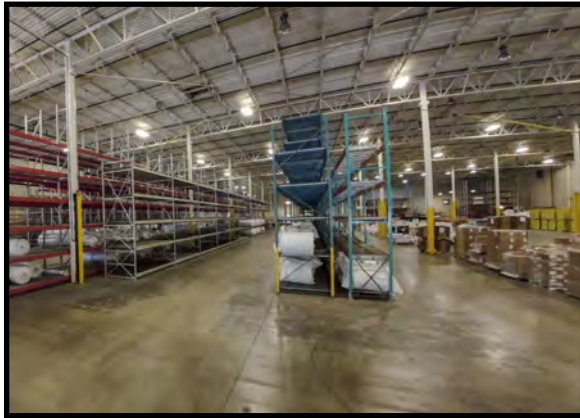


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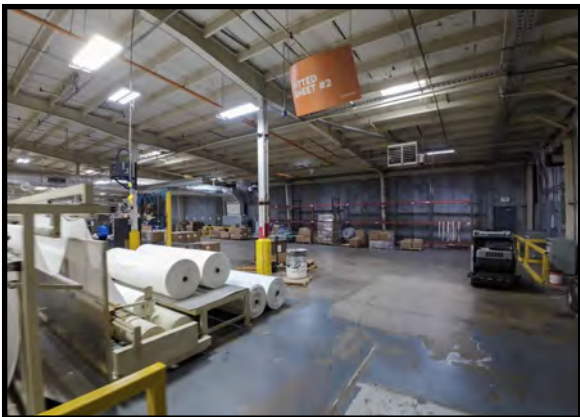
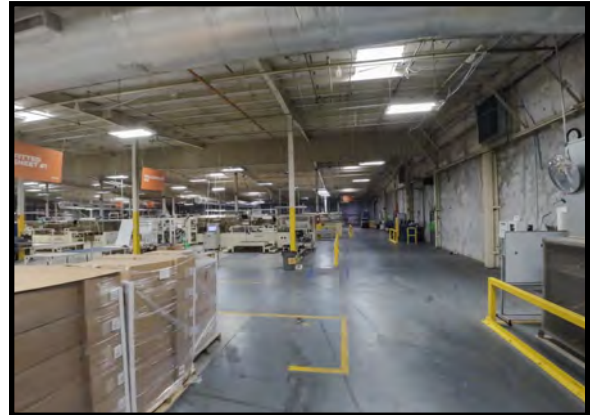
