

**SALE**

**MANUFACTURING / DISTRIBUTION  
330 SOUTHWELL BOULEVARD  
TIFTON, TIFT COUNTY, GA 31794**



**MANUFACTURING/DISTRIBUTION FACILITY  
85,262± SQ FT (DIVISIBLE)**

**15.65 ACRES**

**SALES PRICE: \$2,500,000**

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MIKI FOLSOM, CCIM  
EXCLUSIVE AGENT  
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**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

990 RIVERSIDE DRIVE  
MACON, GA 31201  
478.746.8171  
CBCMACON.COM

Created 3/12/24

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## MANUFACTURING / DISTRIBUTION

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|                              |   |
|------------------------------|---|
| <b>BUILDING INFORMATION:</b> | <ul style="list-style-type: none"> <li>85,262± SF Brick Veneer, Engineered Metal               <ul style="list-style-type: none"> <li>Building may be split in half for tenants needing less than entire facility. See Building Information and Floor Plan, Pages 4-5</li> <li>Front offices and cafeteria areas have received new flooring, paint, and additional cosmetic improvements.</li> <li>Total improvements exceed \$325,000.</li> </ul> </li> <li>3,125± SF metal pole shed with 625± SF enclosed area - Built in 2000</li> <li>Former use as shoe factory and wire assembly plant.</li> </ul> |
| <b>YEAR BUILT:</b>           | Built in 1968; remodeled in 2000  |
| <b>ACREAGE:</b>              | <ul style="list-style-type: none"> <li>15.65± Acres</li> <li>1,032' frontage; 1,150' depth</li> </ul>   |
| <b>ZONING:</b>               | H-I, Heavy Industry   |
| <b>TOPOGRAPHY:</b>           | Level to gently rolling; at road grade.   |
| <b>ROOF:</b>                 | New roof on main building; 15 year warranty   |
| <b>CEILING HEIGHTS:</b>      | 17' clear   |
| <b>COLUMN SPACING:</b>       | 25' X 40'   |
| <b>TRUCK LOADING:</b>        | 6 dock high overhead and 1 drive-in door  |
| <b>WALLS/CEILING:</b>        | <p><u>Office</u></p> <ul style="list-style-type: none"> <li>Drywall and wood paneled walls</li> <li>Suspended acoustical ceilings with recessed fluorescent lighting</li> </ul> <p><u>Warehouse</u></p> <ul style="list-style-type: none"> <li>Painted concrete walls</li> <li>High bay lighting</li> </ul>   |
| <b>PLUMBING:</b>             | <p><u>Six (6) Restrooms:</u></p> <ul style="list-style-type: none"> <li>3 Men - 5 Toilets, 4 Urinals, 4 Sinks</li> <li>3 Women - 9 Stalls, 4 Sinks</li> </ul>   |
| <b>FLOORING:</b>             | <ul style="list-style-type: none"> <li>Office: Carpet</li> <li>Warehouse: 4 - 5" Concrete slab floors</li> </ul>  |

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|--|---|
| <b>PARKING:</b>                        | <ul style="list-style-type: none"><li>• 300 asphalt paved spaces</li><li>• Enclosed with chain link fencing and three strand barbed wire along top.</li></ul>   |
| <b>FIRE PROTECTION:</b>                | <ul style="list-style-type: none"><li>• 2 Wet &amp; 2 Dry sprinkler systems</li><li>• 4 Risers</li><li>• Docks sprinkled</li></ul>  |
| <b>UTILITIES:</b>                      | <ul style="list-style-type: none"><li>• Electricity - Georgia Power<ul style="list-style-type: none"><li>- Transformer: 1000 KVA Pad Mount</li><li>- Volts: 480 voltage, 12 KVA</li><li>- KVA Bank: 1000 KVA</li></ul></li><li>• City Water &amp; Sewage - 16" water &amp; 8" sewer main</li><li>• Natural Gas - No gas service in plant, but is available.</li></ul> |
| <b>RAIL:</b>                           | Southern Railroad active line running parallel to rear property line.   |
| <b>PROPERTY TAX BILL:</b>              | \$11,765.54 (2023)  |
| <b>STREET ACCESS:</b>                  | Three paved drives off Southwell Boulevard  |
| <b>INTERSTATE/<br/>HIGHWAY ACCESS:</b> | <ul style="list-style-type: none"><li>• 1/2 mile to Interstate 75, Exit #59</li><li>• US Hwy 41 is between property and I-75</li><li>• US Hwy. 82 intersects with US 41 and I-75 north of property in Tifton</li><li>• US 319 traverses US 82 and I-75 within city limits of Tifton traveling in a NE by SW direction</li></ul>                                       |
| <b>NEIGHBORS:</b>                      | Target Distribution, Heatcraft/Lennox, Queen Carpet   |



