

# MANUFACTURING & DISTRIBUTION

*For Sale*

**64,516  
sq.ft.**

**3427 GA HWY 297**

**VIDALIA, GA**

- Previously used as Cut, Make, Trim production and luggage manufacturing/distribution business.
- 59,868 square feet in Main Building - Office Area is heated/cooled; Production area (approx. 28,000sf) is cooled.
- Power: 3Phase, (2) two 480 Volt 600-Amp services.
- 2 buildings interconnected in warehouse area.
- Variable Ceiling Height: 9'4" - 16'8" clear.
- Dedicated employee lot parking.
- New roof installed in 2025.
- Two (2) 8' x 9' docks.

**OFFERED AT**

**\$1,795,000**



**CURRY REAL ESTATE**

1825 VETERANS BLVD. - DUBLIN, GA 31021

478-272-2335

WILL@CURRYCOMPANIES.COM

# 3427 GA Hwy 297 - Vidalia, GA



## Pictures

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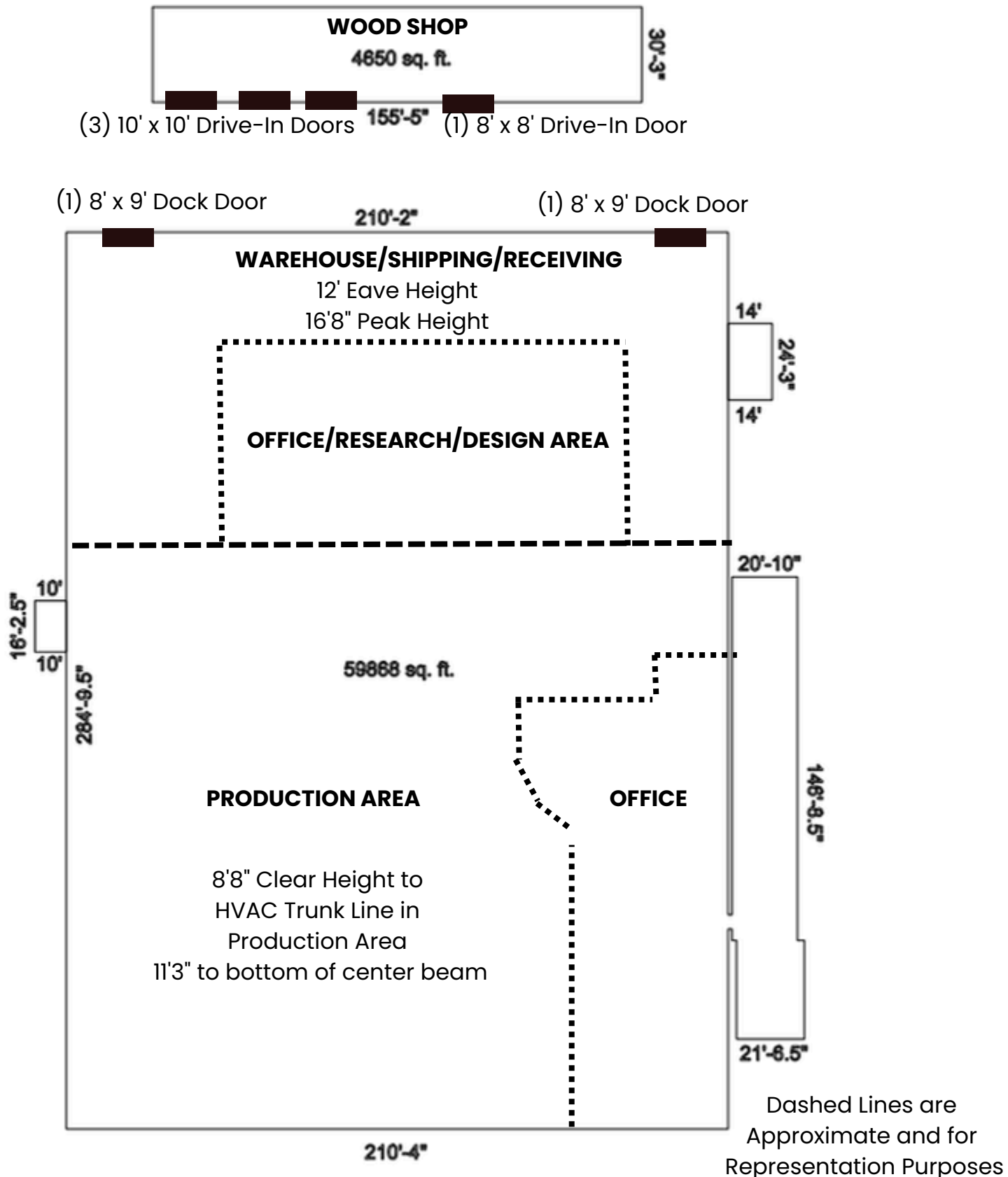
## Pictures

