



Bleckley County



For More Information Contact:

Jim Lovett
Georgia Power
229-387-3305
jslovett@southernco.com

PROPERTY (Source: Georgia Department of Economic Development, CoStar)

Space

Available Space: **30,000 SF**
 Building Size: **30,000 SF**
 Maximum Ceiling Height: **19 FT**
 Minimum Ceiling Height: **19 FT**
 Largest Space: **SF**
 Smallest Space: **SF**
 Office Space: **SF**
 Refrigerated Space: **FT**
 Freezer Space: **FT**
 Dimensions: **200 x 150 FT**
 Year Built: **1990**
 Occupancy Type: **Multi-Tenant**
 Former Use: **Manufacturing**
 Lot Size: **18 AC**
 Incorporated: **No**
 Parking Ratio:
 Building ID: **330584**

Utilities

Electric Supplier: **Georgia Power**
 Water Main: **6 IN**
 Sewer Main: **8 IN**
 Natural Gas Provider: **City of Cochran**
 Natural Gas Main: **2.00 IN**

Pricing

Sale or Lease: **Both**
 Asking Price: **\$925,000**
 Minimum Lease Rate: **/SF**
 Maximum Lease Rate: **/SF**
 Terms:

Features

Truck Doors:
 Drive In Doors: **1**
 Cranes:

TRANSPORTATION (Source: Georgia DOT, TeleAtlas)

Airports

General Aviation: **Cochran, 4.05 miles**
 International: **Hartsfield-Jackson Atlanta International, 105.96 miles**

Highways

Interstate: **I-16, 13.11 miles**
 Highway: **GA-26, 0.33 miles**

Georgia Port

Port of Savannah Garden City Terminal, 130.77 miles

Rail Service

Rail Served? **No**
 Number of Rail Doors:
 Intermodal: **Fairburn Industry Yard, 107.32**

WORKFORCE, TAXES & INCENTIVES (Source: ESRI, Georgia Department of Labor, Georgia Department of Revenue, Technical College System of Georgia, Georgia DCA)

Demographics

2011 Population: **29,555 within 10 miles, 305,139 within 30 miles, 850,367 within 60 miles**
 2011 Median HHD Income: **\$34,629 within 10 miles, \$35,262 within 30 miles, \$32,884 within 60 miles**

Workforce

2011 Available Workforce: **11,103 within 10 miles, 140,819 within 30 miles, 231,095 within 60 miles**
 2011 County Average Wage: **\$502/week**
 2011 County Average Manufacturing Wage: **Data not**

Education

Technical College: **Middle Georgia Technical College - Hawkinsville, 11.25 miles**
 University: **Middle Georgia College, 1.61 miles**

Taxes

Effective Property Tax: **\$10.99 per \$1,000 FMV**
 Millage Rate: **27.48**

Incentives

Job Tax Credit: **\$4,000/job**
 Investment Tax Credit: **3%**
 City Freeport Category 1, 2, 3: **0%, 0%, 0%**
 County Freeport Category 1, 2, 3: **0%, 0%, 0%**

Last Updated: 11/18/2011

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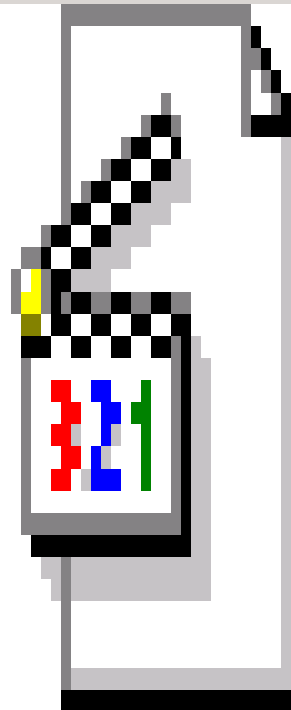
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PROPERTY (Source: Georgia Department of Economic Development, CoStar)

Space

Available Space: **60,000 SF**
 Building Size: **60,000 SF**
 Maximum Ceiling Height: **22 FT**
 Minimum Ceiling Height: **17 FT**
 Largest Space: **SF**
 Smallest Space: **SF**
 Office Space: **250 SF**
 Refrigerated Space: **FT**
 Freezer Space: **FT**
 Dimensions: **200 x 300 FT**
 Year Built:
 Occupancy Type: **Multi-Tenant**
 Former Use: **Manufacturing**
 Lot Size: **6 AC**
 Incorporated: **Yes**
 Parking Ratio:
 Building ID: **322497**

Utilities

Electric Supplier: **Georgia Power**
 Water Main: **IN**
 Sewer Main: **8 IN**
 Natural Gas Provider: **City of Cochran**
 Natural Gas Main: **IN**

Pricing

Sale or Lease: **Lease**
 Asking Price:
 Minimum Lease Rate: **/SF**
 Maximum Lease Rate: **/SF**
 Terms:

Features

Truck Doors:
 Drive In Doors: **1**
 Cranes:

TRANSPORTATION (Source: Georgia DOT, TeleAtlas)

Airports

General Aviation: **Cochran, 4.80 miles**
 International: **Hartsfield-Jackson Atlanta International, 106.53 miles**

Highways

Interstate: **I-16, 14.41 miles**
 Highway: **US-129-ALT, 0.04 miles**

Georgia Port

Port of Savannah Garden City Terminal, 131.25 miles

Rail Service

Rail Served? **No**
 Number of Rail Doors:
 Intermodal: **Fairburn Industry Yard, 107.75**

WORKFORCE, TAXES & INCENTIVES (Source: ESRI, Georgia Department of Labor, Georgia Department of Revenue, Technical College System of Georgia, Georgia DCA)

Demographics

2011 Population: **34,160 within 10 miles, 304,578 within 30 miles, 851,466 within 60 miles**
 2011 Median HHD Income: **\$34,008 within 10 miles, \$35,262 within 30 miles, \$32,920 within 60 miles**

Workforce

2011 Available Workforce: **13,173 within 10 miles, 138,617 within 30 miles, 231,893 within 60 miles**
 2011 County Average Wage: **\$502/week**
 2011 County Average Manufacturing Wage: **Data not**

Education

Technical College: **Middle Georgia Technical College - Hawkinsville, 10.12 miles**
 University: **Middle Georgia College, 0.79 miles**

Taxes

Effective Property Tax: **\$14.85 per \$1,000 FMV**
 Millage Rate: **37.13**

Incentives

Job Tax Credit: **\$4,000/job**
 Investment Tax Credit: **3%**
 City Freeport Category 1, 2, 3: **0%, 0%, 0%**
 County Freeport Category 1, 2, 3: **0%, 0%, 0%**
No Incentive Zones

Last Updated: 10/26/2011

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PROPERTY (Source: Georgia Department of Economic Development, CoStar)

Space

Available Space: **489,600 SF**
 Building Size: **489,600 SF**
 Maximum Ceiling Height: **20 FT**
 Minimum Ceiling Height: **20 FT**
 Largest Space: **SF**
 Smallest Space: **SF**
 Office Space: **SF**
 Refrigerated Space: **FT**
 Freezer Space: **FT**
 Dimensions: **FT**
 Year Built: **1972**
 Occupancy Type: **Multi-Tenant**
 Former Use:
 Lot Size: **49 AC**
 Incorporated: **Yes**
 Parking Ratio:
 Building ID: **331105**

Utilities

Electric Supplier: **Georgia Power**
 Water Main: **IN**
 Sewer Main: **IN**
 Natural Gas Provider:
 Natural Gas Main: **IN**

Pricing

Sale or Lease: **Sale**
 Asking Price: **\$6,900,000**
 Minimum Lease Rate: **/SF**
 Maximum Lease Rate: **/SF**
 Terms:

Features

Truck Doors:
 Drive In Doors: **2**
 Cranes: **8**

TRANSPORTATION (Source: Georgia DOT, TeleAtlas)

Airports

General Aviation: **Cochran, 5.01 miles**
 International: **Hartsfield-Jackson Atlanta International, 106.54 miles**

Highways

Interstate: **I-16, 14.60 miles**
 Highway: **GA-112, 0.00 miles**

Georgia Port

Port of Savannah Garden City Terminal, 131.42 miles

Rail Service

Rail Served? **No**
 Number of Rail Doors:
 Intermodal: **Fairburn Industry Yard, 107.72**

WORKFORCE, TAXES & INCENTIVES (Source: ESRI, Georgia Department of Labor, Georgia Department of Revenue, Technical College System of Georgia, Georgia DCA)

Demographics

2011 Population: **34,160 within 10 miles, 305,944 within 30 miles, 851,133 within 60 miles**
 2011 Median HHD Income: **\$34,008 within 10 miles, \$35,262 within 30 miles, \$32,920 within 60 miles**

Workforce

2011 Available Workforce: **13,497 within 10 miles, 139,003 within 30 miles, 231,187 within 60 miles**
 2011 County Average Wage: **\$502/week**
 2011 County Average Manufacturing Wage: **Data not**

Education

Technical College: **Middle Georgia Technical College - Hawkinsville, 9.90 miles**
 University: **Middle Georgia College, 0.89 miles**

Taxes

Effective Property Tax: **\$14.85 per \$1,000 FMV**
 Millage Rate: **37.13**

Incentives

Job Tax Credit: **\$4,000/job**
 Investment Tax Credit: **3%**
 City Freeport Category 1, 2, 3: **0%, 0%, 0%**
 County Freeport Category 1, 2, 3: **0%, 0%, 0%**

Last Updated: 10/24/2012

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