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## BUILDING INFORMATION

|   |                  |
|---|------------------|
| Front Office Area                           | 3,130± SF        |
| Engineering Area                            | 7,300± SF        |
| Product/Quality Engineering & Text Lab Area | <u>5,510± SF</u> |
|   | 15,940± SF       |
| Restrooms                                   | 120± SF          |
| Restrooms                                   | 456± SF          |
| Restrooms                                   | <u>614± SF</u>   |
|   | 1,190± SF        |
| Maintenance Area & Compressor Room          | 6,326± SF        |
| Compressor Room                             | <u>1,194± SF</u> |
|   | 7,520± SF        |
| Cafeteria (seating capacity 80)             | 1,595± SF        |
| Exercise Room                               | <u>435± SF</u>   |
|   | 2,030± SF        |
| Manufacturing & Receiving/Shipping Area     | 51,930± SF       |
| Floor to Ceiling: 18'2"                     |                  |
| Floor to I-Beam Height: 16'10"              |                  |
| Average Working Height: 14'10"              |                  |
| Lowest Pipe Height: 8'6"                    |                  |

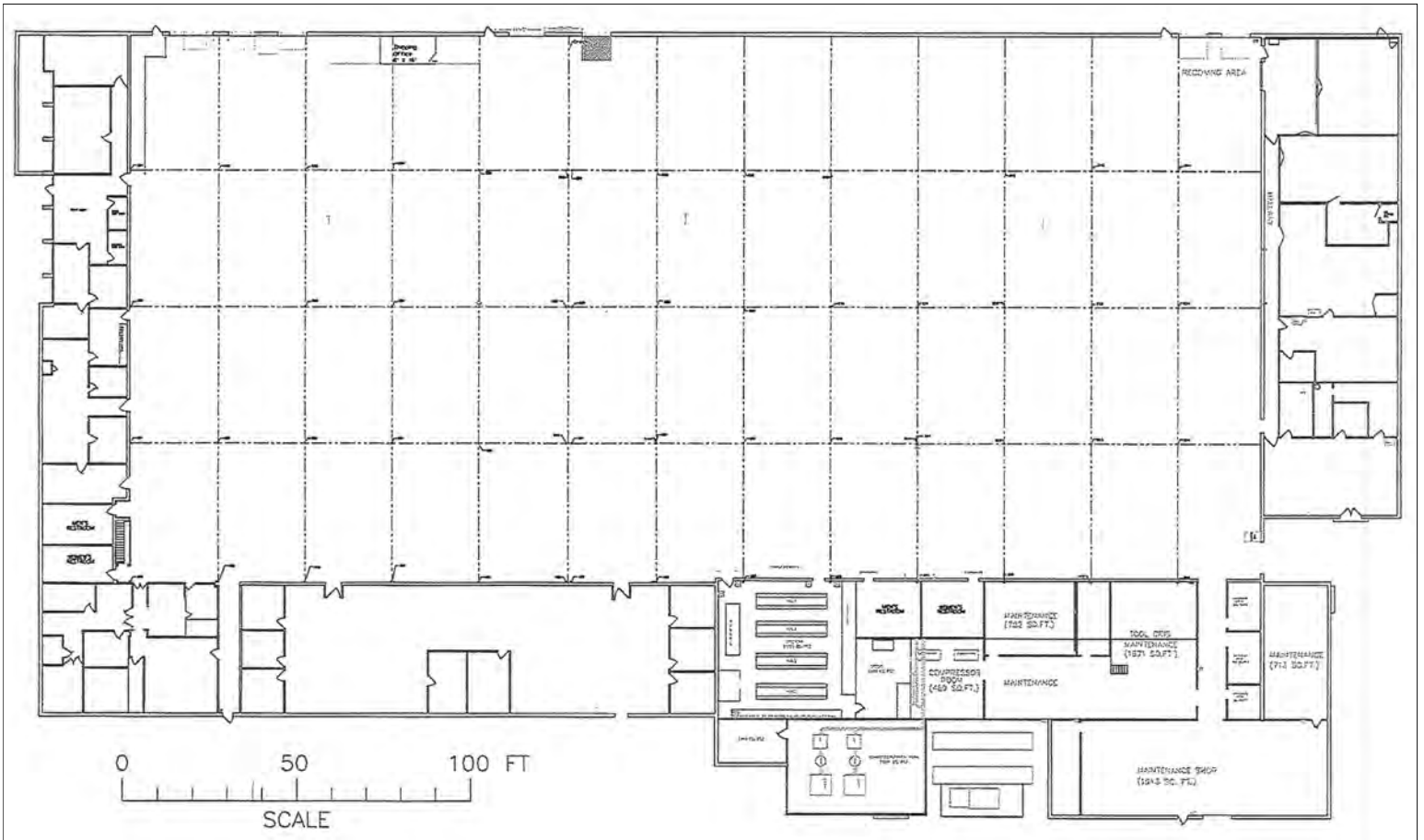
\*Approximate Measurements



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## FLOOR PLAN



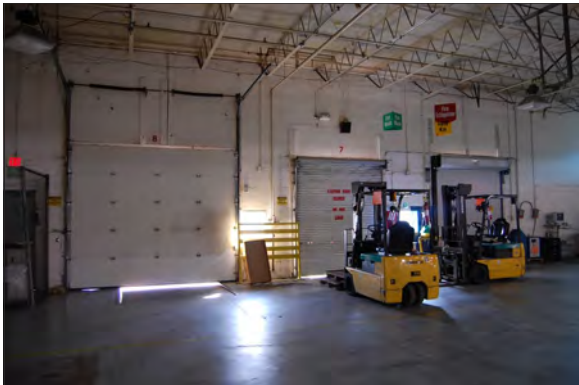
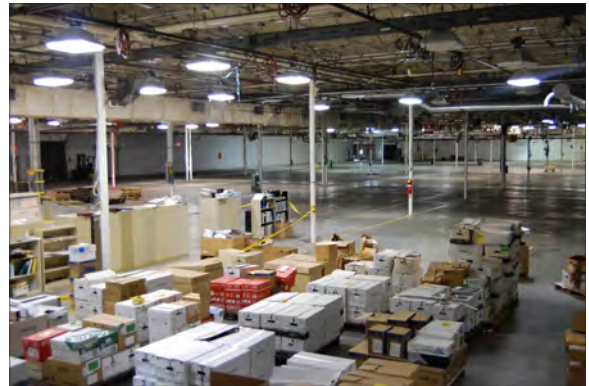
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**PLAT**