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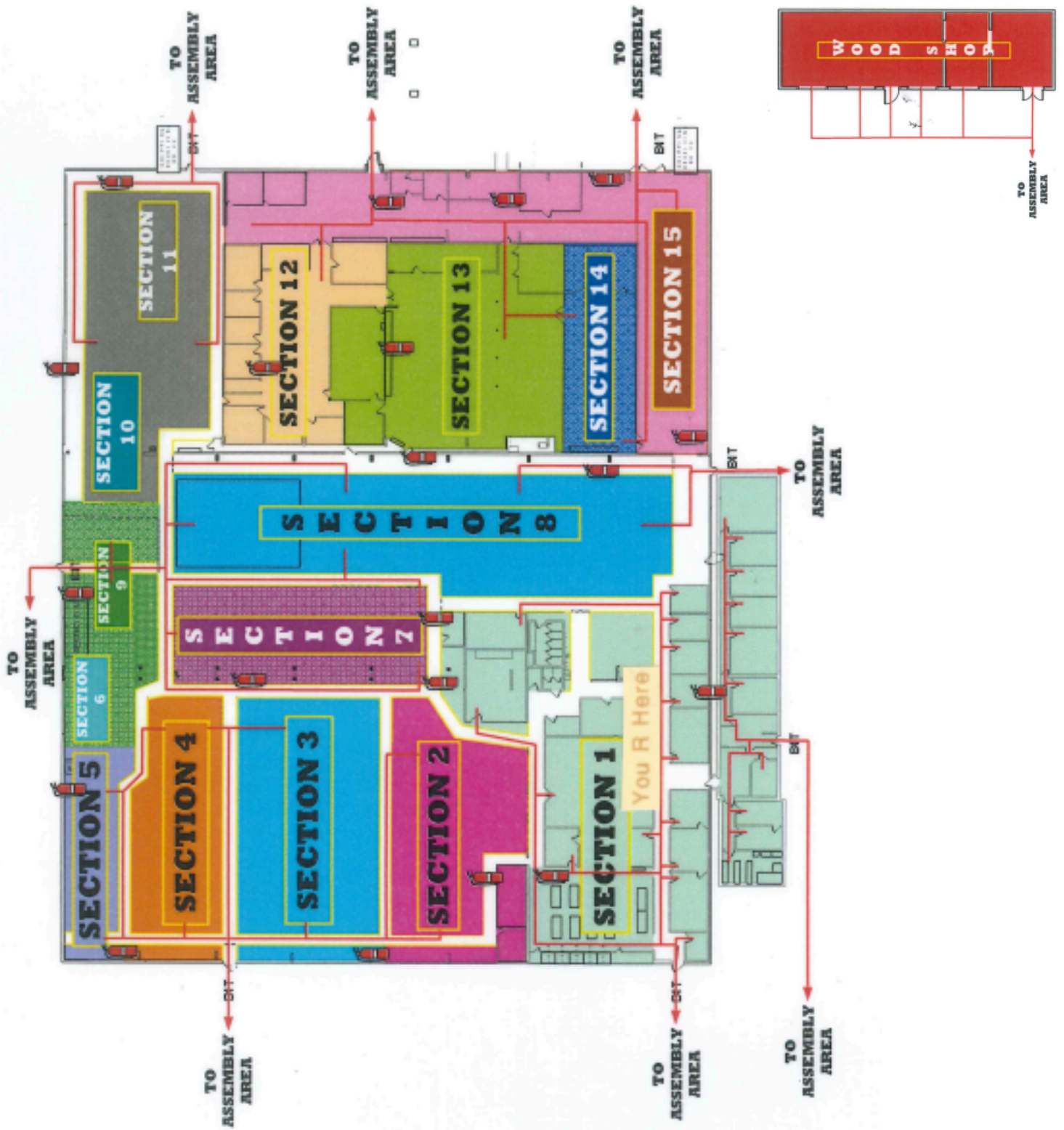
**Proposed Property Boundary**

