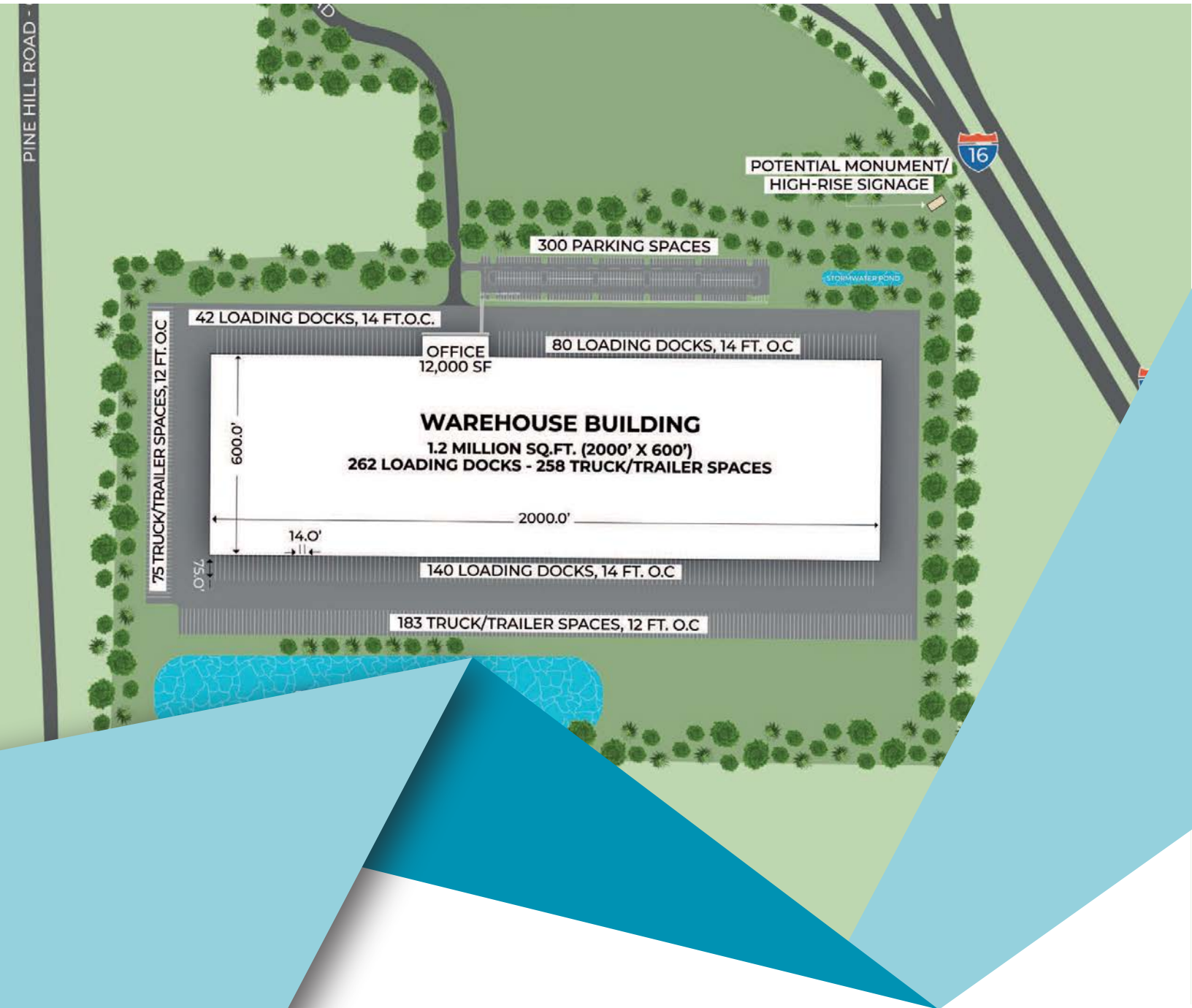


250,000 - 1,200,000 SF  
Build to Suit  
Available for Sale or Lease



GA HIGHWAY 257 @ I-16 SOUTH

DUBLIN, GA

- Heavy Industrial Uses
- Development Land Available for Sale

# Property Highlights

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**PROPERTY SIZE:** ±120  
Acres