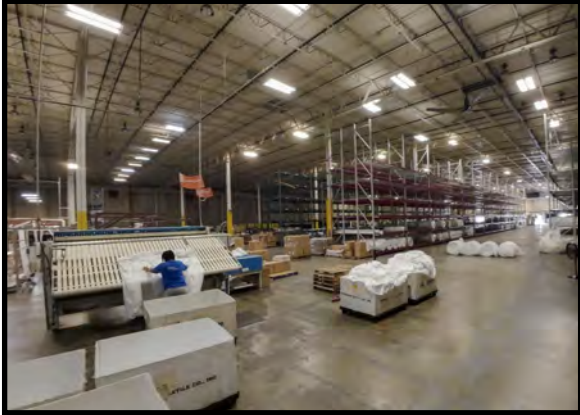
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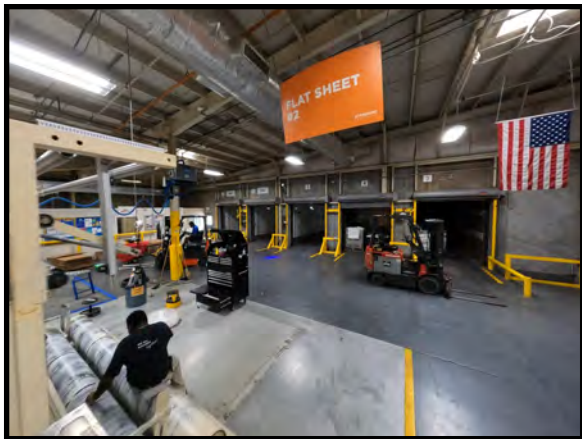
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AERIAL PARCEL MAP



