SALE

MANUFACTURING / WAREHOUSE

330 SOUTHWELL BOULEVARD
TIFTON, TIFT COUNTY, GEORGIA 31794



MANUFACTURING/DISTRIBUTION FACILITY

85,262± SQ FT

POTENTIAL FOR INDUSTRIAL OUTSIDE STORAGE, FLEET PARKING, AND ADDITIONAL BUILDING

15.65 ACRES

SALE PRICE: $2,650,000

MIKI FOLSOM, CCIM
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Revised 11/18/26

BUILDING INFORMATION:	• 85,262± SF Brick Veneer, Engineered Metal
	  - Building may be split in half for tenants needing less than entire facility. See Building Information and Floor Plan, Pages 4-5
	  - Front offices and cafeteria areas have received new flooring, paint, and additional cosmetic improvements.
	  - Total improvements exceed $325,000.
	• 3,125± SF metal pole shed with 625± SF enclosed area - Built in 2000
	• Former use as shoe factory and wire assembly plant.

YEAR BUILT:	Built in 1968; remodeled in 2000
ACREAGE:	• 15.65± Acres • 1,032' frontage; 1,150' depth
ZONING:	H-I, Heavy Industry
TOPOGRAPHY:	Level to gently rolling; at road grade.
ROOF:	Repaired, TPO Roofing System 2008-2009
CEILING HEIGHTS:	17' clear
COLUMN SPACING:	25' X 40'
TRUCK LOADING:	6 dock high overhead and 1 drive-in door
WALLS/CEILINGS:	<u>Office</u> • Drywall and wood paneled walls • Suspended acoustical ceilings with recessed fluorescent lighting <u>Warehouse</u> • Painted concrete walls • High bay lighting
PLUMBING:	<u>Six (6)Restrooms:</u> • 3 Men - 5 Toilets, 4 Urinals, 4 Sinks • 3 Women - 9 Stalls, 4 Sinks
FLOORING:	• Office: Carpet • Warehouse: 4 - 5" Concrete slab floors

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PARKING:	• 300 asphalt paved spaces • Enclosed with chain link fencing and three strand barbed wire along top.
FIRE PROTECTION:	• 2 Wet & 2 Dry sprinkler systems • 4 Risers • Docks sprinkled
UTILITIES:	• Electricity - Georgia Power - Transformer: 1000 KVA Pad Mount - Volts: 480 voltage, 12 KVA - KVA Bank: 1000 KVA • City Water & Sewage - 16" water & 8" sewer main • Natural Gas - No gas service in plant, but is available.
RAIL:	Southern Railroad active line running parallel to rear property line.
PROPERTY TAX BILL:	$26,885.86 (2026)
STREET ACCESS:	Three paved drives off Southwell Boulevard
INTERSTATE/ HIGHWAY ACCESS:	• 1/2 mile to Interstate 75, Exit #59 • US Hwy 41 is between property and I-75 • US Hwy. 82 intersects with US 41 and I-75 north of property in Tifton • US 319 traverses US 82 and I-75 within city limits of Tifton traveling in a NE by SW direction
NEIGHBORS:	Target Distribution, Heatcraft/Lennox, Queen Carpet