# Building Dimensions



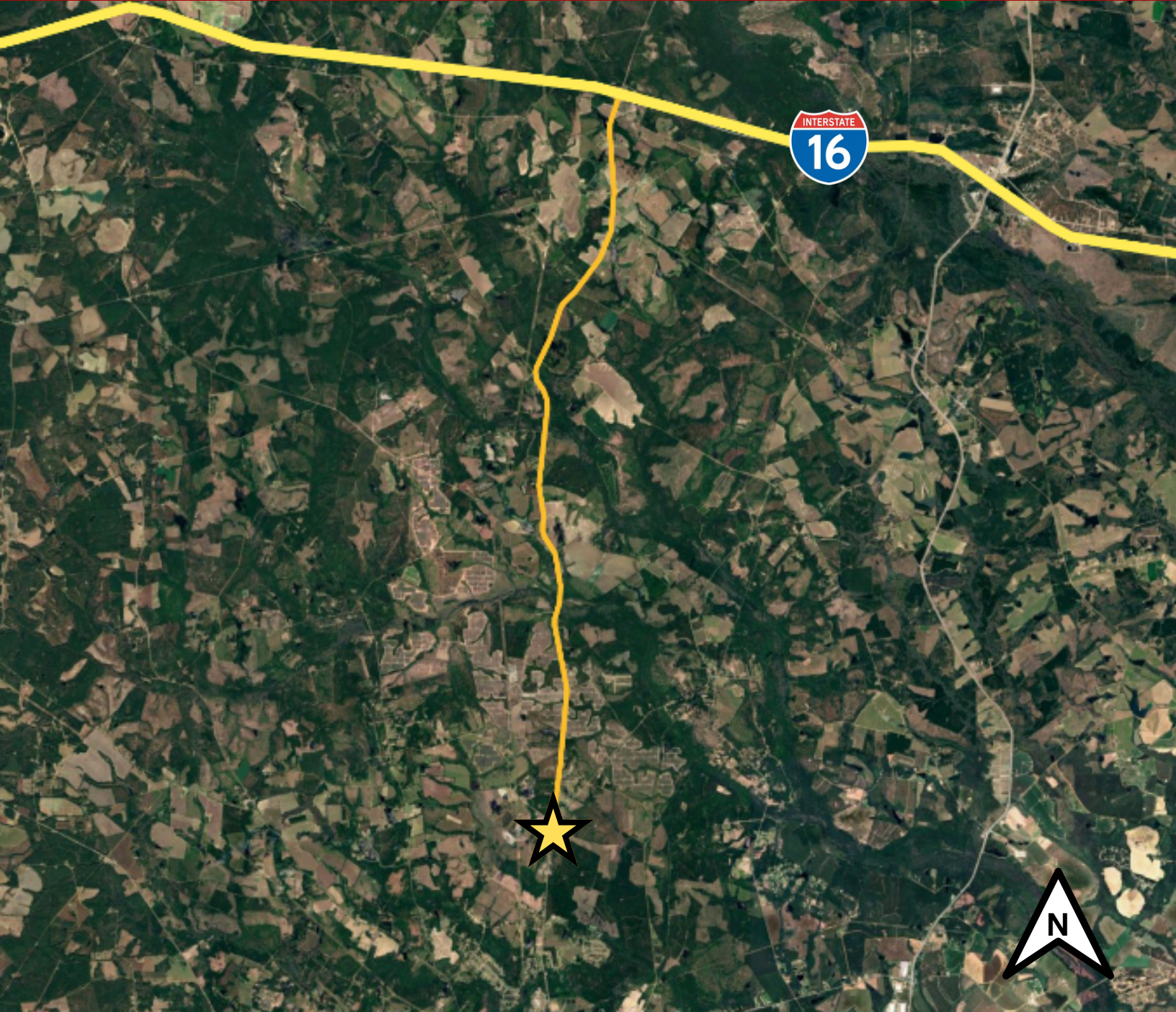
**64,516 square feet**

# Building Layout



**59,868 Square Feet  
(Main Building)**

# Transportation



Vidalia Regional Airport .....7 mi  
 Statesboro Bulloch County Airport.....105 mi  
 Savannah/Hilton Head Int'l Airport.....90 mi  
 Atl. Hartsfield-Jackson Int'l Airport.....169 mi  
  