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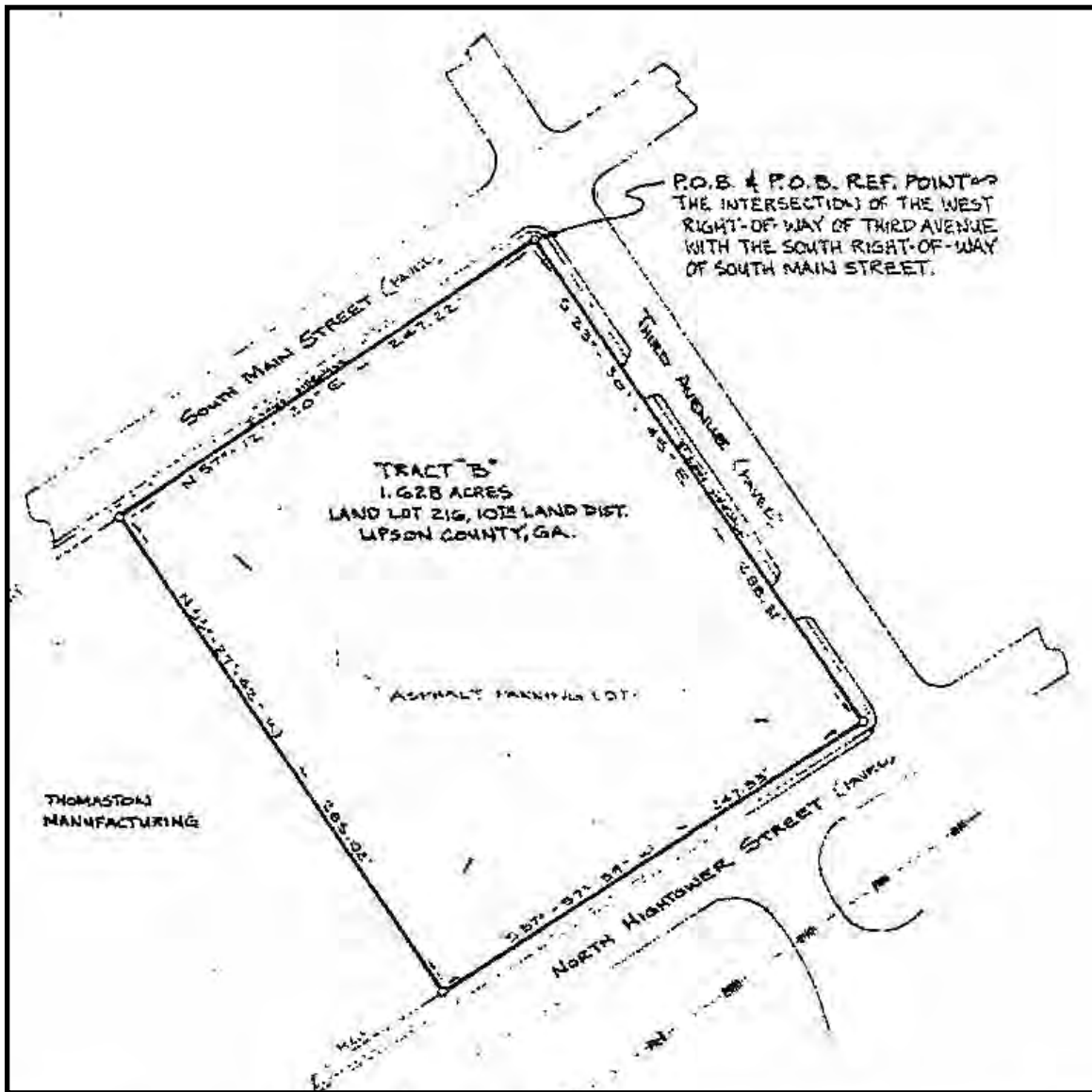
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SURVEY

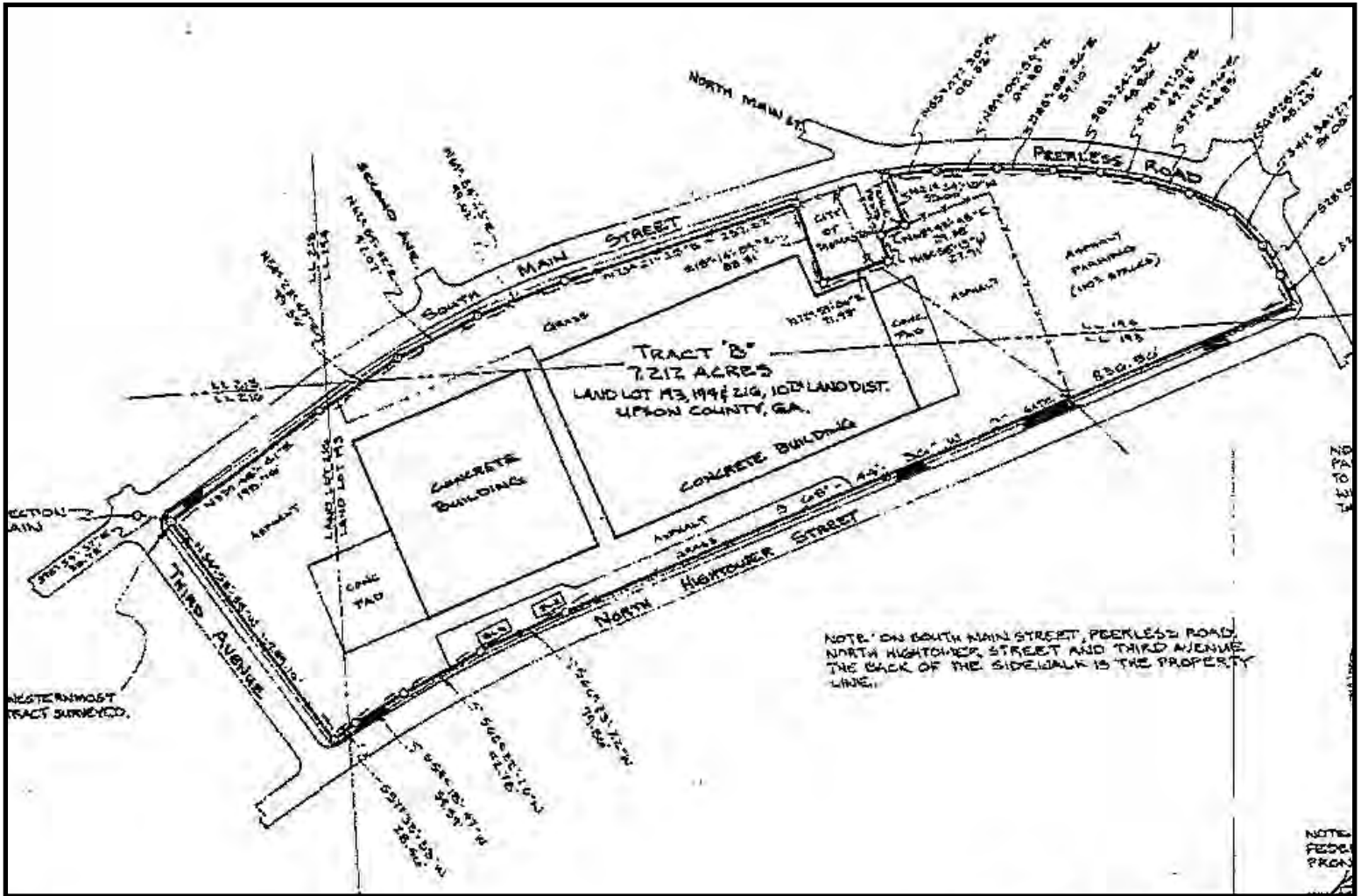


