

MANUFACTURING & DISTRIBUTION

For Sale

**53,355
sq.ft.**

601 KELLAM ROAD

DUBLIN, GA

- Corner 5.68 acre site with fenced perimeter.
- 3,288 square feet of heated/cooled office area.
- Power: 3Phase, 240/480 Volt system with 1600-Amp service.
- Main Shipping Dock with six (6) docks. Three (3) typical dock height, two (2) lower height, and one (1) drive-in.
- Drive-in Doors: two (2) 14'w x 10'h, two (2) 10'w x 10'h.
- Sprinklered, clear-span construction.
- Ceiling Height: 12' - 22' clear height
- Compressed air, vacuum, and paint conveyor systems.

OFFERED AT

\$1,980,000



CURRY REAL ESTATE

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601 Kellam Road - Dublin, GA



Pictures

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BOUNDARY SURVEY FOR DUBLIN STRUCTURES

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TIME: 3:11 PM
PLAT BOOK: 00011
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PARTICIPANT ID: 1422424359
CLERK: Jackie Dalton
Laurens County, GA

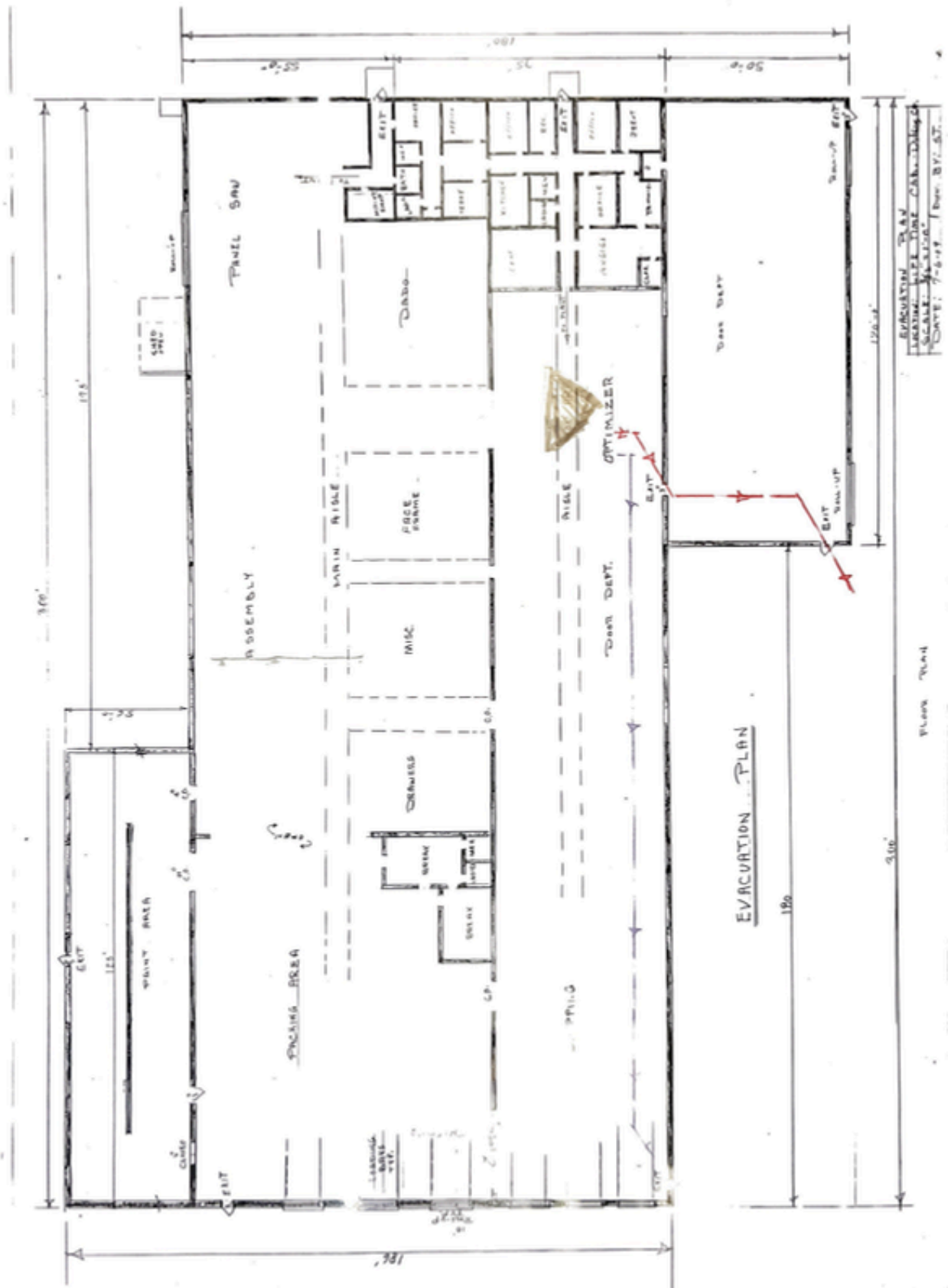


| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 67°09'01" W | 112.11' |
| L2 | S 50°16'14" W | 149.25' |
| L3 | S 66°51'59" W | 168.12' |

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1 | 205.07' | 690.57' | 17°00'52" | S 58°47'49" W | 204.32' |