**AVAILABLE SPACE:**  
250,000 - 1,200,000 SF

**BUILDING AMENITIES:**

- Cross Dock
- 40' Clear Ceiling Height
- 262 Dock Doors
- ESFR
- 258 Trailer Spaces
- 200 Auto Spaces
- 185' Truck Court
- Eligible for Tier 1 County Job Tax Credits

## Job Tax Credits

Georgia provides a statewide job tax credit that could benefit companies located at GA Highway 257. Tier 1 County Job Tax Credits available for this location are \$4,000 per net new job\* for 5 years, which can offset 100% of state income tax liability (excess may be applied against employee withholding up to \$3,500/job) with a 10-year carry forward.

\*Includes \$500 Joint Development Authority bonus. A minimum of 2 net new jobs paying the minimum wage requirement is required to realize this benefit.

## Who qualifies?

To qualify, the Georgia facility must be engaged in, or the headquarters of, a specified industry including:

- Manufacturing
- Warehouse, Distribution, Logistics
- Software Development
- FinTech
- Data Centers
- Contact Centers
- Telecommunications
- Research and Development Facilities

# Job Tax Credit Calculation

A manufacturing facility chooses to locate to GA Highway 257 and creates 100 jobs new to Georgia, which are maintained for 5 years.

Tier  
**1**

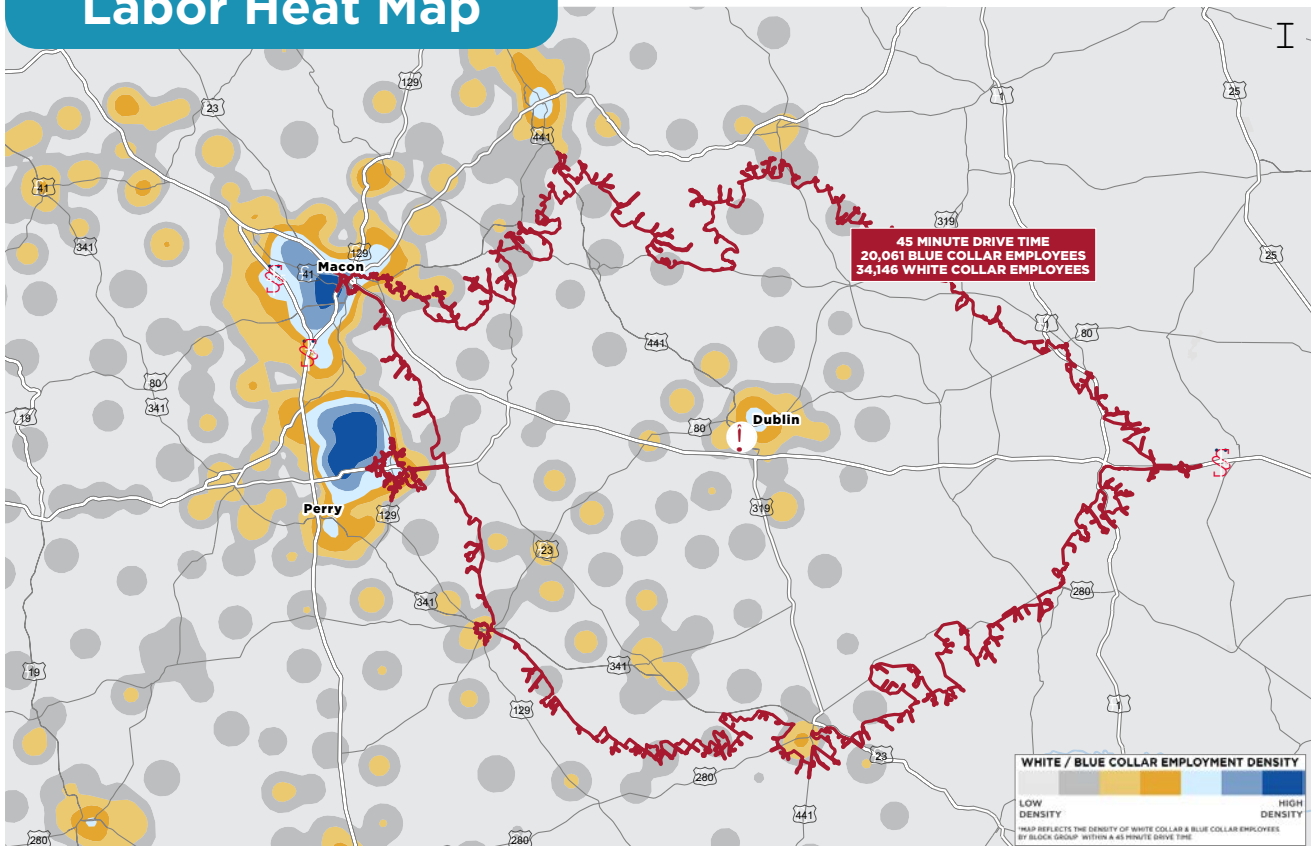
Example:

$$\text{\$4,000} \times \underset{\text{New Jobs}}{100} \times \underset{\text{Years}}{5} = \underset{\text{Total Credits to claim}}{\text{\$2,000,000}}$$

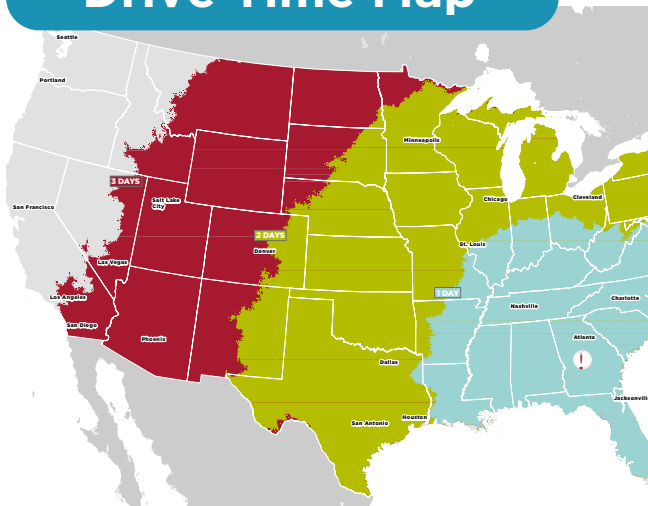
Job Tax Credits are subject to program requirements as outlined in O.C.G.A. § 48-7-40 and rules published by the Georgia Department of Community Affairs in Chapter 110-9.1 and the Georgia Department of Revenue in Regulation 560-7-8-.36.

Certain Manufacturing Projects may qualify for the State Investment Tax Credit which could be more favorable than the Job Tax Credit. In addition, Laurens County also has a Freeport Exemption.

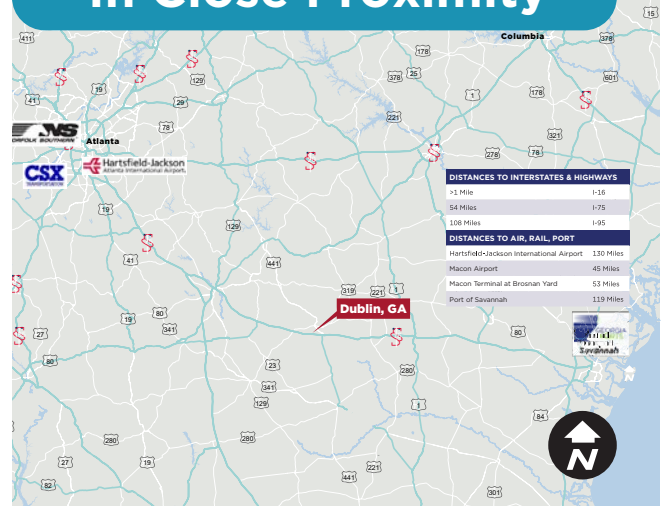
## Labor Heat Map



## Drive Time Map



## In Close Proximity



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