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**AERIAL**



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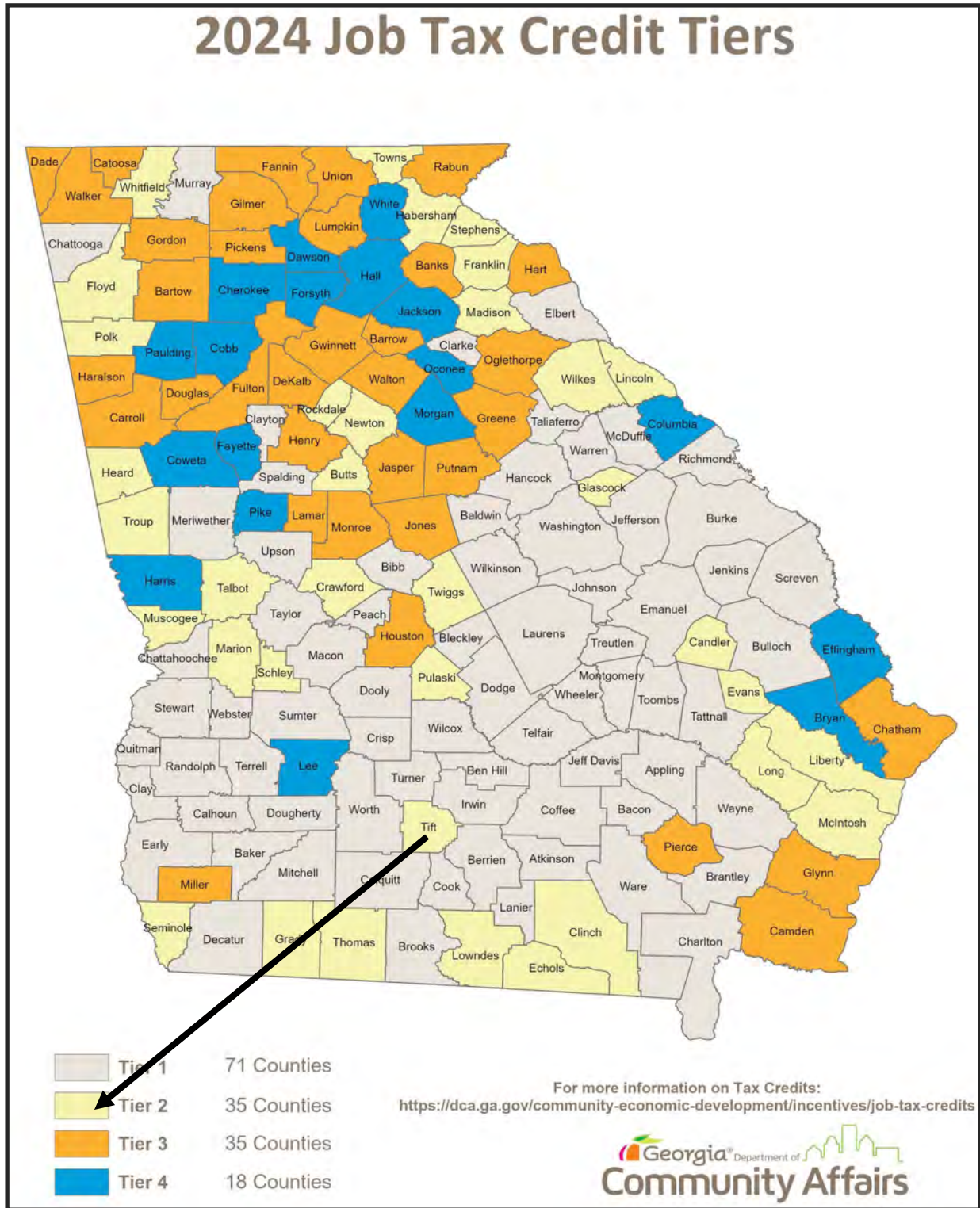


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<https://www.dca.ga.gov/community-economic-development/incentive-programs/job-tax-credits>

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### 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 or above the average wage of the county with the lowest average wage in the state – as of June 2021 this is Glascock County at \$602 per week or \$31,304 per year, per Georgia Department of Labor (GA DOL) (Georgia Employment and Wages – 2021 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 2021 may be claimed on the 2021 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 Business Income Tax return
- Credit may be applied against 100% of the corporate income tax liability reflected on the Georgia Business Income Tax Return

### House Bill 846

House Bill 846 was passed and signed into law by Governor Kemp on June 30, 2020. For purposes of the Georgia Job Tax Credit Program, House Bill 846 allows businesses that were already claiming the Job Tax Credit under any designation (Tier, Opportunity Zone, Less Developed Census Tract, and Military Zone) in tax year 2019 to apply their 2019 employee count for tax years beginning 2020 and 2021 or the option 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 years (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. Such term shall include any business enterprise which, in response to COVID-19, began manufacturing PPE in Georgia. Such term shall not include retail businesses that sell PPE. The PPE manufacturer must also claim the regular Job Tax Credit under any designation (Tier, Opportunity Zone, Less Developed Census Tract, and Military Zone) in order to claim the supplemental credit.

For additional information related to House Bill 846, please see:

<http://www.legis.ga.gov/legislation/en-US/Display/20192020/HB/846>



#### Claiming the Job Tax Credit

- Business must file *Form IT-CA* with its Georgia Business 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 Business 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

*Form IT-CA* is available on 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 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)