Plat

Building Overview



53,355 square feet

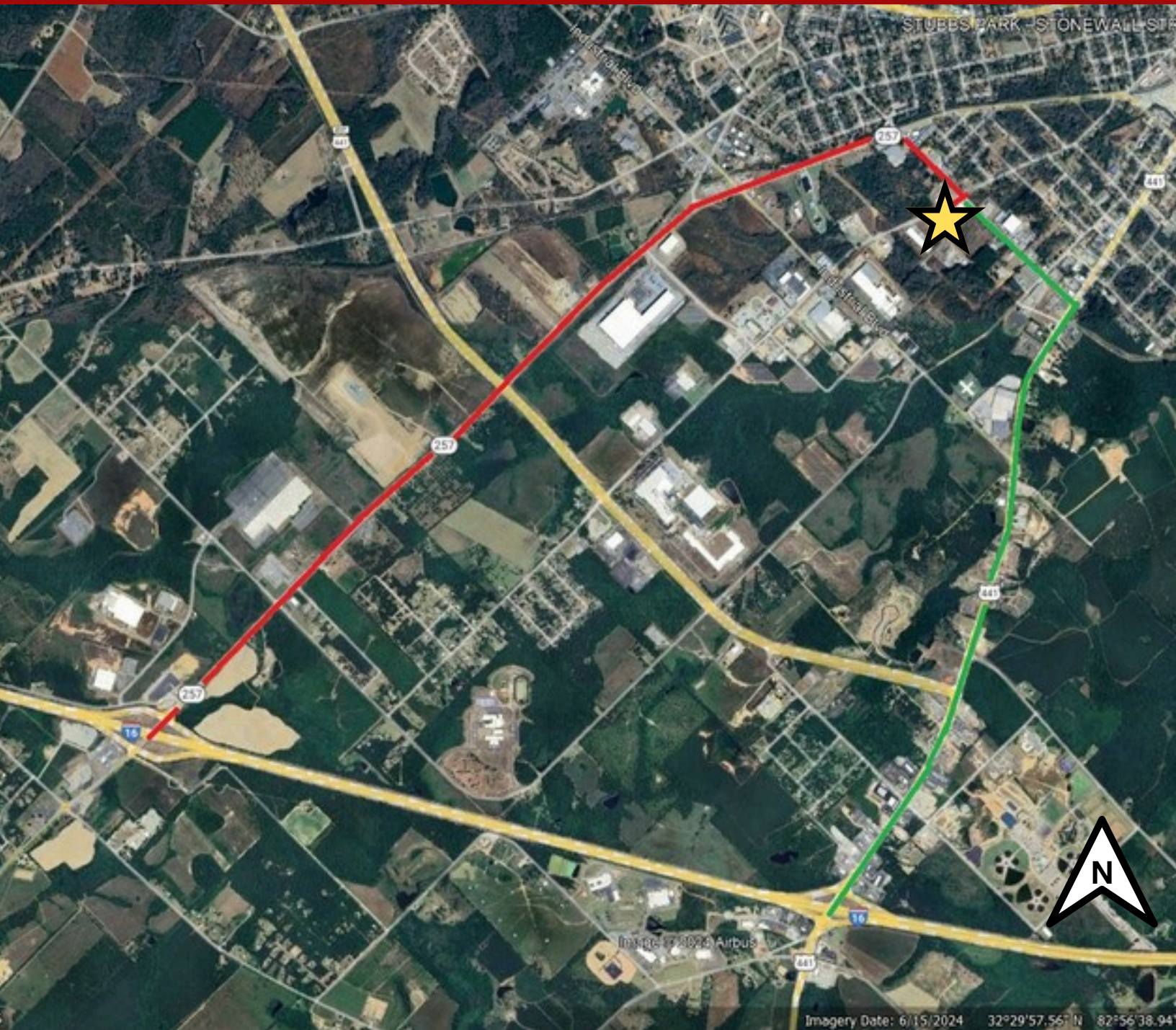
source: public record

Site Overview



Level Topography

Transportation



Baron Field Dublin Municipal Airport ...5 mi
 Middle Georgia Regional Airport.....55 mi
 Savannah/Hilton Head Int'l Airport....116 mi
 Atl. Hartsfield-Jackson Int'l Airport....127 mi

Port of Savannah.....119 mi

Interstate 16.....3 mi
 Interstate 75.....70 mi
 Interstate 95.....109 mi

 US Hwy 441.....<1 mi
 GA State Route 257.....<1 mi



Accessible Transportation Routes

City of Dublin - Zoning Map



Permitted Uses: Industrial, Office, Call Center, Auto Repair, Equipment Sales/Leasing/Repairs, Warehousing, etc.

City of Dublin - Zoning Code - M-2

Section 5.12. General industrial district, M-2.

The M-2 zone is established to protect and promote a suitable environment for heavy industrial purposes, including accessibility to major transportation facilities, availability of adequate utilities and other public services and availability of large quantities of open land. Uses compatible with light and heavy industrial development are to be encouraged insofar as they are in accordance with comprehensive development plans of the city.

5.12.1. Uses permitted.

- (a) Any use permitted in the M-1 zone.
- (b) All heavy industrial uses which do not cause obnoxious noises, vibrations, smoke, gas, odor, dust, glare, fire hazard or other objectionable environmental conditions.
- (c) Pet boarding kennels (not to include animal breeding facilities), provided that:
 - 1. All structures shall be located and activities conducted at least one thousand (1,000) feet from any property zoned for residential purposes, unless all animals are housed at all times within a sound-proof building.
 - 2. Animals are not allowed in outdoor areas between the hours of 9:00 p.m. and 7:00 a.m.
 - 3. All outdoor exercise areas are surrounded by solid, opaque fencing a minimum of eight (8) feet high.