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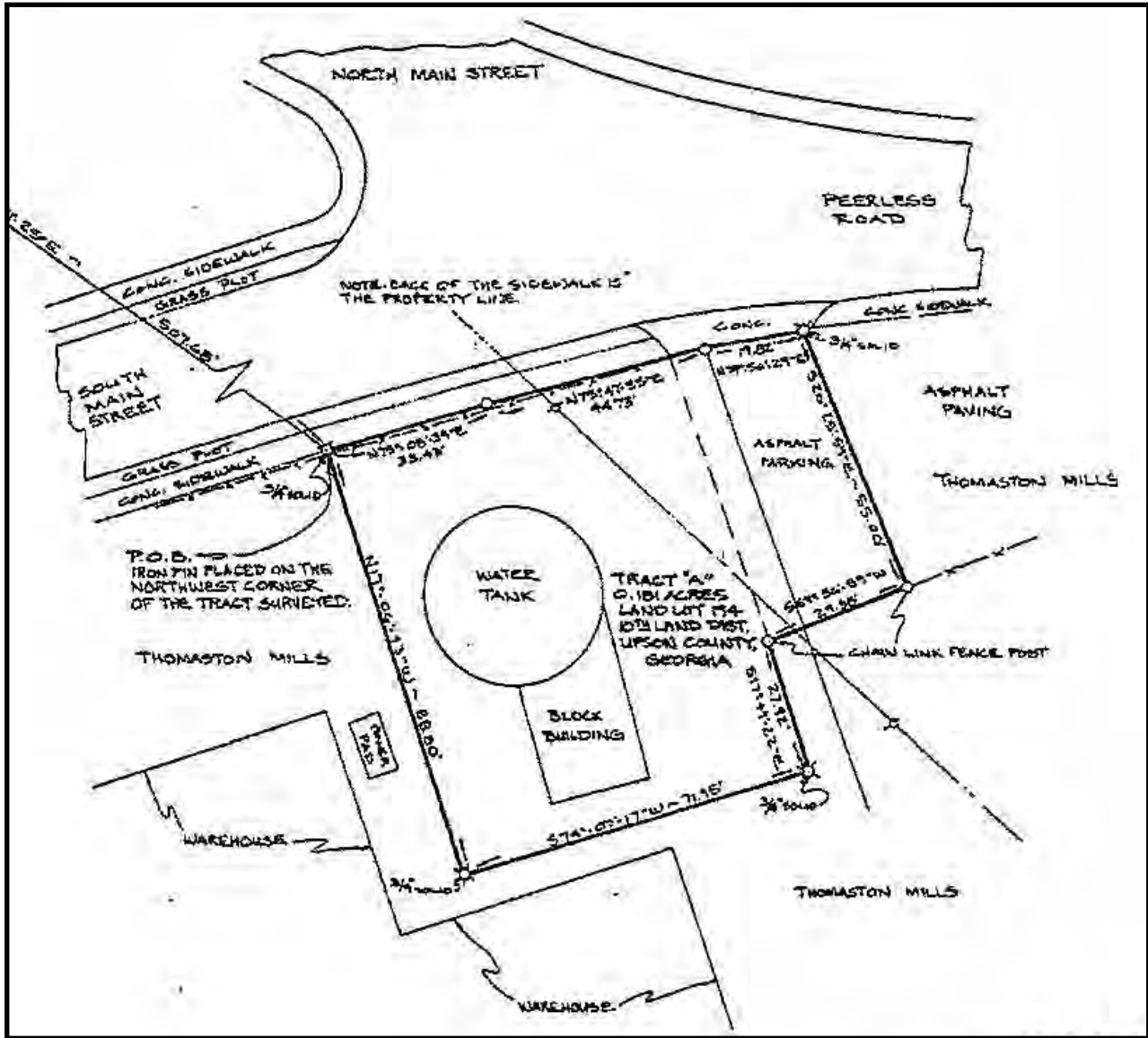
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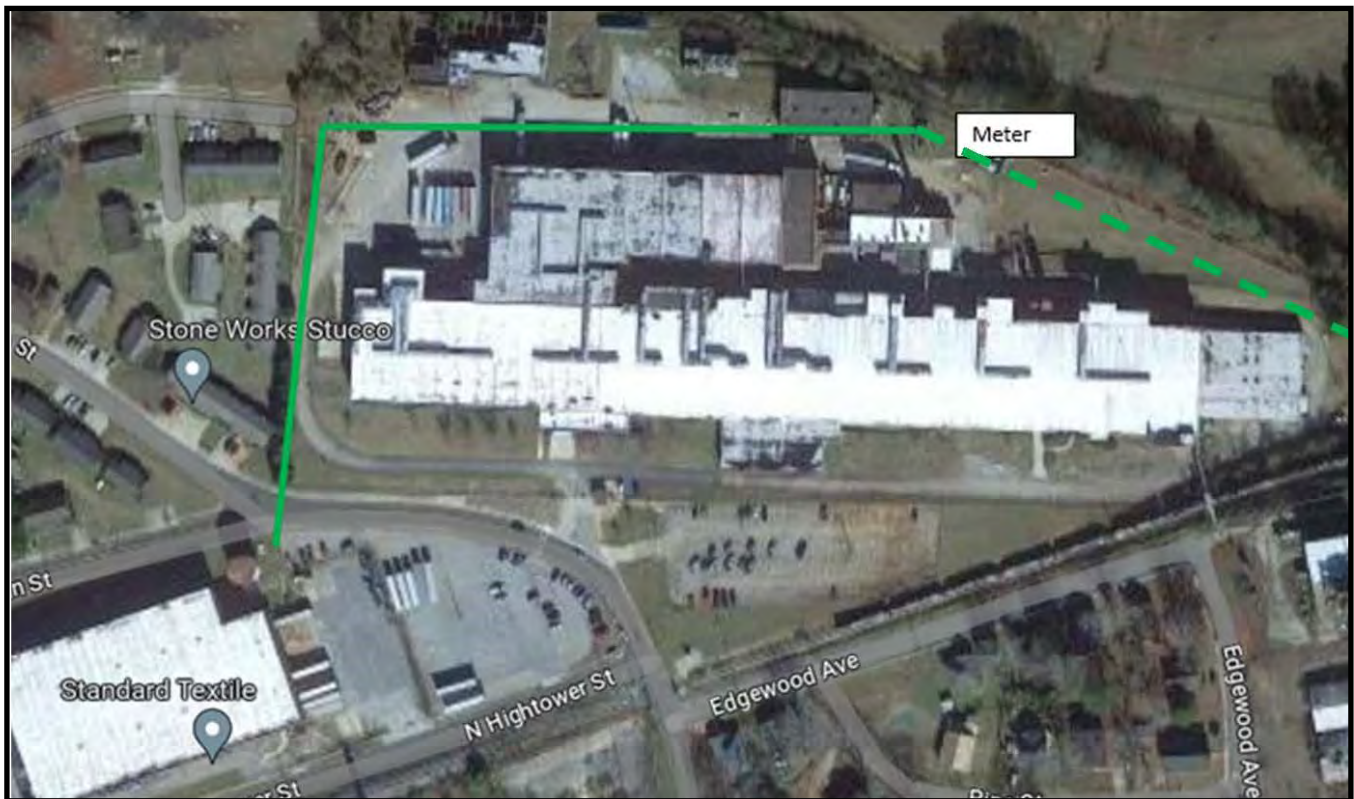