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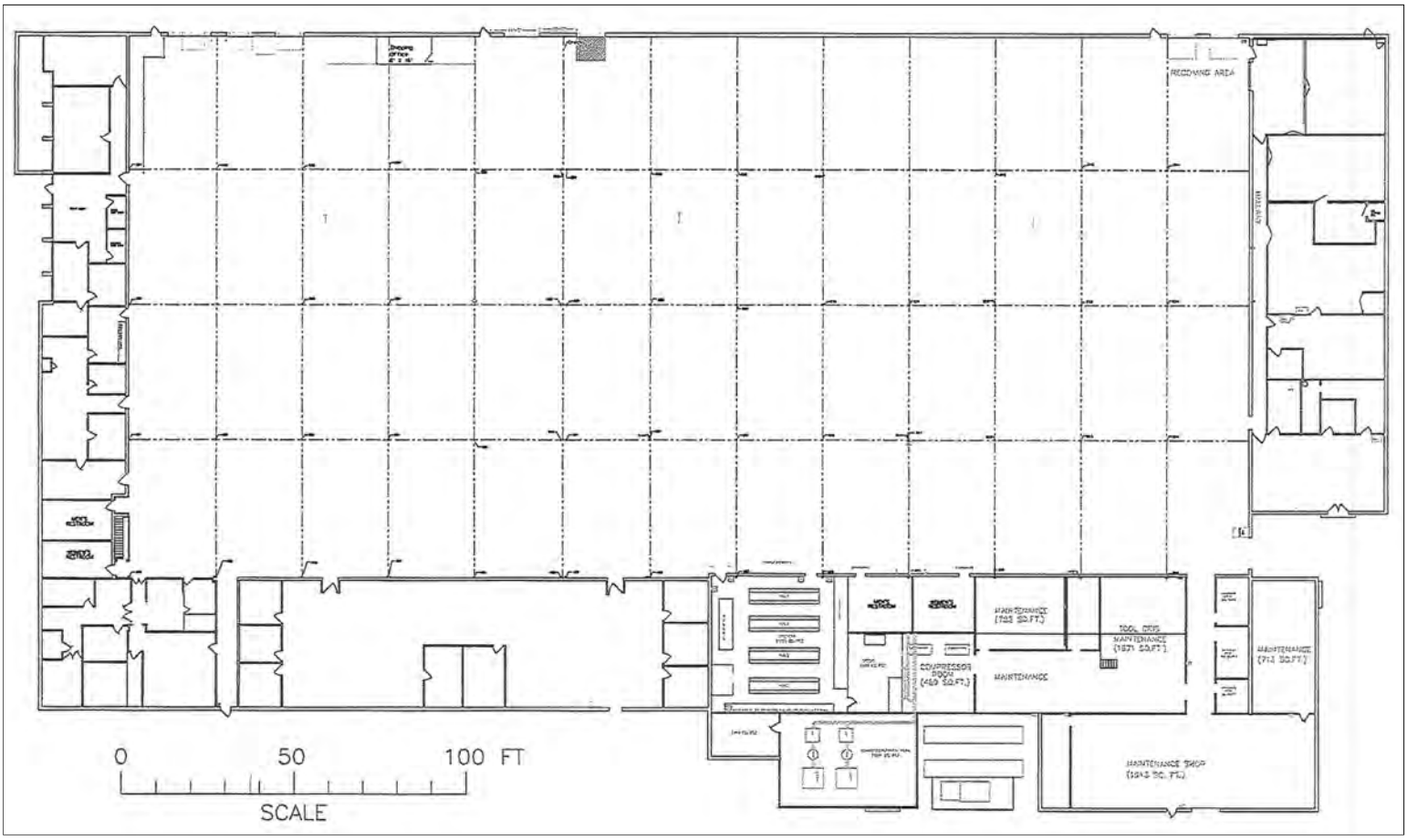
BUILDING INFORMATION

Front Office Area	3,130± SF
Engineering Area	7,300± SF
Product/Quality Engineering & Test Lab Area	5,510± SF
	15,940± SF
Restrooms	120± SF
Restrooms	456± SF
Restrooms	614± SF
	1,190± SF
Maintenance Area & Compressor Room	6,326± SF
Compressor Room	1,194± SF
	7,520± SF
Cafeteria	1,595± SF
Exercise Room	435± SF
	2,030± SF
Manufacturing & Receiving/Shipping Area	51,930± SF
Floor to Ceiling: 18'2"	
Floor to I-Beam Height: 16'10"	

*Approximate Measurements

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FLOOR PLAN



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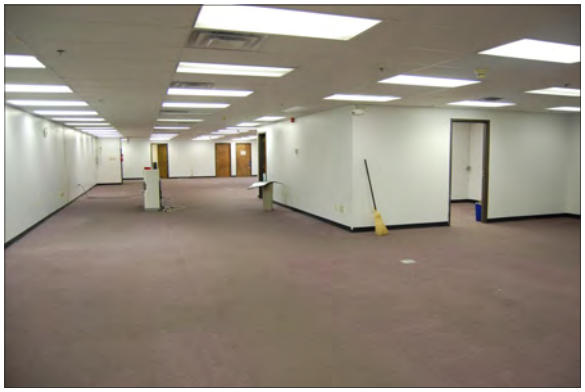