 Port of Savannah.....95 mi

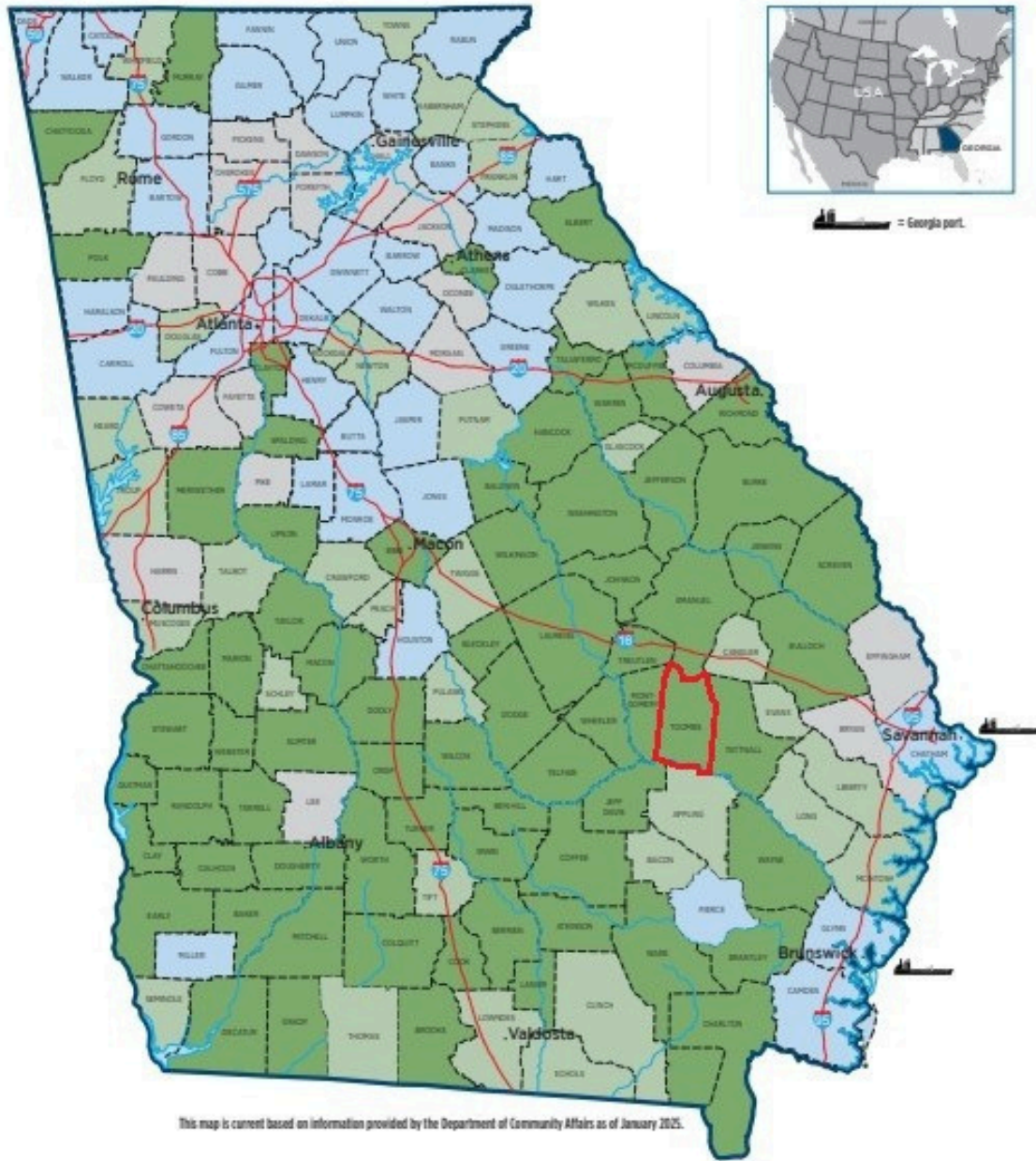
Interstate 16.....10 mi  
 Interstate 95.....83 mi  
 Interstate 75.....94 mi  
  
 US Hwy 280.....4 mi  
 US Hwy 1.....8 mi  
 US Hwy 341.....33 mi



# Accessible Transportation Routes

# 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.

# \$4,000 Tax Credit per Job Created

# Downtown Vidalia Retail Map



## Salon/Personal Care

- 1 Beena's Nail Bar
- 22 Shuman's Cleaners
- 23 Michelle's Braids
- 40 Vintage Barbers
- 47 Patricia's Beauty Boutique
- 59 ReNew Med Spa
- 60 Rural Roots Hair Studio
- 62 Face 2 Face Global Hair Studio
- 71 Halo Salon & Spa
- 93 Spa on First
- 99 Johnny's Barber Shop
- 113 The Hair Company
- 117 Salon 459