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ELECTRIC LAYOUT



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NATURAL GAS LAYOUT



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WATER LAYOUT

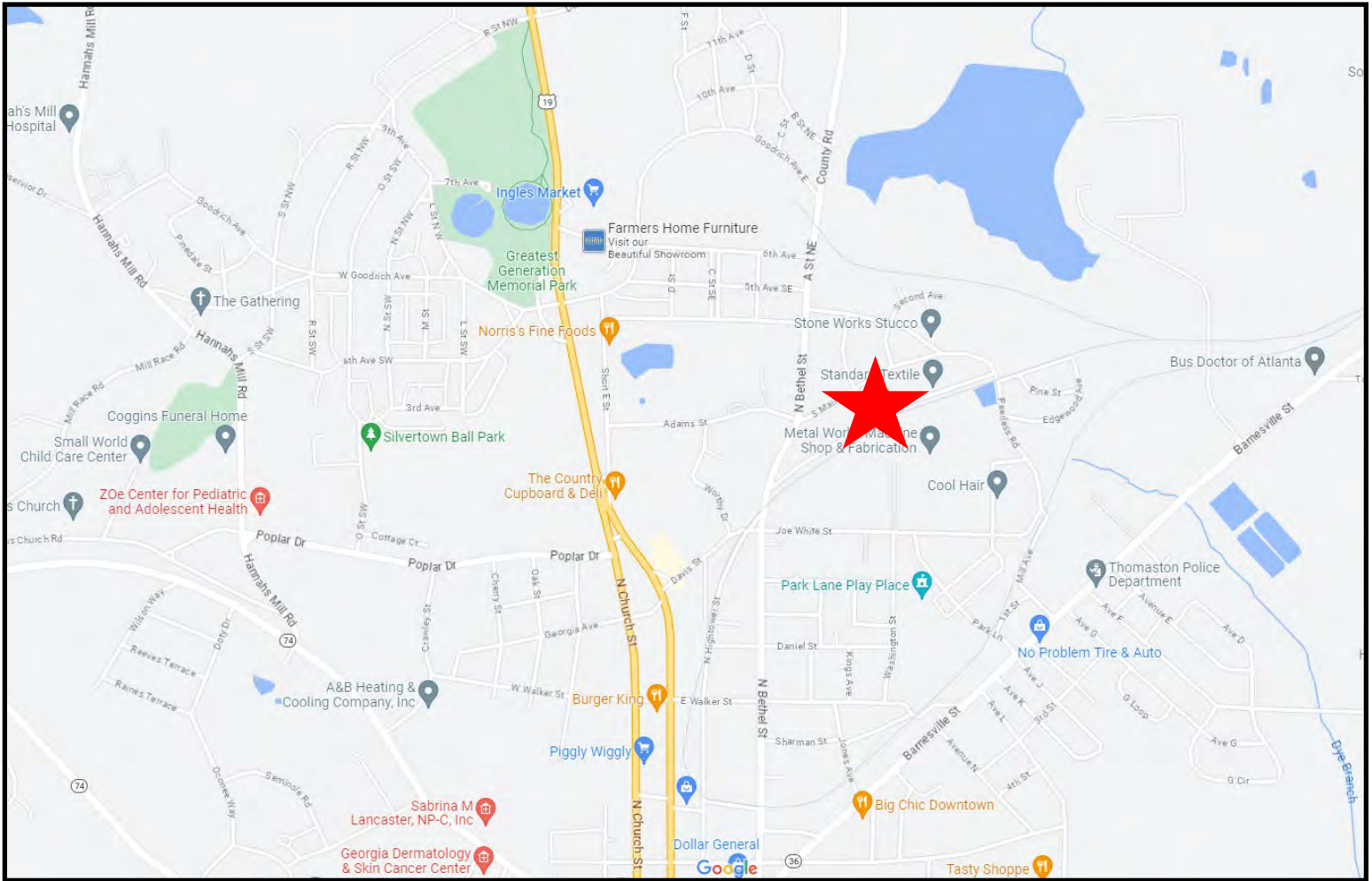


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LOCATION MAP



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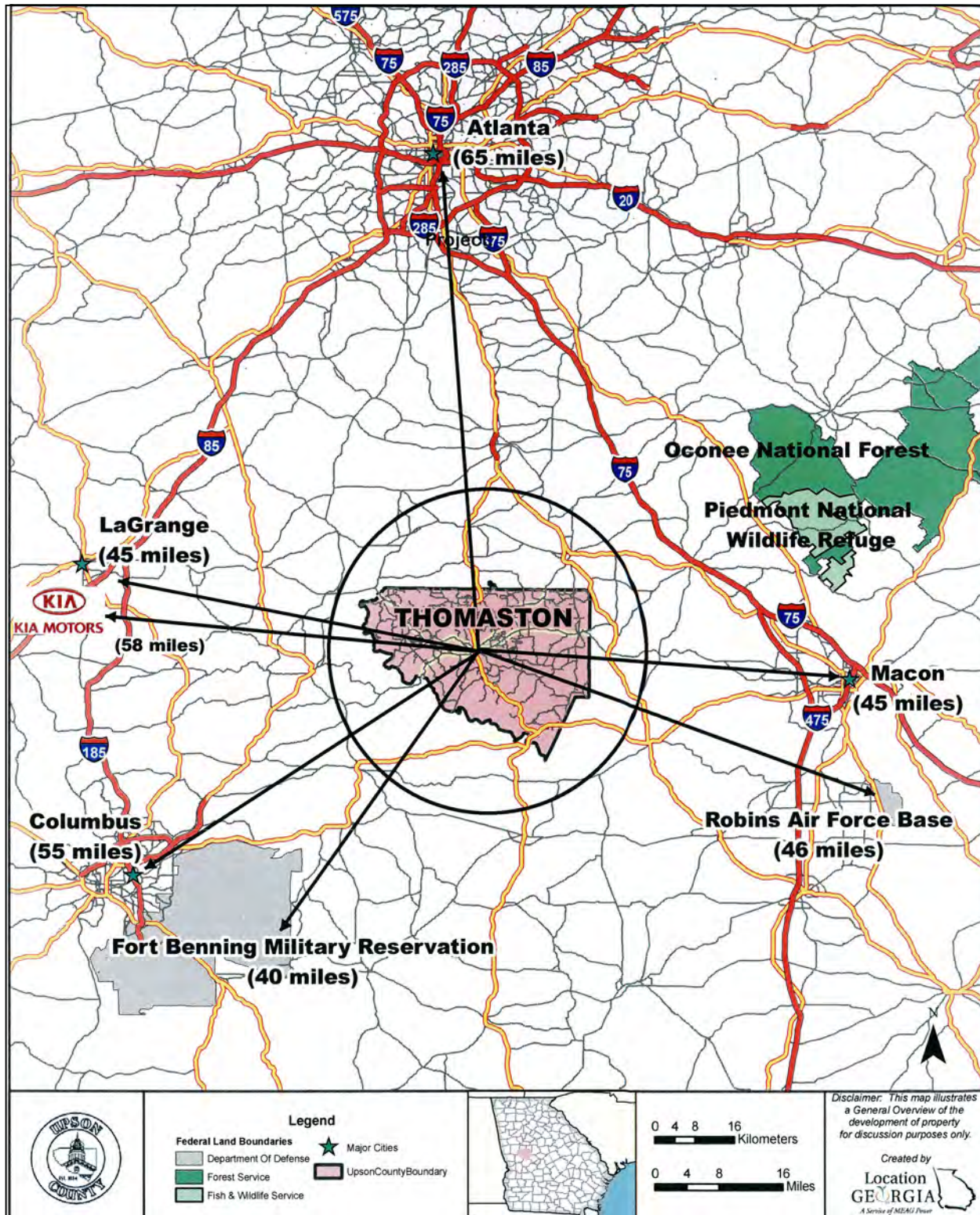
