

# 710 Haines Avenue

43,892 SF

710 Haines Avenue  
Waycross, GA 31501

## Versatile Manufacturing/ Distribution Facility



## Overview

710 Haines Avenue originally manufactured boxes for Swisher International, manufacturers of King Edward and Swisher Sweet Cigars. After the cigar plant (located next door) consolidated with the Jacksonville, Florida plant, additional products lines were added such as file folders and misc. paper products. The original red brick structure matched the adjacent Swisher plant.

## Building Specifications

- Total Size: 43,892 SF
- Original Structure (30's 23,200 SF with 2,000 SF add)
- Additions: Two metal warehouses, 9,200 SF and 8,500 SF (total 17,200 SF (added in the 70's)
- Construction: Brick on Block
- Clear Height: 16' Clear Bays; 33'-6" typical
- Clear Height: 21'-24' Clear Span
- Docks: open platform with 2 dock positions. Additional docks can be added
- Office Building (freestanding-2 floors)
- 10 offices (2,800 SF), large conference rooms (1,000 SF)
- Wet Sprinkler System
- Electricity: GA Power, 3-phase
- Outside Storage Possible: .79 acres

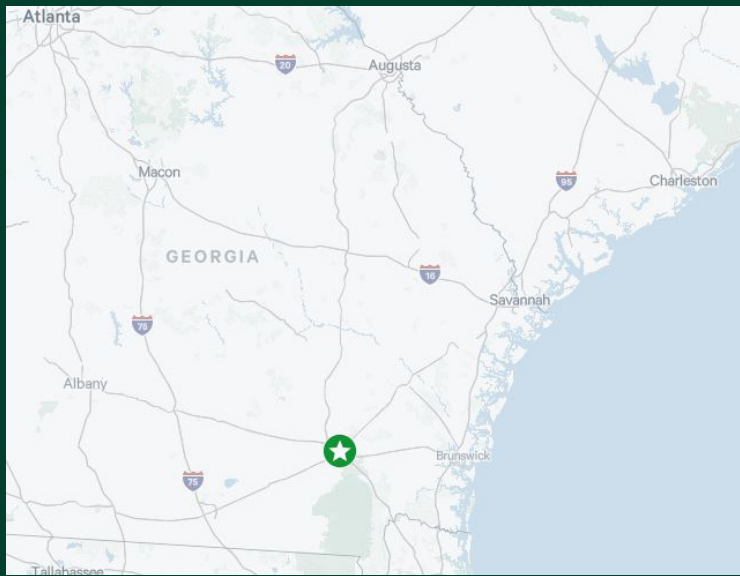
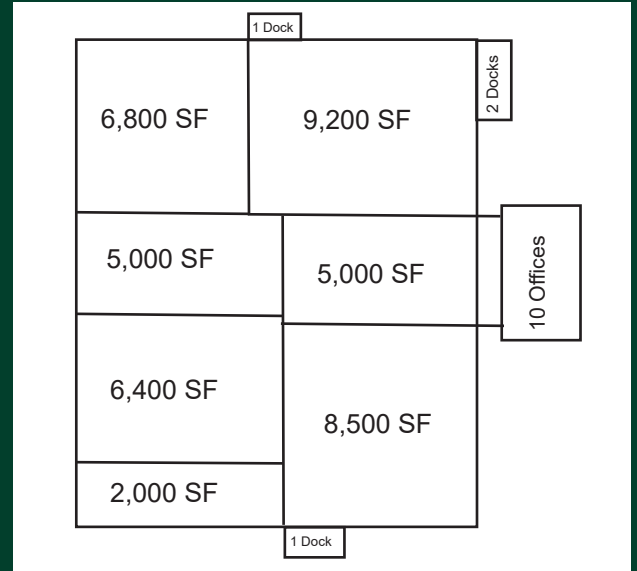
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# For Sale

## Waycross & Ware County Incentives

- + Constitutional Development Authority (1 of 12 throughout Georgia) authorized to issue Industrial Revenue Bonds
- + Expedited Permitting
- + Tier 1 Rating
  - \$3,500 for each new manufacturing, warehousing, distribution, logistics, and software development
- + Highly competitive workforce
- + Workforce onboarding assistance
- + Logistically located for easy access to anywhere
- + Additional competitive incentives available based on investment, jobs, and other factors
- + 70 Miles from ports and I-95 corridor
- + 63 Miles to I-75 (Valdosta)



## Contact Us

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