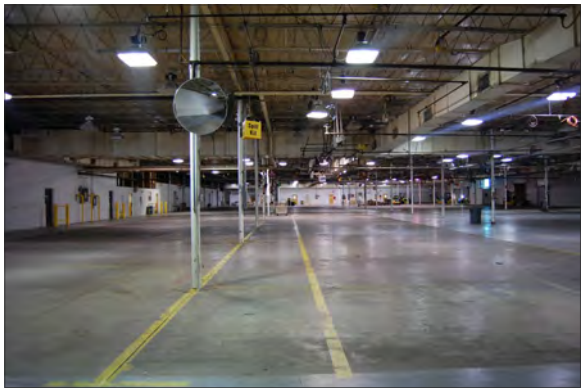




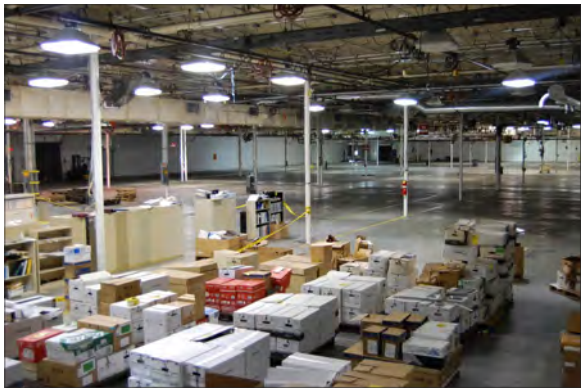


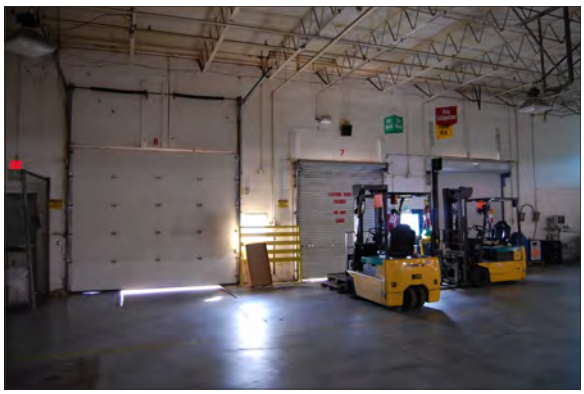
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PLAT