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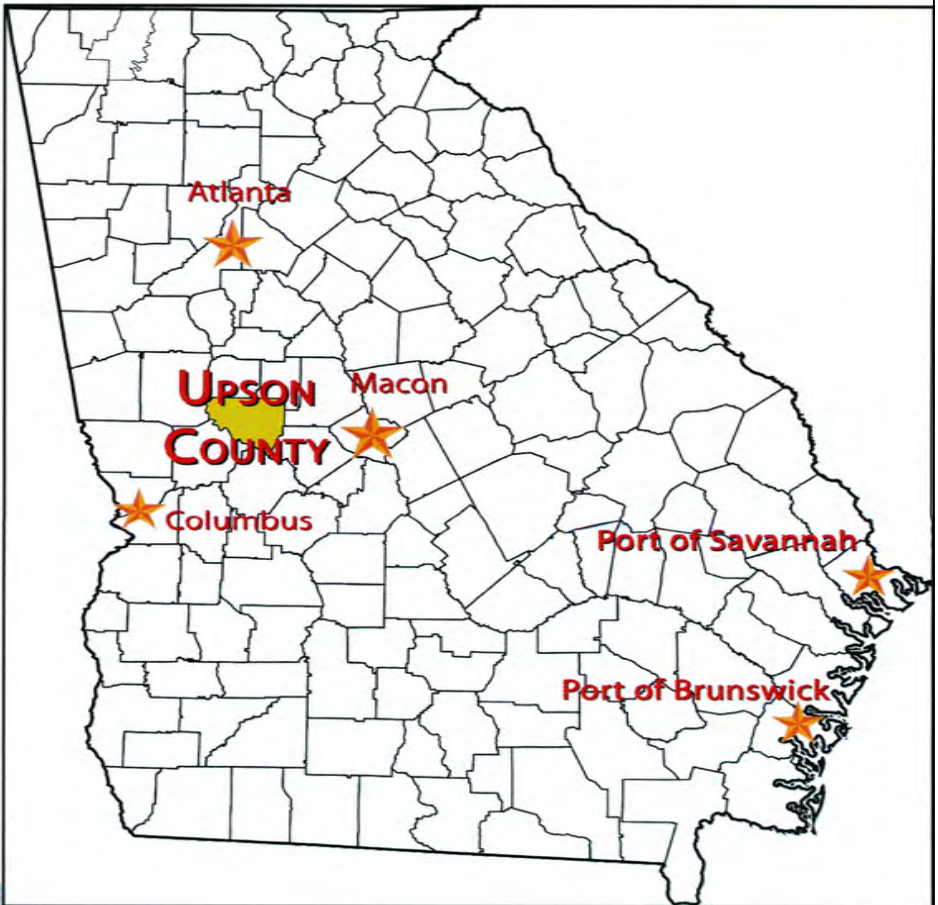
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Georgia on my mind!