5.12.2. Uses not permitted. Junk yards will not be permitted within the city limits of the City of Dublin.

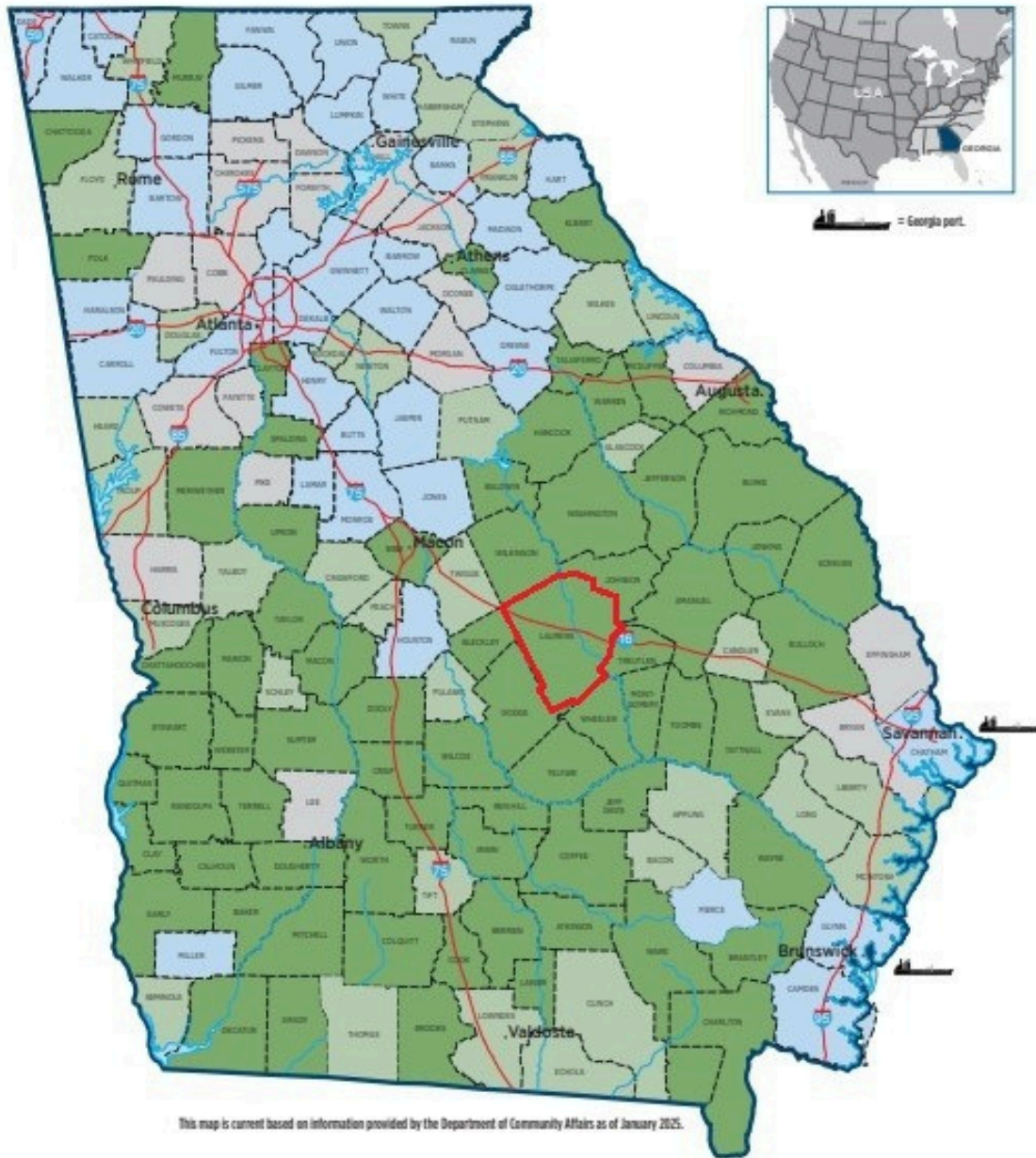
Any licensee holding a valid junk dealer license or a valid license to dismantle cars for the purpose of selling second-hand parts at retail as of December 31, 1988, shall be allowed to renew said license at the same location. Transfer of ownership and/or location will not be permitted.

(Ord. No. 89-2, 2-2-89; Ord. No. 10-01, 1-21-2010)