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AERIAL

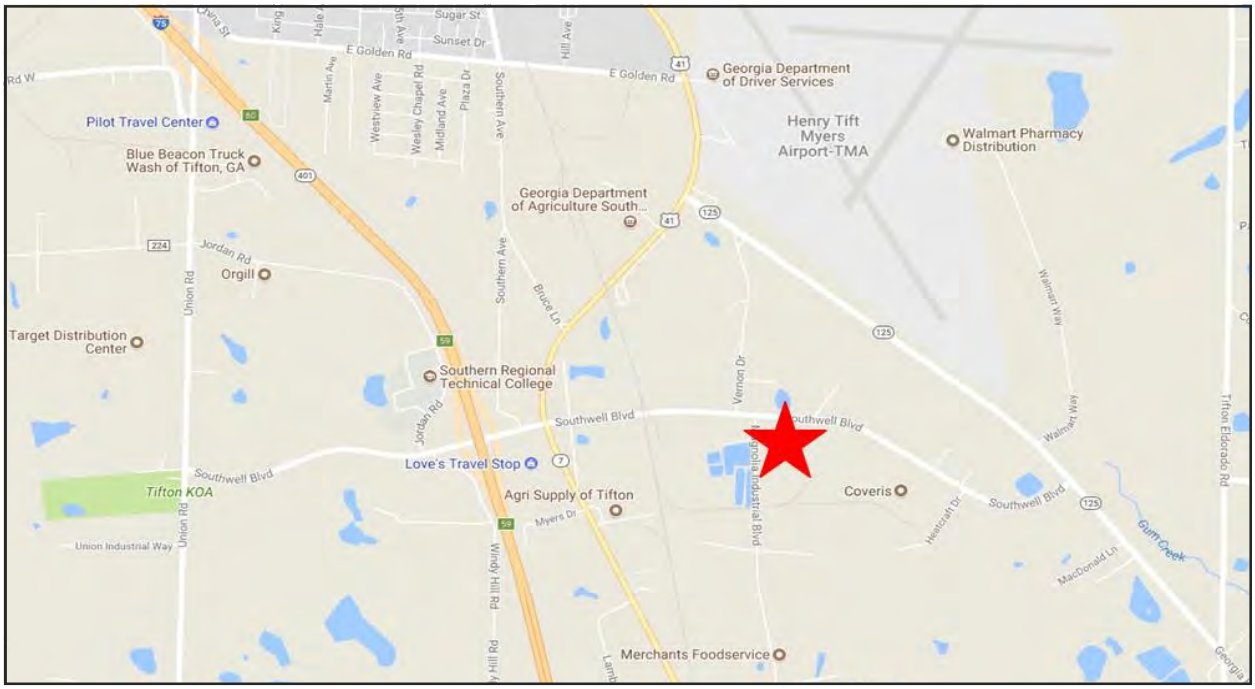


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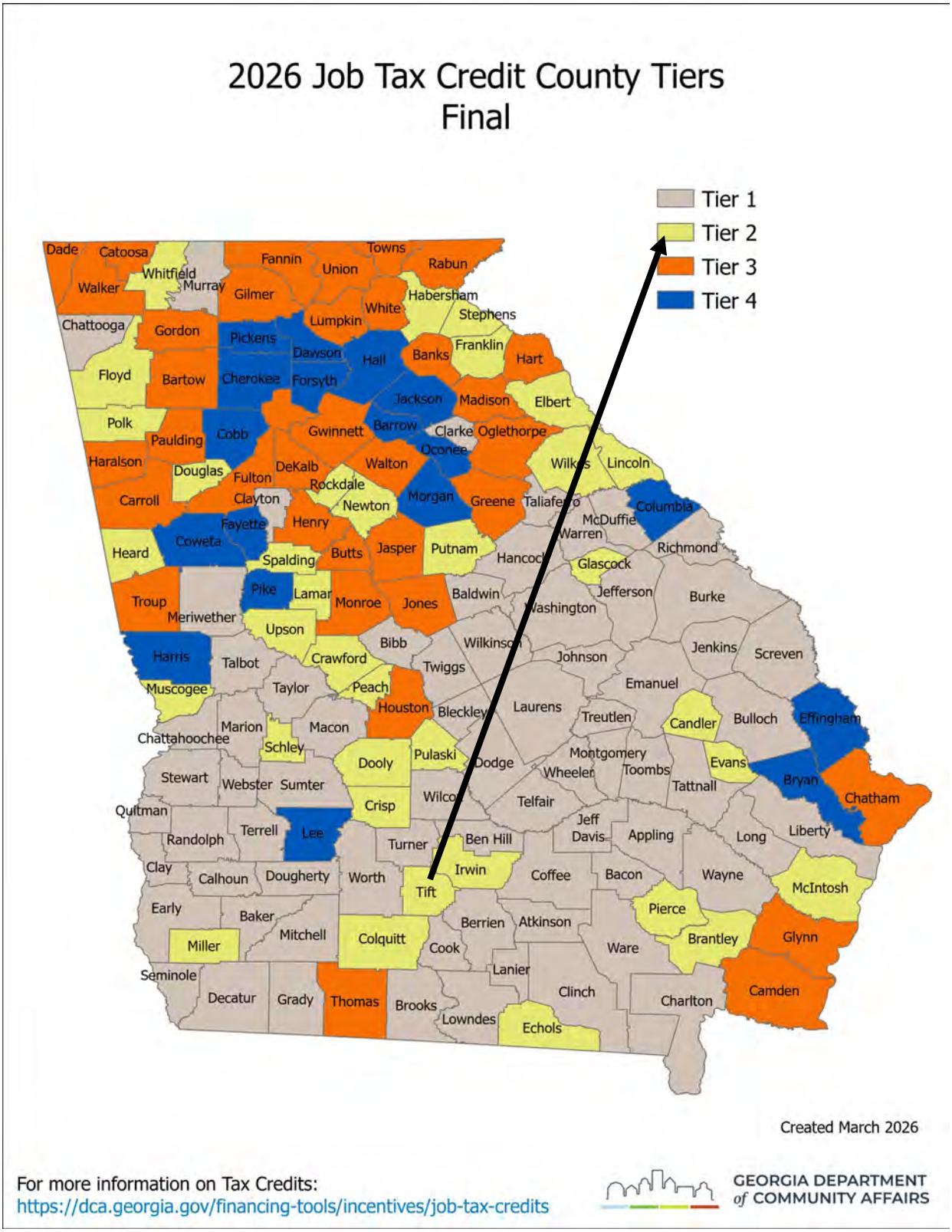
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GEORGIA DEPARTMENT of COMMUNITY AFFAIRS

Job Tax Credits – Tier 2 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 (see DCA Reg. 110-9-1-.01(6)(b)) 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. The net new jobs must be a newly created position of employment not previously located in Georgia and require a minimum of 35 hours worked each week.
- The average wage of each net 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 2025 (and applicable to 2025 income tax filings) this is Taliaferro County at $680 per week or $35,360 per year, per Georgia Department of Labor's publication (Georgia Employment and Wages – 2024 Averages).
- The net new jobs must be offered health insurance upon employment; the employer does not have to pay for such insurance, just offer it.
- The job creation requirement must be met within a single tax year and the tax credit may first be claimed on the initial year Georgia income tax filing. For example, eligible net new jobs created in 2025 may claim credit on the 2025 Georgia income tax filing. If these net new jobs are then maintained for the next four years, then the business may claim the tax credit on each of those years' Georgia income tax filings as well.
- The tax credit = $2,500 per job (with an additional $500 bonus credit if the county is within a Joint Development Authority, which would make the credit = $3,000 per job).
- The credit is claimed by submitting Georgia Department of Revenue's (GA DOR) Form IT-CA with the Georgia income tax filing.
- The credit may be applied against 100 percent of any income tax liability on the Georgia income tax filing. Flow-through entities will be able to flow the credit through to the members, partners, or shareholders.

Claiming the Job Tax Credit

- Business must file *Form IT-CA* with its Georgia income tax filing 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 filing.
- 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/it-ca

Job Tax Credit info on web at:
https://dca.georgia.gov/financing-tools/incentives/job-tax-credits

GEORGIA DEPARTMENT *of* COMMUNITY AFFAIRS

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

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