## Other (outside of Historic District)

- Seasons Design Center
- Altama Museum
- Nutrition HQ
- Bill's Donuts & Bake Shop
- Southern Creations Florist
- Sweet Onion Social
- The Total Look
- January's Boholic Boutique
- KE Butler & Co. Jewelers
- Merle Norman Cosmetics
- Mimosas Gift Boutique
- Pix Photo & Gifts
- The Unique Boutique
- Phillips Pharmacy

## Full of Potential

- 5 60
- 10 61
- 11 69
- 15 70
- 26 73
- 32 74
- 35 75
- 37 78
- 39 82
- 52 85
- 55 92
- 120

## Other

- 14 God Grace Mercy Outreach Ministries
- 21 The Dahlia Event Center
- 41 Vidalia Karate
- 42 After School Karate
- 80 Downtown Barre
- 82 The Palace
- 87 Town & Country Beauty Shop
- 89 The Pal Theatre
- 90 Downtown Vidalia Association
- 97 Old Vidalia City Hall
- 116 The Advance
- 118 The Grand Suites
- 119 Entrepreneurship/ Chamber of Commerce
- Food/Drink**
- 3 Homemade On The Go
- 45 Kountry Kafe
- 64 Ms. Lyn's Sweets
- 78 Downtown Bistro
- 95 Vallarta's Mexican Restaurant
- 98 Rialto
- 101 Ohoopce River Brewing Company

## Retail

- 2 Flowers by Chloe
- 8 LilliBug's Boutique
- 12 Treasures from the Attic
- 13 Smoke Cave
- 16 Taylor's Fresh Seafood
- 18 Burlap & Twine
- 19 Beth's Florist
- 30 Los Olivios
- 39 Emile J & Co.
- 43 Doodlebugs
- 44 Grace Bridal
- 46 Equipped.
- 49 Pix Photography
- 50 Clarke Appliance
- 51 Sign & Stamp Solutions
- 53 Maddie Bea / Robin's Nest
- 54 The Market on Church

## 56 TopWave Boutique

- 57 Kountry Cottage
- 58 The Printed Word
- 63 Edna's Marketplace Boutique
- 66 Country Kottage
- 67 Peppy's
- 68 Terry's Flooring & Blinds
- 72 Dear Everly Boutique
- 77 Sugar Britches Boutique
- 79 Tres Chicas
- 81 Alpha Lock
- 83 Brown's Jewelry
- 84 GoIn' Postal
- 88 Gabby's Marketplace
- 92 Southern Davis
- 102 Sound Solution
- 109 Vidalia Pharmacy
- 112 GA Peach Clothing

## Church

- 103 Cornerstone Church
- 105 First Baptist Church
- 106 Vidalia Heritage Academy

## Professional Services

- 7 Ohoopce Land & Timber
- 9 Three Rivers Home Health
- 15 Solace Hospice
- 17 Tipton-Downie Law
- 20 Love & Support Counseling
- 24 The Nail Lounge
- 25 B&B's Tax Service
- 26 Final Touch Cleaning
- 27 McIntyre P.C.
- 28 & 29 Wilkes Office Law Office
- 31 Tom A. Peterson Law Office
- 33 GA Hospice Care
- 34 Estroff's Properties & Co.
- 48 Dixon Management
- 65 Cook/Everett Law
- 73 Memorial Health Meadows
- 74 Vidalia Children's Center
- 76 Parlor Marketing
- 86 Glenn Mixon Insurance
- 91 Southern Harvest Insurance
- 94 Southern Choices
- 96 Tom Peterson Realtors
- 100 Jennifer McComas Law Office
- 107 Brooks Insurance
- 108 Leigh-Anne White & Co.
- 110 Brown Insurance Group

## Bank/Financial Services

- 4 Lee Discount Loan Co.
- 6 American Tax Service
- 75 Georgia First Bank
- 111 Altamaha Bank & Trust
- 115 Edward Jones

Community Living & Quality of Life

# 3427 GA Hwy 297 Vidalia, Georgia



## IN THE NEWS:

- Toombs County Development Authority Awarded \$2 Million for One Toombs Industrial Park Development.
- Toombs County Named No. 7 of 20 “Top Counties Per Capita” by Site Selection Magazine.
- Oxford Industries Celebrates Construction Milestone at New Distribution Center.
- Shinsung Petrochemical (Automotive Supplier) to Invest \$11.2 Million in New Manufacturing Facility in Toombs County, Creating 30+ Jobs.
- City of Lyons Awarded \$1,633,672 Rural Workforce Housing Grant.
- Tumi to Add Approximately 163,000 SF to the Existing 324,000 SF Facility.
- Toombs County Awarded \$4,059,474 in Rural Downtown Development Funds.



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