*• 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

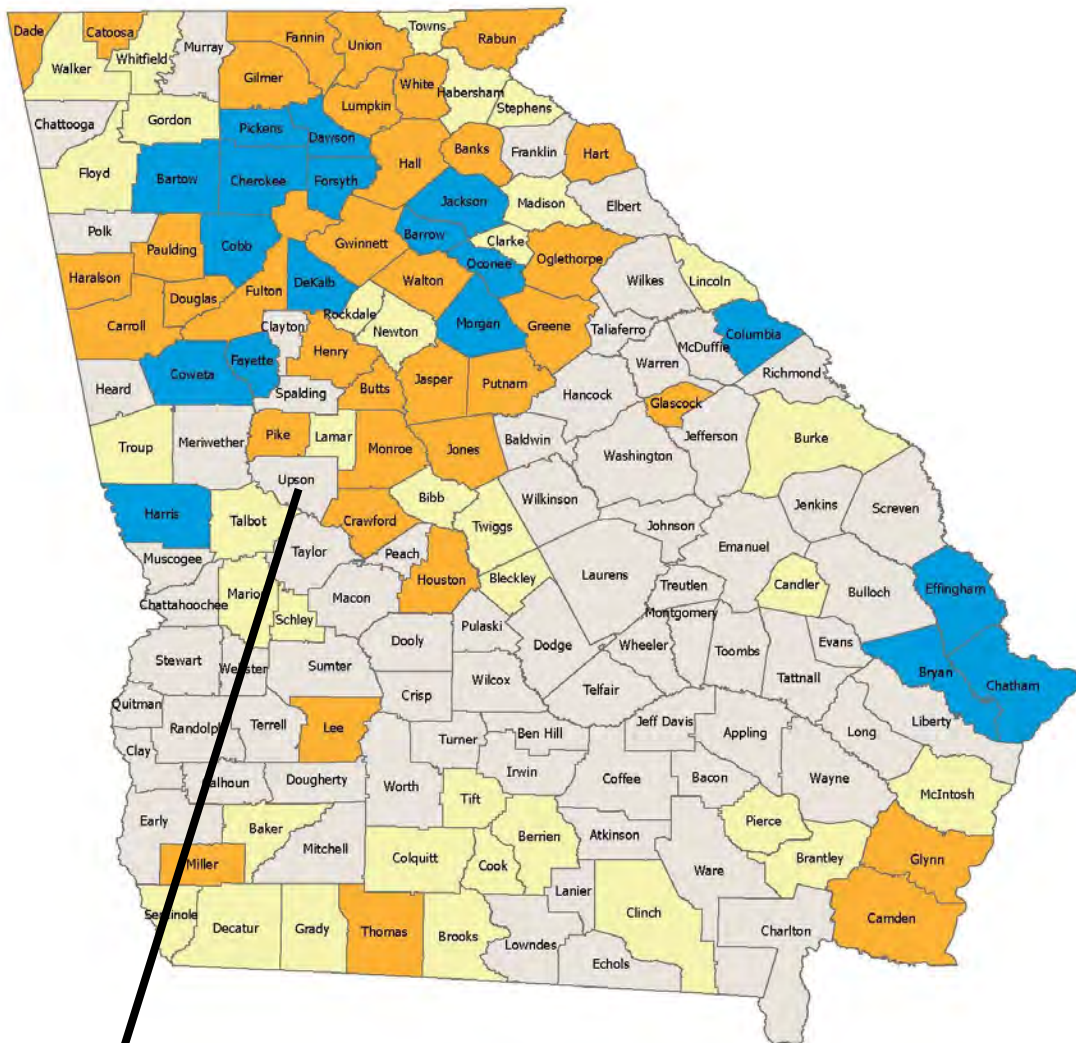


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2023 Job Tax Credit Tiers



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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DEMOGRAPHICS - UPSON COUNTY