M-2 General Industrial

2025 GA Job Tax Credits

GEORGIA 2025 JOB TAX CREDIT TIERS



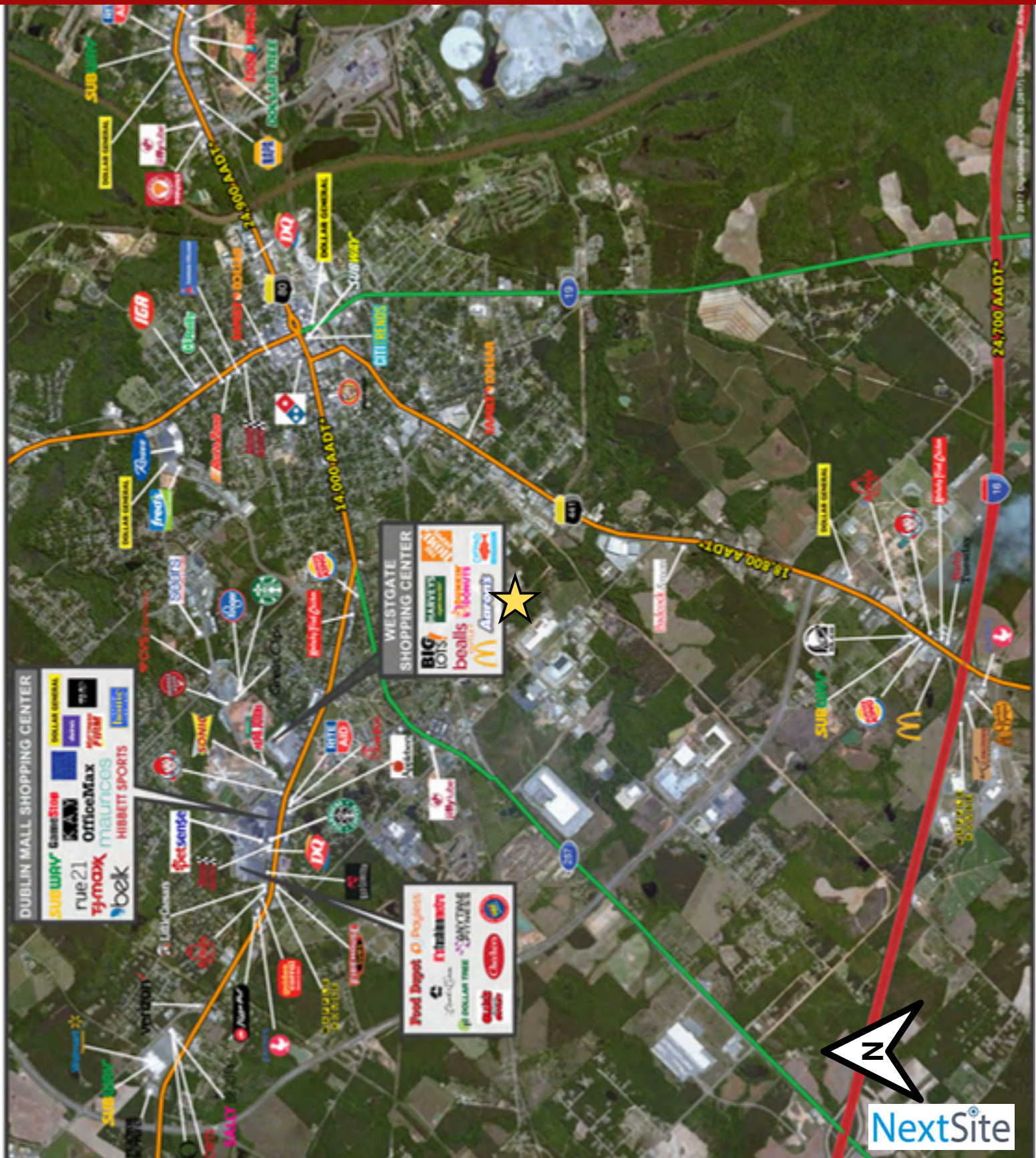
| TIER | JOB TAX CREDIT \$ (FOR 5 YEARS) | MIN. NEW JOBS | CREDIT ALLOWANCES | CARRY FORWARD |
|------|------------------------------------|------------------|---|------------------|
| 1 | \$4,000* | 2 | 100% of tax liability - excess to withholding up to \$3,500 per job. | 5 years |
| 2 | \$3,000* | 10 | 100% of tax liability | 5 years |
| 3 | \$1,750* | 15 | 50% of tax liability | 5 years |
| 4 | \$1,250* | 25 | 50% of tax liability | 5 years |

| SPECIAL ZONE | JOB TAX CREDIT \$ (FOR 5 YEARS) | MIN. NEW JOBS | CREDIT ALLOWANCES | CARRY FORWARD |
|-----------------|------------------------------------|------------------|--|------------------|
| MZ/OZ | \$3,500 | 2 | 100% of tax liability - excess to withholding | 5 years |
| LDCT | \$3,500 | 5 | 100% of tax liability - excess to withholding | 5 years |

*Includes \$500 Bonus for Joint Development Authority (JDA). The majority of counties are in a multi-county JDA.

\$3,500 Tax Credit per Job Created

Dublin Major Retail Map



National Retail & Restaurant Options

601 Kellam Road Dublin, Georgia



IN THE NEWS:

- Sun Element Leases 200,000SF Dublin Building to Manufacture Solar Panels.
- Gov. Kemp Announces Auto Parts Supplier Hwashin to Invest \$176M & Bring 460 Jobs to Dublin.
- Gov. Kemp Announces Woory to Open EV Parts Manufacturing & RD Facility in Laurens County.
- FH Packaging Acquires Former Case-New Holland Industrial Site.
- Saint-Gobain Adfors Welcomed to Dublin, to Employ 400+.
- Hwy 257 Rail Served Property Certified as “Georgia Ready for Accelerated Development” (GRAD) Site.
- Ground Breaking Held for Custom Structures, Inc.
- Best Buy Invests \$19 Million in Laurens County Distribution Facility.



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