

250,000 - 810,000 SF BTS
Available for Sale or Lease



2647 GA HWY 257

DUBLIN, GA

- Heavy Industrial Uses
- Development Land Available for Sale

Property Highlights

PROPERTY SIZE:

±55 Acres

AVAILABLE SPACE:

250,000 - 810,000 SF

BUILDING AMENITIES:

- BTS Office
- Cross Dock
- 40' Clear Ceiling Height
- 186 Dock High Doors
- 4 Drive-in Doors
- ESFR Fire Suppression
- 97 Auto Spaces
- 228 Trailer 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 2647 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

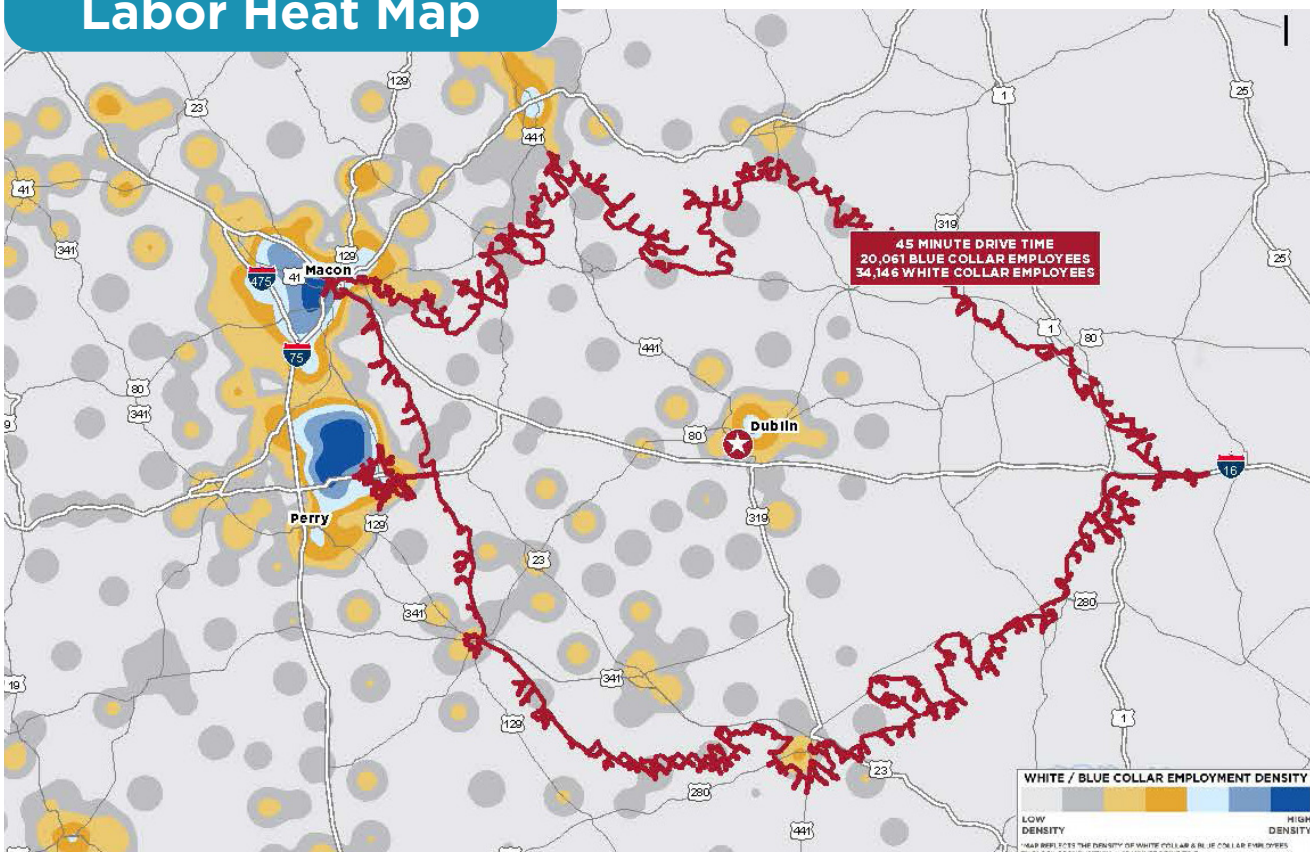
Example:

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

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



Neighbors

2647 GA Highway 257 Dublin, GA 31021

Corporate Neighbors

- 1: Best Buy Distribution Company
- 2: Perry Ellis International Distribution Center
- 3: Tyres International
- 4: YKK AP America, Inc.
- 5: Flexsteel Industries
- 6: Erldich USA, Inc.
- 7: Dinec Emission
- 8: Saint Gobain
- 9: Sunshine Mill

In Close Proximity

DISTANCES TO INTERSTATES & HIGHWAYS

I-95	2 Miles
I-75	50 Miles
I-95	109 Miles

DISTANCES TO AIR, RAIL, PORT

Hartsfield-Jackson International Airport	130 Miles
Macon Airport	47 Miles
Macon Terminal at Biosciences Yard	51 Miles
Port of Savannah	121 Miles

Georgia
Savannah

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